

*Noble County, Ohio*

# Land Auction

Wednesday, October 30 • 2pm

Held at Pritchard Laughlin Civic Center | Cambridge, OH

**12,200±** Acres

Offered in 65 Tracts, Combinations, or as a Whole Unit

# INFORMATION BOOKLET

- Large Mixed Hardwood Timber Tracts
- Attention Timber Buyers & Investors, One of the Largest Timber Land Auctions in Ohio
- Great Recreational & Hunting Tracts with Future Income
- Trophy Deer & Numerous Turkey
- Easy Access from Public Roads

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ONLINE BIDDING AVAILABLE

Deer Near Property | August, 2019



**DISCLAIMER:**

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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SELLER: CNX Land, LLC



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

Rex D. Schrader II #2012000041 #BRK.2014002282

Schrader Real Estate and Auction Co., Inc. #63198513759 #REC.0000314452 #BBB.2010001376

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# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, OCTOBER 30, 2019**

**12,200 ACRES – NOBLE COUNTY, OHIO**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, October 23,  
2019.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**12,200± Acres • Noble County, Ohio**  
**Wednesday, October 30, 2019**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
My phone number is: \_\_\_\_\_
2. I have received the Real Estate Bidder’s Package for the auction being held on Wednesday, October 30, 2019 at 2:00 PM.
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
 (This for return of your deposit money). My bank name, address and phone number is:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, October 23, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
 Registered Bidder's signature \_\_\_\_\_ Date

\_\_\_\_\_  
 Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

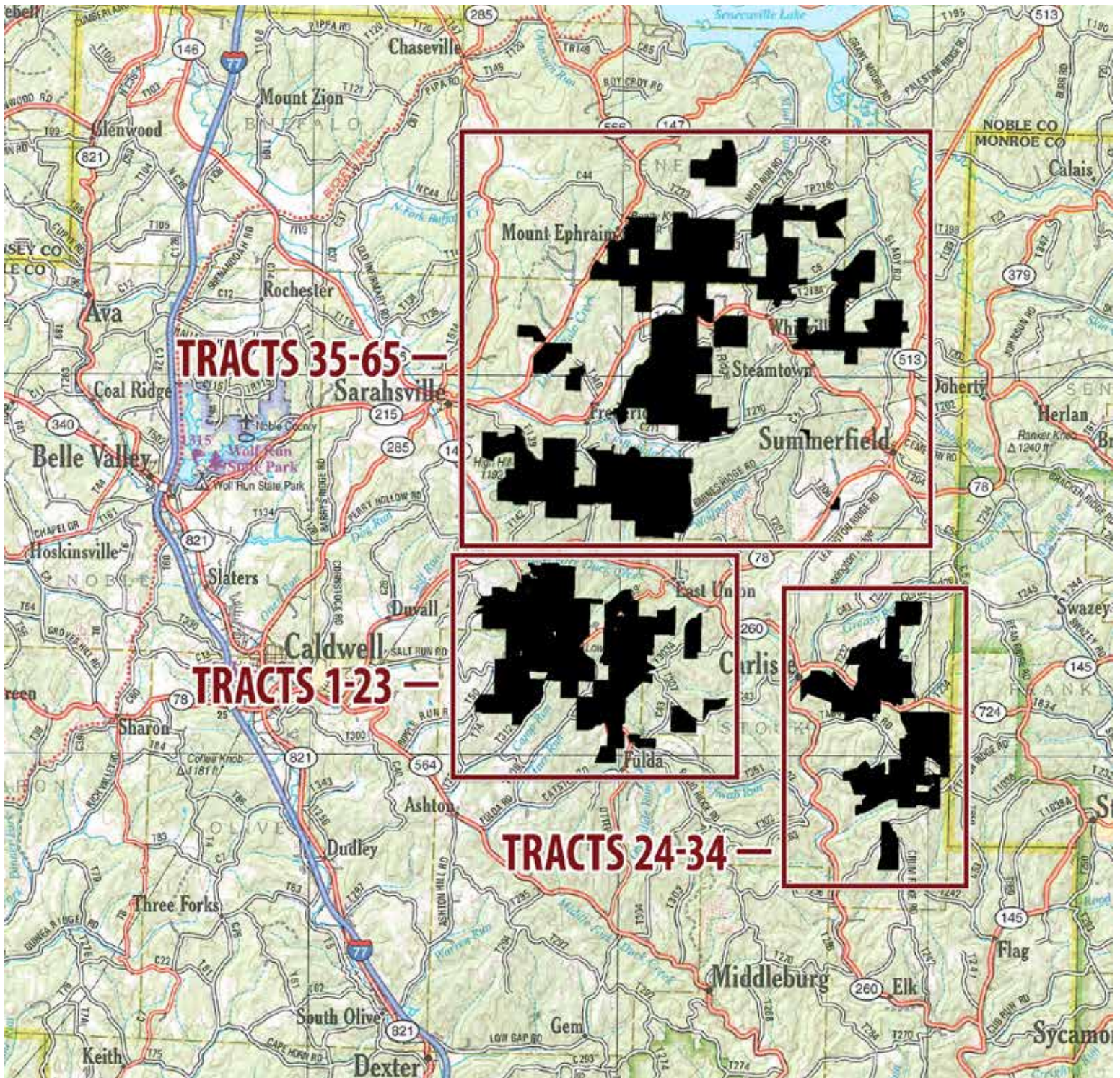
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
 kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



# **LOCATION MAPS**

# LOCATION MAPS



## INSPECTION DATES:

**Inspection Headquarters: Comfort Inn and Suites • 44380 West Hills Lane, Caldwell, OH 43724 •** Located in the northwest corner of the intersection of I-77 (exit 25) and OH-78 . Travel west on OH-78 1/4 mile to W Hills Lane. Turn north on W Hills Lane toward the hotel.

**Meet a Schrader Representative at the inspection headquarters for more information about the auction:**

Thursday, September 12 • 3-6pm

Friday, September 13 • 9am-Noon

Friday, October 4 • 3-6pm

Saturday, October 5 • 9am-Noon

Thursday, October 17 • 3-6pm

Friday, October 18 • 9am-Noon

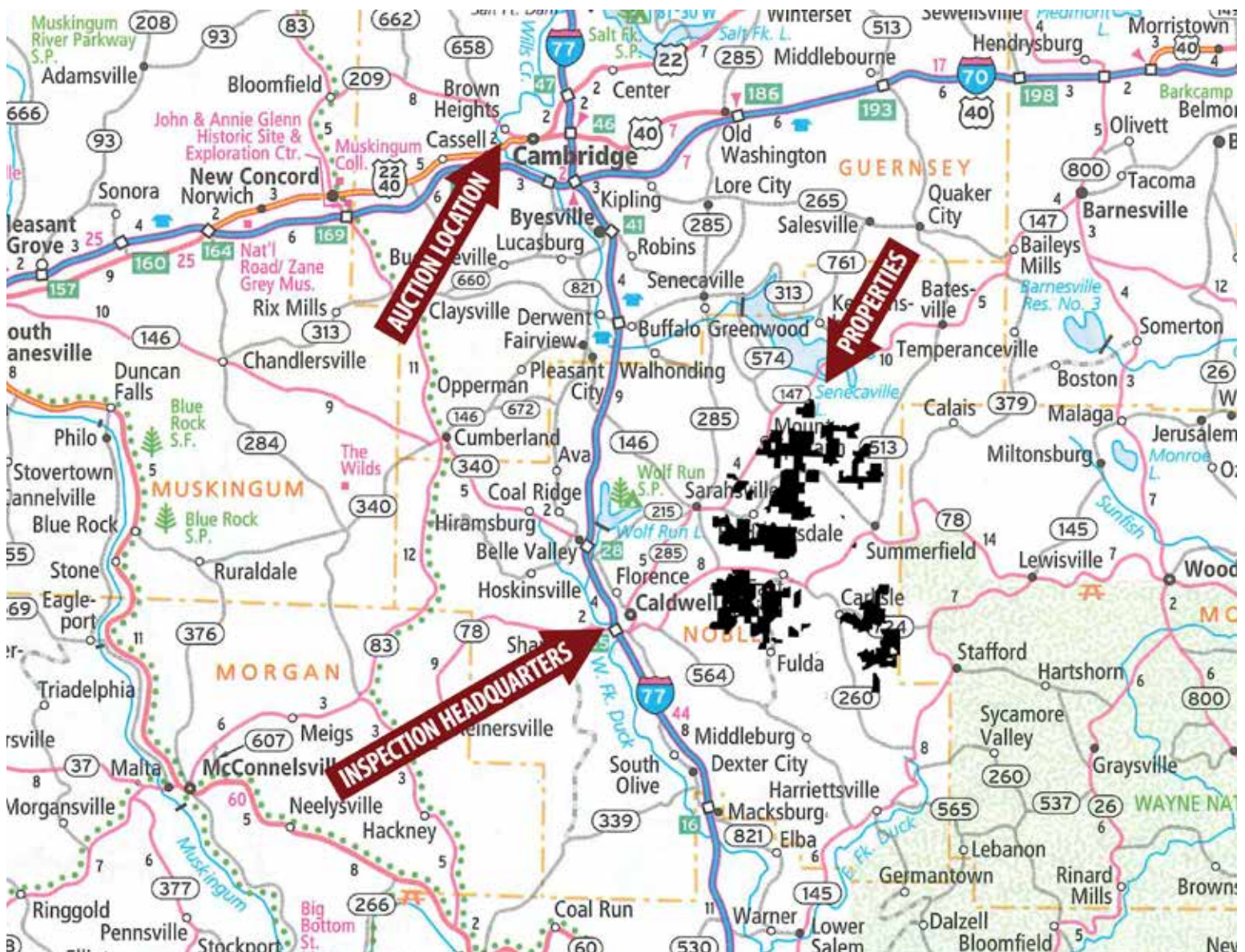
# LOCATION MAPS

**Auction Location & Directions: Pritchard Laughlin Civic Center • 7033 Glenn Hwy, Cambridge, OH 43725** • From the Interchange of I-70 and I-77 in Cambridge OH, Travel West on I-70 approx. 3.2 miles to Exit 176. Take Exit 176 toward US 22/Glenn Hwy. Turn right on US 22/Glenn Hwy and travel approx. 0.9 miles to Pritchard Laughlin Civic Center on the left side of the road.

**Directions to Tracts 1-23:** From the Intersection of Hwy 78 and Hwy 821 in Caldwell, OH., travel east on Hwy 78 for approx. 5.1 miles to Ball Hallow Rd. Turn right on Ball Hallow Rd and travel approx. 0.7 miles to Tract 14 on the left side of the road.

**Directions to Tracts 24-34:** From the Intersection of Hwy 78 and Hwy 821 in Caldwell, OH, travel east on Hwy 78 for approx. 8.8 mi to Road Fork Rd. Turn right on Road Fork Rd and travel approx. 2.2 mi to Pump Station Rd. Turn left on Pump Station road and travel approx. 1.2 miles to Tract 26 on the left side of the road.

**Directions to Tracts 35-65:** From the intersection of Monroe St and Seneca Lake Rd in Sarahsville, OH travel east on Seneca Lake Rd approx. 0.9 miles to Zep Rd. Turn right on Zep Rd and travel approx. 3.3 miles to Tract 50 on the right side of the road.





**Tract 1**

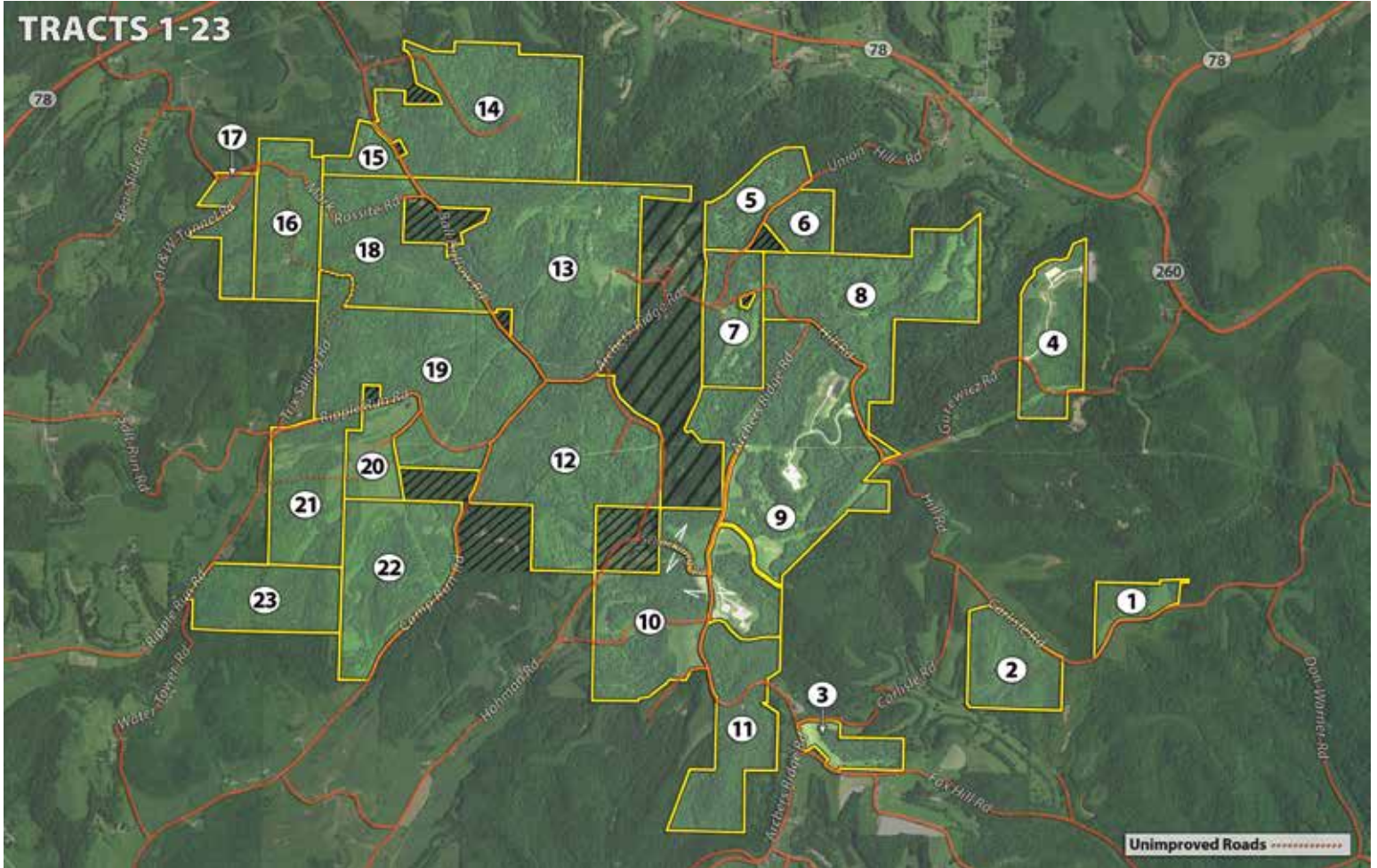


**Tract 22**

# **AERIAL TRACT MAPS**

# AERIAL TRACT MAP

## TRACTS 1-23



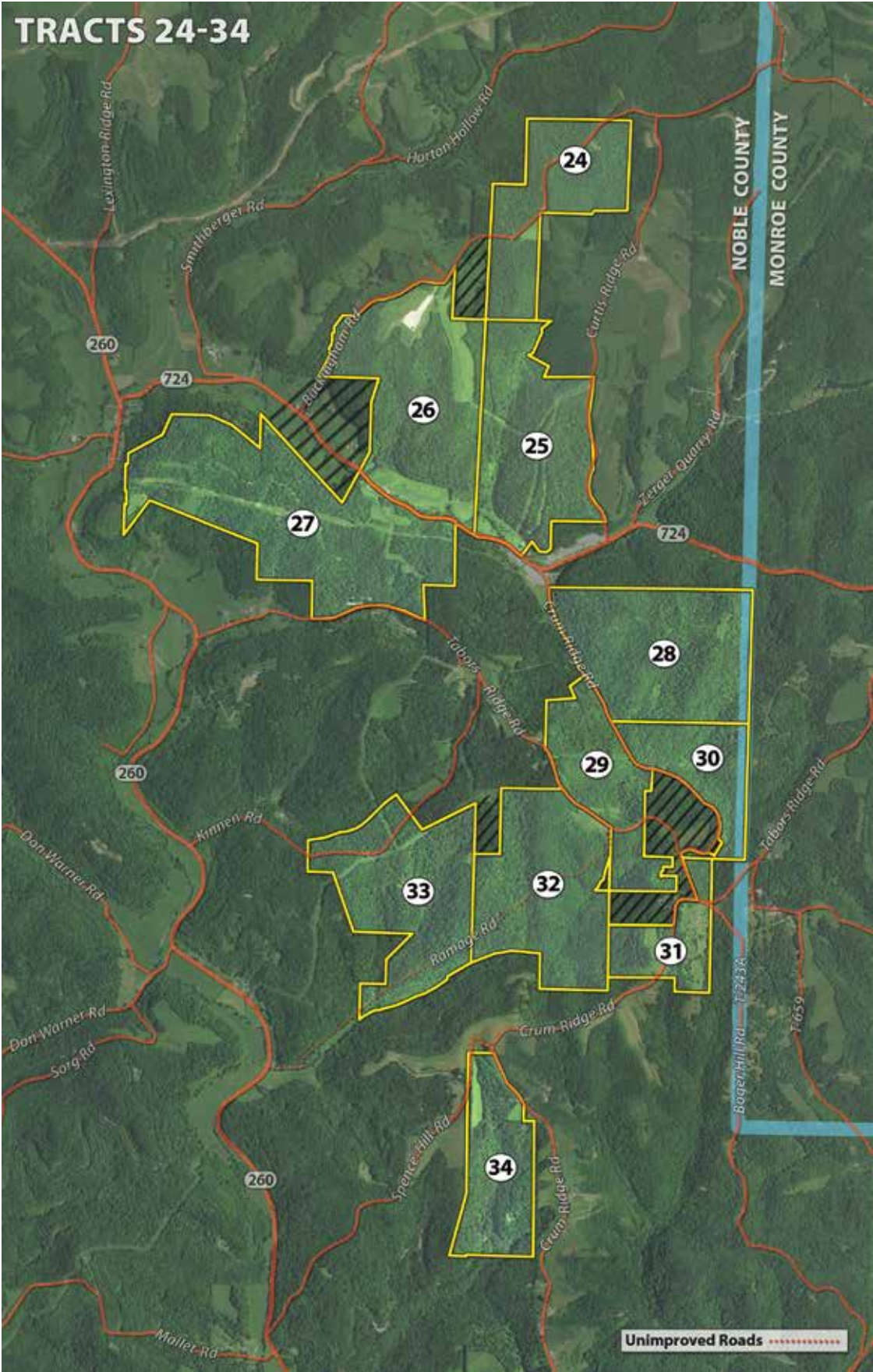
# TRACT MAP INFORMATION

## TRACTS 1-23

TRACTS 1-23						
Tract #	Acres	Wooded	Open	Water	GPS Coordinates	Notes
1	34±	x	x		39°44'16.22"N, 81°23'15.48"W	
2	80±	x			39°44'11.27"N, 81°23'45.56"W	
3	35±	x	x		39°43'52.97"N, 81°24'48.23"W	Rolling Pasture
4	98±	x	x		39°45'3.93"N, 81°23'43.42"W	
5	60±	x			39°45'36.22"N, 81°25'0.79"W	
6	37±	x			39°45'42.08"N, 81°24'53.81"W	
7	81±	x	x	x	39°45'20.62"N, 81°25'10.18"W	Creek
8	211±	x	x		39°45'11.47"N, 81°24'35.74"W	
9	306±	x	x	x	39°45'15.10"N, 81°24'42.73"W	Hay Meadow, Creek
10	232±	x	x	x	39°44'23.37"N, 81°25'12.62"W	Hay Meadow, Creek
11	130±	x			39°43'59.70"N, 81°25'4.23"W	
12	235±	x		x	39°45'4.43"N, 81°25'57.56"W	Creek
13	312±	x	x	x	39°45'23.80"N, 81°26'15.46"W	Creek, Tillable Land
14	238±	x			39°45'49.87"N, 81°26'36.16"W	
15	26±	x	x	x	39°45'48.49"N, 81°26'36.10"W	Creek
16	106±	x			39°45'47.33"N, 81°27'6.94"W	
17	52±	x			39°45'44.22"N, 81°27'19.86"W	
18	148±	x		x	39°45'27.17"N, 81°26'20.45"W	Creek
19	274±	x			39°45'10.28"N, 81°26'2.61"W	
20	54±	x	x	x	39°44'58.63"N, 81°26'31.59"W	Home, Outbuildings, Pond, Hay Meadow
21	113±	x	x	x	39°44'55.71"N, 81°27'1.01"W	Hay Meadow, Creek
22	159±	x	x	x	39°44'15.85"N, 81°26'32.69"W	Hay Meadow, Creek
23	99±	x		x	39°44'22.45"N, 81°27'31.41"W	Creek

# AERIAL TRACT MAP

## TRACTS 24-34





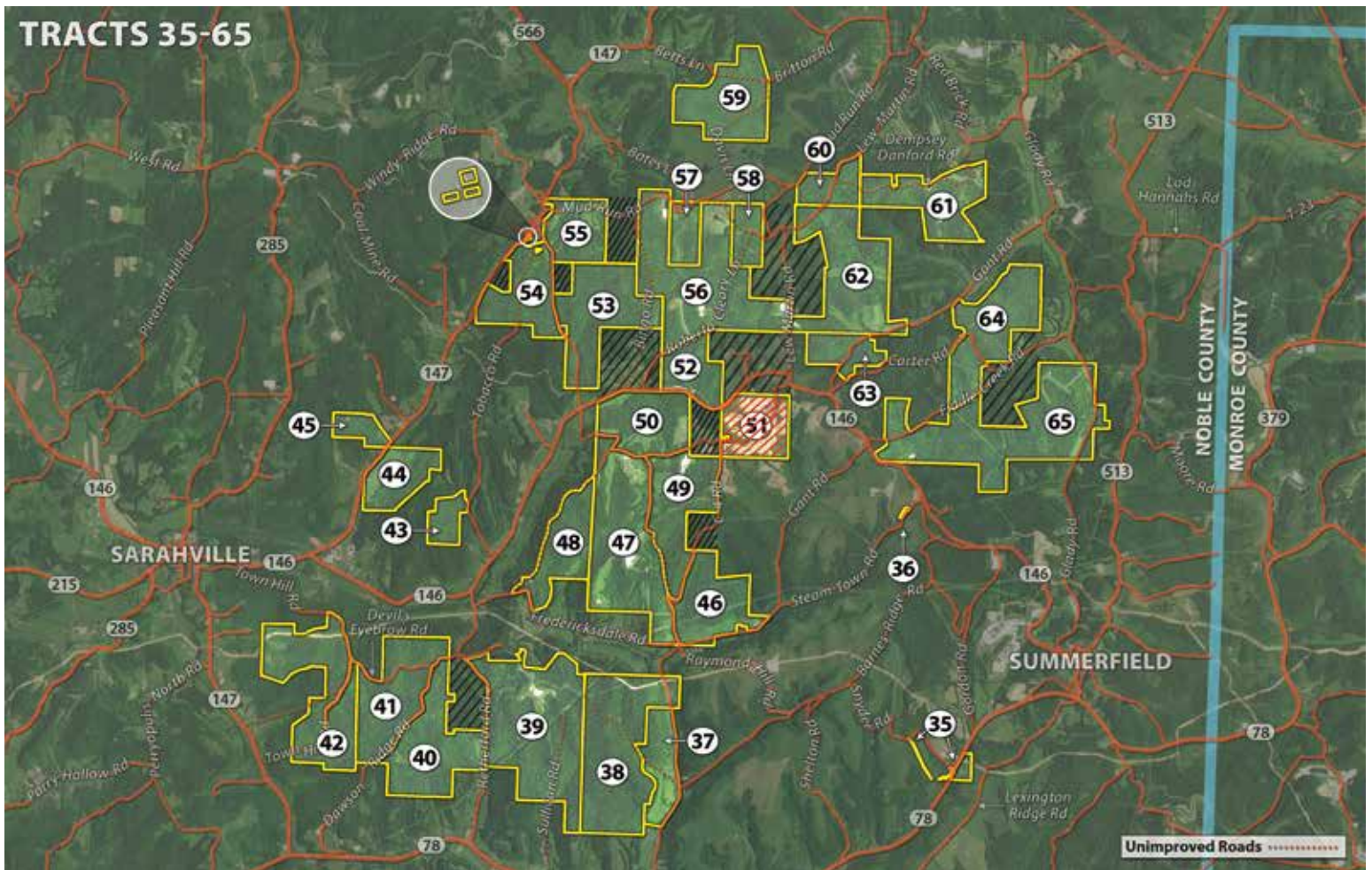
# TRACT MAP INFORMATION

## TRACTS 24-34

TRACTS 24-34						
Tract #	Acres	Wooded	Open	Water	GPS Coordinates	Notes
24	146±	x	x		39°45'29.58"N, 81°19'59.66"W	
25	198±	x	x	x	39°44'23.00"N, 81°20'9.88"W	Creek
26	243±	x	x	x	39°44'30.09"N, 81°20'34.32"W	Hay Meadow, Creek
27	323±	x	x	x	39°44'31.18"N, 81°20'39.40"W	Hay Meadow, Creek
28	218±	x			39°44'2.68"N, 81°19'52.22"W	
29	117±	x			39°43'46.53"N, 81°19'43.14"W	Home, Outbuildings
30	86±	x			39°43'41.17"N, 81°19'37.11"W	
31	71±	x	x		39°43'0.02"N, 81°19'27.97"W	Home, Outbuildings
32	203±	x	x		39°43'29.54"N, 81°19'48.20"W	Tillable Land
33	199±	x			39°43'21.47"N, 81°20'44.16"W	
34	115±	x	x		39°42'40.38"N, 81°20'11.01"W	Hay Meadow, Home

# AERIAL TRACT MAP

## TRACTS 35-65



# TRACT MAP INFORMATION

## TRACTS 35-65

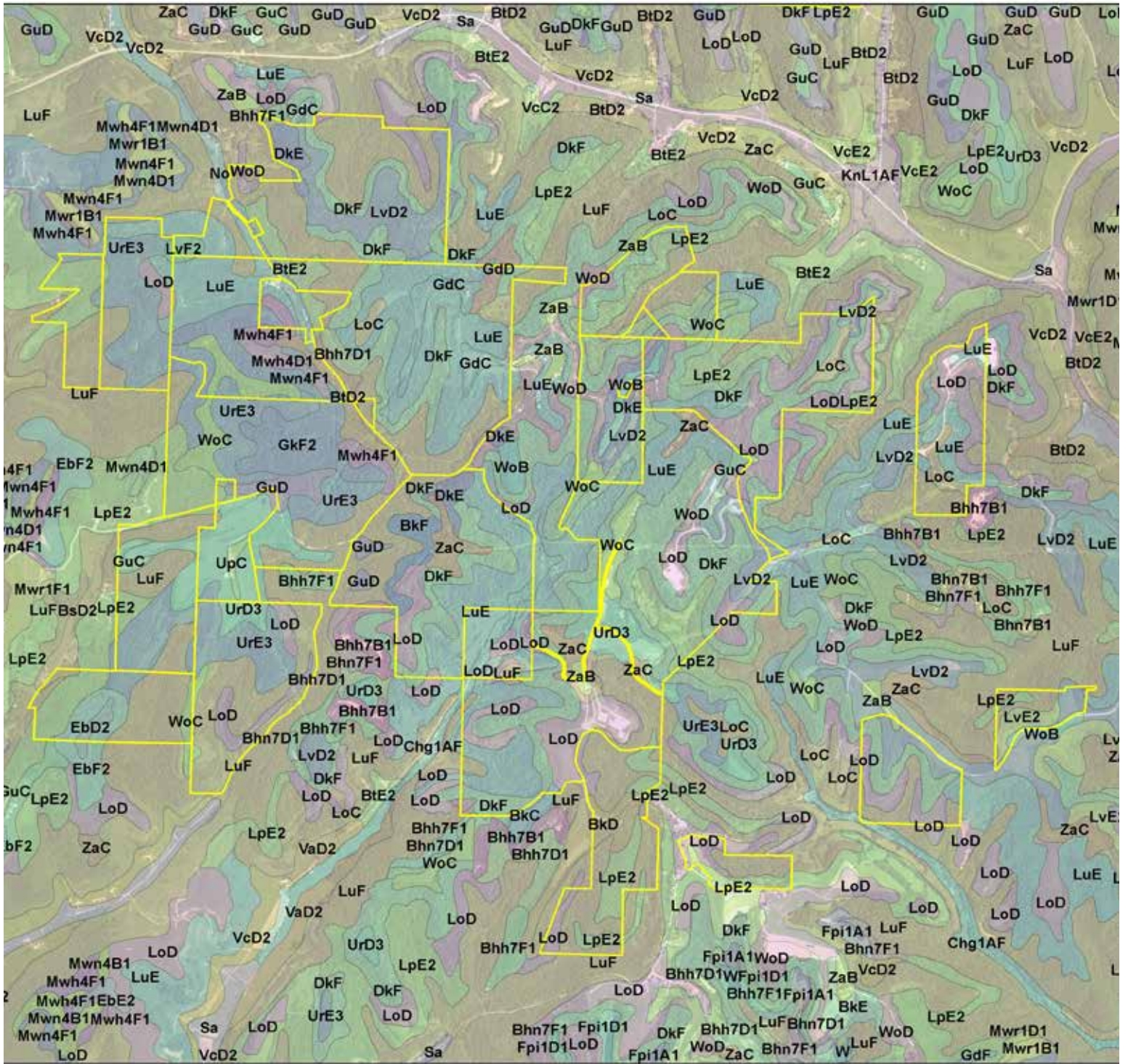
TRACTS 35-65						
Tract #	Acres	Wooded	Open	Water	GPS Coordinates	Notes
35	18±	x		x	39°47'4.20"N, 81°21'17.38"W	Creek
36	1±	x	x		39°48'5.04"N, 81°21'52.16"W	
37	139±	x	x	x	39°46'59.30"N, 81°23'45.96"W	Pasture, Outbuildings, Creek
38	450±	x			39°47'37.87"N, 81°23'51.89"W	
39	530±	x	x	x	39°47'8.08"N, 81°25'28.70"W	Hay Meadow, Creek
40	295±	x	x		39°47'24.28"N, 81°26'8.21"W	
41	280±	x	x		39°47'46.44"N, 81°26'15.19"W	
42	362±	x	x		39°48'1.94"N, 81°26'47.15"W	
43	62±	x			39°48'55.29"N, 81°25'40.88"W	
44	133±	x	x		39°49'8.85"N, 81°26'30.00"W	Outbuilding, Fenced Pasture
45	56±	x			39°49'18.55"N, 81°26'22.27"W	
46	217±	x	x	x	39°47'58.08"N, 81°23'30.38"W	Hay Meadow, Creek
47	456±	x	x	x	39°48'22.37"N, 81°23'54.15"W	Home, Outbuildings, Hay Meadow, Creek
48	184±	x			39°48'17.78"N, 81°25'7.68"W	
49	256±	x	x		39°48'42.87"N, 81°24'2.04"W	Home, Outbuildings
50	212±	x	x	x	39°49'15.27"N, 81°24'12.76"W	Hay Meadow, Creek
<del>51</del>	<del>167±</del>	<del>x</del>	<del>x</del>	<del>x</del>	<del>39°49'20.64"N, 81°23'0.02"W</del>	<del>Withdrawn from Auction</del>
52	128±	x			39°49'40.54"N, 81°23'43.94"W	
53	305±	x		x	39°50'13.72"N, 81°24'53.00"W	Creek
54	201±	x	x		39°50'9.76"N, 81°24'52.66"W	Home, Hay Meadow
55	152±	x	x		39°50'56.42"N, 81°24'43.83"W	Home, Outbuildings, Hay Meadow, Fenced Pasture
56	507±	x	x	x	39°51'0.12"N, 81°24'1.49"W	Hay Meadow, Pond, Creek
57	79±	x	x		39°50'54.63"N, 81°23'44.80"W	Home, Outbuildings
58	78±	x		x	39°50'47.13"N, 81°23'5.94"W	Creek
59	249±	x			39°51'51.67"N, 81°23'27.05"W	
60	92±	x		x	39°51'5.52"N, 81°22'24.63"W	Creek
61	230±	x	x		39°51'3.41"N, 81°22'8.11"W	
62	365±	x	x		39°50'52.80"N, 81°22'35.00"W	Hay Meadow
63	100±	x			39°50'0.89"N, 81°22'10.87"W	Outbuilding
64	286±	x			39°49'39.48"N, 81°21'7.27"W	
65	562±	x	x	x	39°49'34.97"N, 81°21'14.93"W	Hay Meadow, Creek



# **SOIL MAPS**

# SOIL MAPS

## TRACTS 1-23



# SOIL MAPS

## KEY

LuF	Lowell-Gilpin silt loams, 35 to 70 percent slopes
LpE2	Lowell silty clay loam, 25 to 40 percent slopes, eroded
LuE	Lowell-Gilpin silt loams, 25 to 35 percent slopes
LoD	Lowell silt loam, 15 to 25 percent slopes
VcD2	Vandalia-Guernsey silty clay loams, 15 to 25 percent slopes, eroded
DkF	Dekalb channery loam, 40 to 70 percent slopes
Sa	Sarahsville silty clay, frequently flooded
LvD2	Lowell-Upshur silty clay loams, 15 to 25 percent slopes, eroded

UrE3	Upshur silty clay, 25 to 40 percent slopes, severely eroded
Bhh7F1	Bethesda channery loam, 25 to 70 percent slopes, unreclaimed, highwall
KnL1AF	Kinnick-Lindside silt loams, 0 to 3 percent slopes, frequently flooded
GuD	Guernsey silt loam, 15 to 25 percent slopes
BtE2	Brookside-Vandalia complex, 25 to 35 percent slopes, eroded
Bhn7F1	Bethesda channery loam, 25 to 70 percent slopes, unreclaimed
Fpi1A1	Fairpoint silt loam, 0 to 8 percent slopes, reclaimed, highwall
Mwr1B1	Morristown silt loam, 0 to 8 percent slopes, reclaimed
Fpi1D1	Fairpoint silt loam, 8 to 25 percent slopes, reclaimed, highwall
UrD3	Upshur silty clay, 15 to 25 percent slopes, severely eroded
Mwh4F1	Morristown channery silt loam, 25 to 70 percent slopes, unreclaimed, highwall
BtD2	Brookside-Vandalia complex, 15 to 25 percent slopes, eroded
Mwn4F1	Morristown channery silt loam, 25 to 70 percent slopes, unreclaimed
Chg1AF	Chagrin silt loam, 0 to 3 percent slopes, frequently flooded
WoD	Woodsfield silt loam, 15 to 25 percent slopes

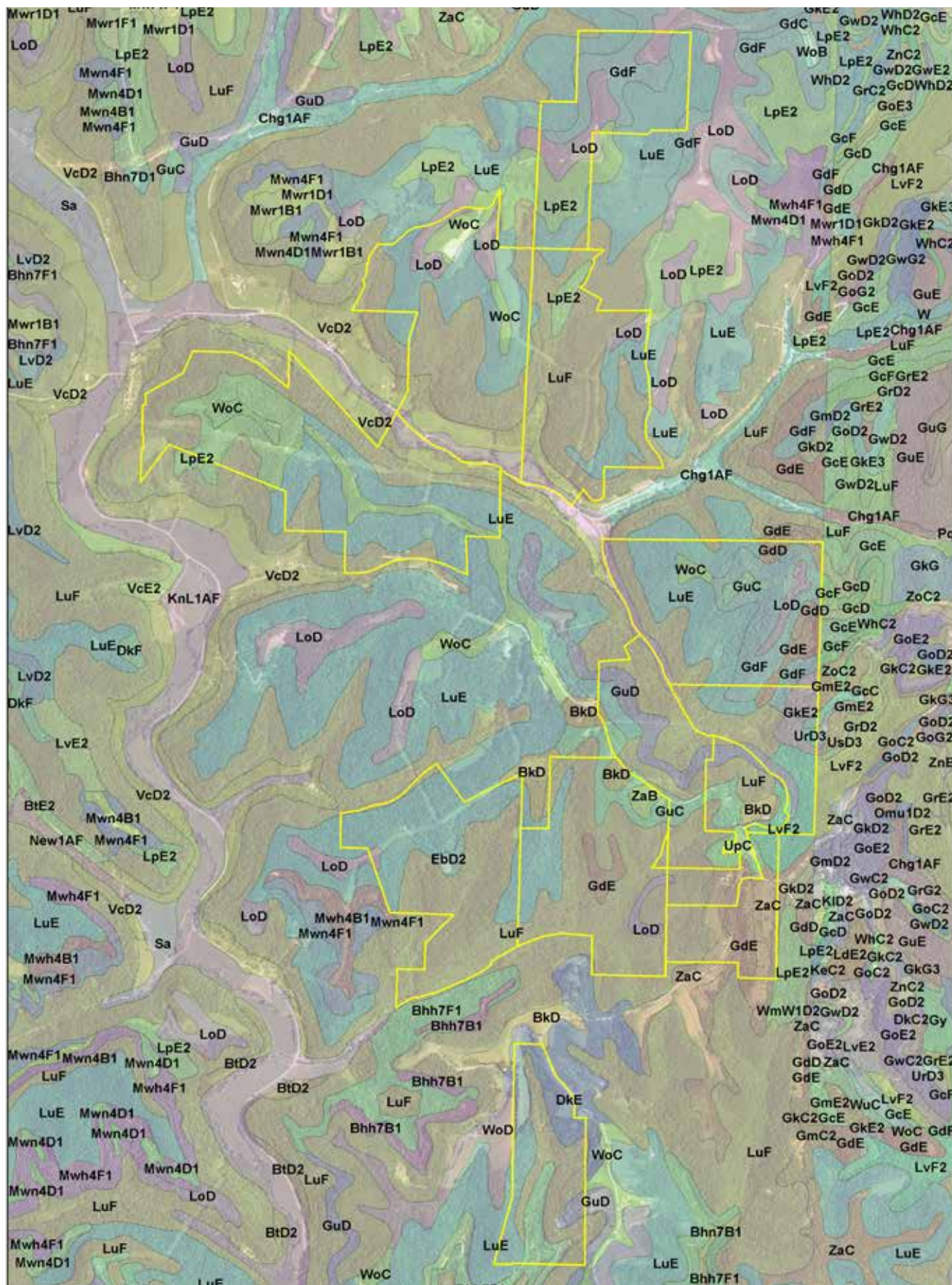
Mwn4D1	Morristown channery silt loam, 8 to 25 percent slopes, unreclaimed
Bhn7D1	Bethesda channery loam, 8 to 25 percent slopes, unreclaimed
WoC	Woodsfield silt loam, 8 to 15 percent slopes
EbF2	Elba silty clay loam, 40 to 70 percent slopes, eroded
GuC	Guernsey silt loam, 8 to 15 percent slopes
ZaC	Zanesville silt loam, 8 to 15 percent slopes
Mwr1D1	Morristown silt loam, 8 to 25 percent slopes, reclaimed
LoC	Lowell silt loam, 8 to 15 percent slopes
GkF2	Gilpin-Upshur complex, 35 to 70 percent slopes
Bhh7B1	Bethesda channery loam, 0 to 8 percent slopes, unreclaimed, highwall
Bhh7D1	Bethesda channery loam, 8 to 25 percent slopes, unreclaimed, highwall
LvE2	Lowell-Upshur silty clay loams, 25 to 40 percent slopes, eroded
Mwn4B1	Morristown channery silt loam, 0 to 8 percent slopes, unreclaimed
BsD2	Brookside silt loam, 15 to 25 percent slopes, eroded
VaD2	Vandalia silty clay loam, 15 to 25 percent slopes, eroded
ZaB	Zanesville silt loam, 1 to 6 percent slopes
GdF	Gilpin silt loam, 35 to 70 percent slopes

DkE	Dekalb channery loam, 25 to 40 percent slopes
Mwr1F1	Morristown silt loam, 25 to 70 percent slopes, reclaimed
VcE2	Vandalia-Guernsey silty clay loams, 25 to 35 percent slopes, eroded
No	Nolin silt loam, 0 to 3 percent slopes, frequently flooded
Fpr1F1	Fairpoint silt loam, 25 to 70 percent slopes, reclaimed
EbE2	Elba silty clay loam, 25 to 40 percent slopes, eroded
BkD	Berks shaly silt loam, 15 to 25 percent slopes
Fpr1D1	Fairpoint silt loam, 8 to 25 percent slopes, reclaimed
WoB	Woodsfield silt loam, 1 to 6 percent slopes
Pm	Pits, mine
Bhn7B1	Bethesda channery loam, 0 to 8 percent slopes, unreclaimed
GdC	Gilpin silt loam, 8 to 15 percent slopes
BkF	Berks channery silt loam, 35 to 70 percent slopes
BkE	Berks channery silt loam, 25 to 35 percent slopes
GdE	Gilpin silt loam, 25 to 35 percent slopes
GdD	Gilpin silt loam, 15 to 25 percent slopes
EbD2	Elba silty clay loam, 15 to 25 percent slopes, eroded
Mwh4D1	Morristown channery silt loam, 8 to 25 percent slopes, unreclaimed, highwall
BkC	Berks shaly silt loam, 8 to 15 percent slopes

Fpr1B1	Fairpoint silt loam, 0 to 8 percent slopes, reclaimed
New1AF	Newark silt loam, 0 to 3 percent slopes, frequently flooded
LvF2	Lowell-Upshur silty clay loams, 40 to 70 percent slopes, eroded
W	Water
BsC2	Brookside silt loam, 8 to 15 percent slopes, eroded
UpC	Upshur silt loam, 8 to 15 percent slopes
VcC2	Vandalia-Guernsey silty clay loams, 8 to 15 percent slopes, eroded
Mwh4B1	Morristown channery silt loam, 0 to 8 percent slopes, unreclaimed, highwall

# SOIL MAPS

## TRACTS 24-34





# SOIL MAPS

## KEY

LuF	Lowell-Gilpin silt loams, 35 to 70 percent slopes
LuE	Lowell-Gilpin silt loams, 25 to 35 percent slopes
VcD2	Vandalia-Guernsey silty clay loams, 15 to 25 percent slopes, eroded
KnL1AF	Kinnick-Lindside silt loams, 0 to 3 percent slopes, frequently flooded
LpE2	Lowell silty clay loam, 25 to 40 percent slopes, eroded
LoD	Lowell silt loam, 15 to 25 percent slopes
GdF	Gilpin silt loam, 35 to 70 percent slopes
Bhh7F1	Bethesda channery loam, 25 to 70 percent slopes, unreclaimed, highwall
GuD	Guernsey silt loam, 15 to 25 percent slopes
ZaC	Zanesville silt loam, 8 to 15 percent slopes
Chg1AF	Chagrin silt loam, 0 to 3 percent slopes, frequently flooded
WoC	Woodsfield silt loam, 8 to 15 percent slopes
GdE	Gilpin silt loam, 25 to 35 percent slopes
Mwh4F1	Morristown channery silt loam, 25 to 70 percent slopes, unreclaimed, highwall
Mwn4F1	Morristown channery silt loam, 25 to 70 percent slopes, unreclaimed
Mwr1D1	Morristown silt loam, 8 to 25 percent slopes, reclaimed
DkE	Dekalb channery loam, 25 to 40 percent slopes
Sa	Sarahsville silty clay, frequently flooded
Mwr1B1	Morristown silt loam, 0 to 8 percent slopes, reclaimed
GuC	Guernsey silt loam, 8 to 15 percent slopes

GcE	Gilpin silt loam, 25 to 35 percent slopes
LvF2	Lowell-Upshur silty clay loams, 40 to 70 percent slopes, eroded
Mwn4D1	Morristown channery silt loam, 8 to 25 percent slopes, unreclaimed
LvF2	Lowell-Upshur silty clay loams, 40 to 70 percent slopes, eroded
GoE2	Gilpin-Westmoreland silt loams, 18 to 35 percent slopes, moderately eroded
BkD	Berks shaly silt loam, 15 to 25 percent slopes
WoD	Woodsfield silt loam, 15 to 25 percent slopes
BTD2	Brookside-Vandalia complex, 15 to 25 percent slopes, eroded
Mwh4B1	Morristown channery silt loam, 0 to 8 percent slopes, unreclaimed, highwall
Mwr1F1	Morristown silt loam, 25 to 70 percent slopes, reclaimed
LvD2	Lowell-Upshur silty clay loams, 15 to 25 percent slopes, eroded
Bhh7B1	Bethesda channery loam, 0 to 8 percent slopes, unreclaimed, highwall
ZaC	Zanesville silt loam, 8 to 15 percent slopes
GmE2	Gilpin-Upshur complex, 25 to 35 percent slopes
LpE2	Lowell silty clay loam, 25 to 40 percent slopes, eroded
Bhh7D1	Bethesda channery loam, 8 to 25 percent slopes, unreclaimed, highwall
GoD2	Gilpin-Westmoreland silt loams, 12 to 18 percent slopes, moderately eroded
LvE2	Lowell-Upshur silty clay loams, 25 to 40 percent slopes, eroded

GkE2	Gilpin-Upshur complex, 25 to 35 percent slopes
GcF	Gilpin silt loam, 35 to 70 percent slopes
LuF	Lowell-Gilpin silt loams, 35 to 70 percent slopes
LvE2	Lowell-Upshur silty clay loams, 25 to 40 percent slopes, eroded
VcE2	Vandalia-Guernsey silty clay loams, 25 to 35 percent slopes, eroded
GmC2	Gilpin-Upshur complex, 6 to 12 percent slopes, moderately eroded
GcD	Gilpin silt loam, 15 to 25 percent slopes
New1AF	Newark silt loam, 0 to 3 percent slopes, frequently flooded
Bhn7F1	Bethesda channery loam, 25 to 70 percent slopes, unreclaimed
BT2	Brookside-Vandalia complex, 25 to 35 percent slopes, eroded
GdD	Gilpin silt loam, 15 to 25 percent slopes
Mwn4B1	Morristown channery silt loam, 0 to 8 percent slopes, unreclaimed
DkF	Dekalb channery loam, 40 to 70 percent slopes
UpC	Upshur silt loam, 8 to 15 percent slopes
LdE2	Latham-Keene silt loams, 18 to 35 percent slopes, moderately eroded
Chg1AF	Chagrin silt loam, 0 to 3 percent slopes, frequently flooded
GwD2	Guernsey-Westmore silt loams, 12 to 18 percent slopes, moderately eroded
GkE3	Gilpin-Upshur silt loams, 25 to 35 percent slopes, severely eroded
GkD2	Gilpin-Upshur complex, 15 to 25 percent slopes
GrD2	Guernsey-Upshur complex, 12 to 18 percent slopes, moderately eroded

GdC	Gilpin silt loam, 8 to 15 percent slopes
ZaB	Zanesville silt loam, 1 to 6 percent slopes
Whc2	Wellston silt loam, 6 to 12 percent slopes, moderately eroded
WuC	Woodsfield silt loam, 8 to 15 percent slopes
GmD2	Gilpin-Upshur complex, 15 to 25 percent slopes
EbD2	Elba silty clay loam, 15 to 25 percent slopes, eroded
Bhn7B1	Bethesda channery loam, 0 to 8 percent slopes, unreclaimed
GuE	Guernsey-Upshur complex, steep, benched
GcC	Gilpin silt loam, 8 to 15 percent slopes
Mwr1D1	Morristown silt loam, 8 to 25 percent slopes, reclaimed
WoB	Woodsfield silt loam, 1 to 6 percent slopes
Bhn7D1	Bethesda channery loam, 8 to 25 percent slopes, unreclaimed
Fpr1F1	Fairpoint silt loam, 25 to 70 percent slopes, reclaimed
GkC2	Gilpin-Upshur complex, 6 to 12 percent slopes, moderately eroded
New1AF	Newark silt loam, 0 to 3 percent slopes, frequently flooded
GoG2	Gilpin-Westmoreland silt loams, 35 to 70 percent slopes, moderately eroded
KID2	Keene-Latham silt loam, 12 to 18 percent slopes, moderately eroded
UsD3	Upshur silty clay, 15 to 25 percent slopes, severely eroded
BsD2	Brookside silt loam, 15 to 25 percent slopes, eroded
GrG2	Guernsey-Upshur complex, 35 to 70 percent slopes, moderately eroded
Fpr1D1	Fairpoint silt loam, 8 to 25 percent slopes, reclaimed

GkD2	Gilpin-Upshur complex, 12 to 18 percent slopes, moderately eroded
GrE2	Guernsey-Upshur complex, 18 to 35 percent slopes, moderately eroded
WmW1D2	Westmoreland-Woodsfield silt loams, 12 to 18 percent slopes, eroded
ZoC2	Zanesville-Woodsfield silt loams, 6 to 12 percent slopes
UrD3	Upshur silty clay, 15 to 25 percent slopes, severely eroded
GoC2	Gilpin-Westmoreland silt loams, 12 to 25 percent slopes, moderately eroded
WhD2	Wellston silt loam, 12 to 18 percent slopes
KeC2	Keene silt loam, 6 to 12 percent slopes, moderately eroded
Omu1D2	Omurga silt loam, 12 to 18 percent slopes, eroded
WhD2	Wellston silt loam, 12 to 18 percent slopes
Mwh4F1	Morristown channery silt loam, 25 to 70 percent slopes, unreclaimed, highwall
GwC2	Guernsey-Westmore silt loams, 6 to 12 percent slopes, moderately eroded
BkF	Berks channery silt loam, 35 to 70 percent slopes
GoE3	Gilpin-Westmoreland silt loams, 18 to 35 percent slopes, severely eroded
ZnC2	Zanesville silt loam, 6 to 12 percent slopes



# SOIL MAPS

## KEY

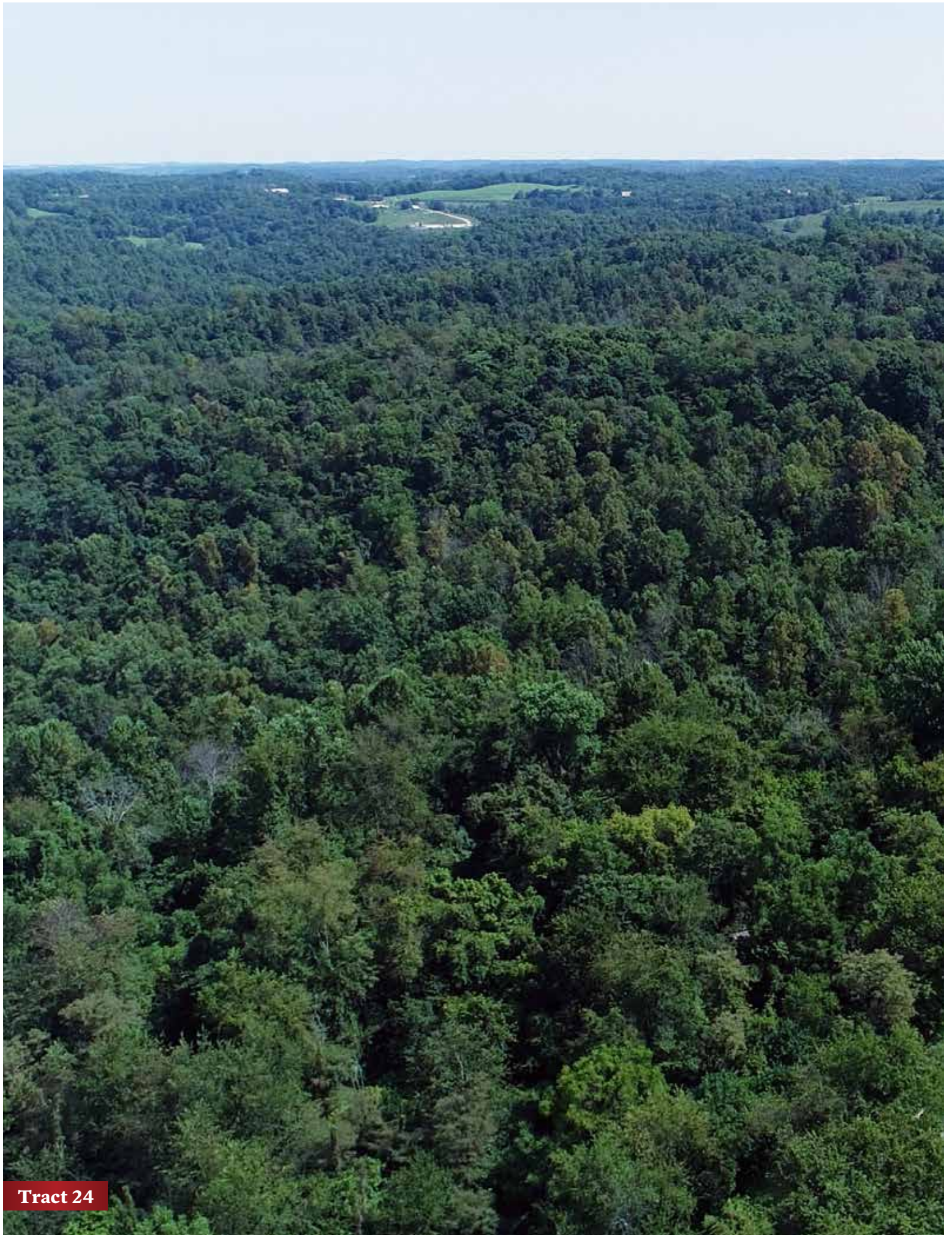
LuF	Lowell-Gilpin silt loams, 35 to 70 percent slopes
LuE	Lowell-Gilpin silt loams, 25 to 35 percent slopes
DkF	Dekalb channery loam, 40 to 70 percent slopes
GuD	Guernsey silt loam, 15 to 25 percent slopes
LpE2	Lowell silty clay loam, 25 to 40 percent slopes, eroded
BsD2	Brookside silt loam, 15 to 25 percent slopes, eroded
VcD2	Vandalia-Guernsey silty clay loams, 15 to 25 percent slopes, eroded
LoD	Lowell silt loam, 15 to 25 percent slopes

No	Nolin silt loam, 0 to 3 percent slopes, frequently flooded
EdE2	Elba-Guernsey silty clay loams, 25 to 35 percent slopes, eroded
BkF	Berks channery silt loam, 35 to 70 percent slopes
GuC	Guernsey silt loam, 8 to 15 percent slopes
BtD2	Brookside-Vandalia complex, 15 to 25 percent slopes, eroded
EbE2	Elba silty clay loam, 25 to 40 percent slopes, eroded
KnL1AF	Kinnick-Lindsay silt loams, 0 to 3 percent slopes, frequently flooded
Sa	Sarahville silty clay, frequently flooded
Ng	Newark silt loam, 0 to 3 percent slopes, frequently flooded
Mwr1D1	Morristown silt loam, 8 to 25 percent slopes, reclaimed
ZaC	Zanesville silt loam, 8 to 15 percent slopes
Pm	Pits, mine
BtE2	Brookside-Vandalia complex, 25 to 35 percent slopes, eroded
UrE3	Upshur silty clay, 25 to 40 percent slopes, severely eroded
EdD2	Elba-Guernsey silty clay loams, 15 to 25 percent slopes, eroded
BkE	Berks channery silt loam, 25 to 35 percent slopes
EbD2	Elba silty clay loam, 15 to 25 percent slopes, eroded

UpC	Upshur silt loam, 8 to 15 percent slopes
Bhn7F1	Bethesda channery loam, 25 to 70 percent slopes, unreclaimed
WoD	Woodsfield silt loam, 15 to 25 percent slopes
WoC	Woodsfield silt loam, 8 to 15 percent slopes
Mwr1B1	Morristown silt loam, 0 to 8 percent slopes, reclaimed
DkE	Dekalb channery loam, 25 to 40 percent slopes
Bhn7B1	Bethesda channery loam, 0 to 8 percent slopes, unreclaimed
Bhn7D1	Bethesda channery loam, 8 to 25 percent slopes, unreclaimed
Omu1B1	Omulga silt loam, 2 to 6 percent slopes
LoC	Lowell silt loam, 8 to 15 percent slopes
BkD	Berks shaly silt loam, 15 to 25 percent slopes
LvD2	Lowell-Upshur silty clay loams, 15 to 25 percent slopes, eroded
Bhh7F1	Bethesda channery loam, 25 to 70 percent slopes, unreclaimed, highwall
BsC2	Brookside silt loam, 8 to 15 percent slopes, eroded
VcE2	Vandalia-Guernsey silty clay loams, 25 to 35 percent slopes, eroded
UrD3	Upshur silty clay, 15 to 25 percent slopes, severely eroded
Bhh7B1	Bethesda channery loam, 0 to 8 percent slopes, unreclaimed, highwall

Omu1C1	Omulga silt loam, 6 to 12 percent slopes
VcC2	Vandalia-Guernsey silty clay loams, 8 to 15 percent slopes, eroded
VaE2	Vandalia silty clay loam, 25 to 35 percent slopes
Uc	Udorthents-Pits complex
GdD	Gilpin silt loam, 15 to 25 percent slopes
Ch	Chagrin silt loam, 0 to 3 percent slopes, occasionally flooded
ZaB	Zanesville silt loam, 1 to 6 percent slopes
GdF	Gilpin silt loam, 35 to 70 percent slopes
Chg1AF	Chagrin silt loam, 0 to 3 percent slopes, frequently flooded
UpB	Upshur silt loam, 3 to 8 percent slopes
Ne	Newark silt loam, 0 to 3 percent slopes, occasionally flooded
Fpr1D1	Fairpoint silt loam, 8 to 25 percent slopes, reclaimed
Bhh7D1	Bethesda channery loam, 8 to 25 percent slopes, unreclaimed, highwall
UrC3	Upshur silty clay, 8 to 15 percent slopes, severely eroded
Mwr1F1	Morristown silt loam, 25 to 70 percent slopes, reclaimed
GdE	Gilpin silt loam, 25 to 35 percent slopes
GdC	Gilpin silt loam, 8 to 15 percent slopes
W	Water
GkD2	Gilpin-Upshur complex, 15 to 25 percent slopes

Bhr2D1	Bethesda loam, 8 to 25 percent slopes, reclaimed
WoB	Woodsfield silt loam, 1 to 6 percent slopes
Bhr2B1	Bethesda loam, 0 to 8 percent slopes, reclaimed
BkC	Berks shaly silt loam, 8 to 15 percent slopes
GuB	Guernsey silt loam, 3 to 8 percent slopes



**Tract 24**

**SURFACE DEED**

# SURFACE DEED

## LIMITED WARRANTY DEED

**THIS LIMITED WARRANTY DEED** is made as of the \_\_\_\_ day of \_\_\_\_\_, 2019 by and between **CNX LAND LLC**, a Delaware limited liability company, with a tax mailing address of 1000 CONSOL Energy Drive, Canonsburg, PA 15317, party of the first part, herein referred to as “Grantor,” and \_\_\_\_\_, with a tax mailing address of \_\_\_\_\_ herein referred to as “Grantee.”

**WITNESSETH:** That for and in consideration of the sum of \$1.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY unto Grantee with covenants of limited warranty, the SURFACE ONLY of the following described lots or parcels of real estate situate in \_\_\_\_\_ County, Ohio, including all buildings and improvements thereon, more particularly described as follows:

Tax Parcel ID #: \_\_\_\_\_

[Insert Legal Description]

Being the same property conveyed to CNX Land LLC, by **Official Record Book** \_\_\_\_\_, **Page** \_\_\_\_\_.

# SURFACE DEED

## EXCLUDED RIGHTS

Grantor hereby expressly EXCEPTS and RESERVES all of the minerals, including but not limited to, oil, gas, coal, and all other minerals of any kind or character within and underlying said parcel(s).

Grantor further reserves all rights to use and occupy the surface of the land conveyed to the extent necessary, convenient or incidental to the possession, enjoyment, exploration, development, operation, maintenance, transportation, or production of or from the oil, gas, coal and other minerals of any kind or character within and underlying said property or other properties.

This deed is made subject to all restrictions, exceptions, covenants and conditions contained or referred to in prior deeds or other instruments of record affecting or pertaining to the lots or parcels of real estate hereby conveyed.

**[SIGNATURE PAGE TO FOLLOW]**

# SURFACE DEED

WITNESS the following signature:

**CNX LAND LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_, TO-WIT:

I, the undersigned, a notary public of the said county, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 before me personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of CNX LAND LLC, a Delaware limited liability company, and that he/she as such officer, being so authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as said officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.

WITNESS the following signature:



# SURFACE DEED

[GRANTEE]

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_, TO-WIT:

I, the undersigned, a notary public of the said county, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 before me personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of \_\_\_\_\_, a Delaware limited liability company, and that he/she as such officer, being so authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as said officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.

This instrument was prepared by:  
Timothy M. McKeen, Esquire, Steptoe & Johnson PLLC, 1233 Main Street, Suite 3000,  
Wheeling, WV 26003-0751



**Tract 58**

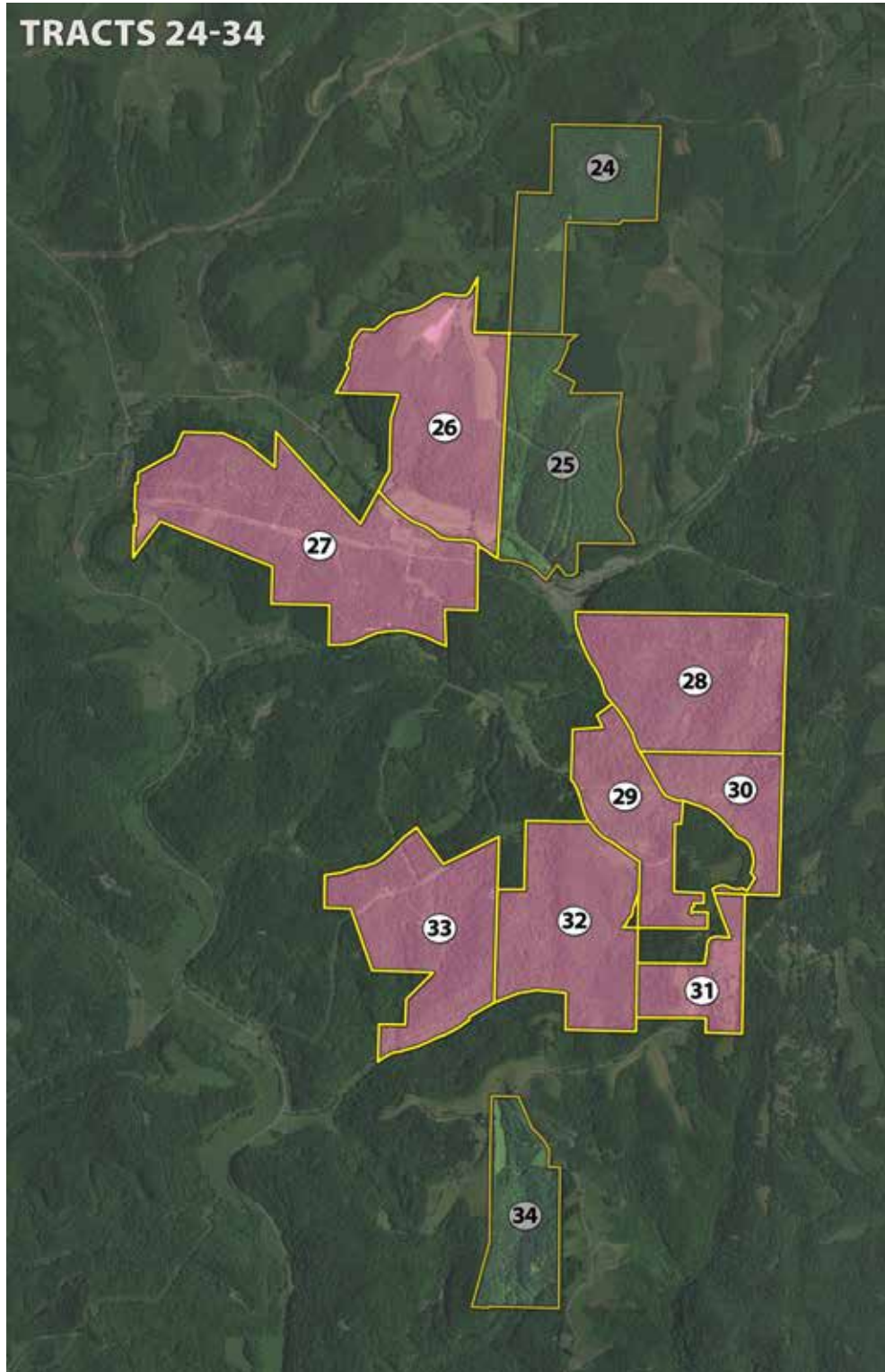


**Tract 63**

# **COAL LEASE SUMMARY**

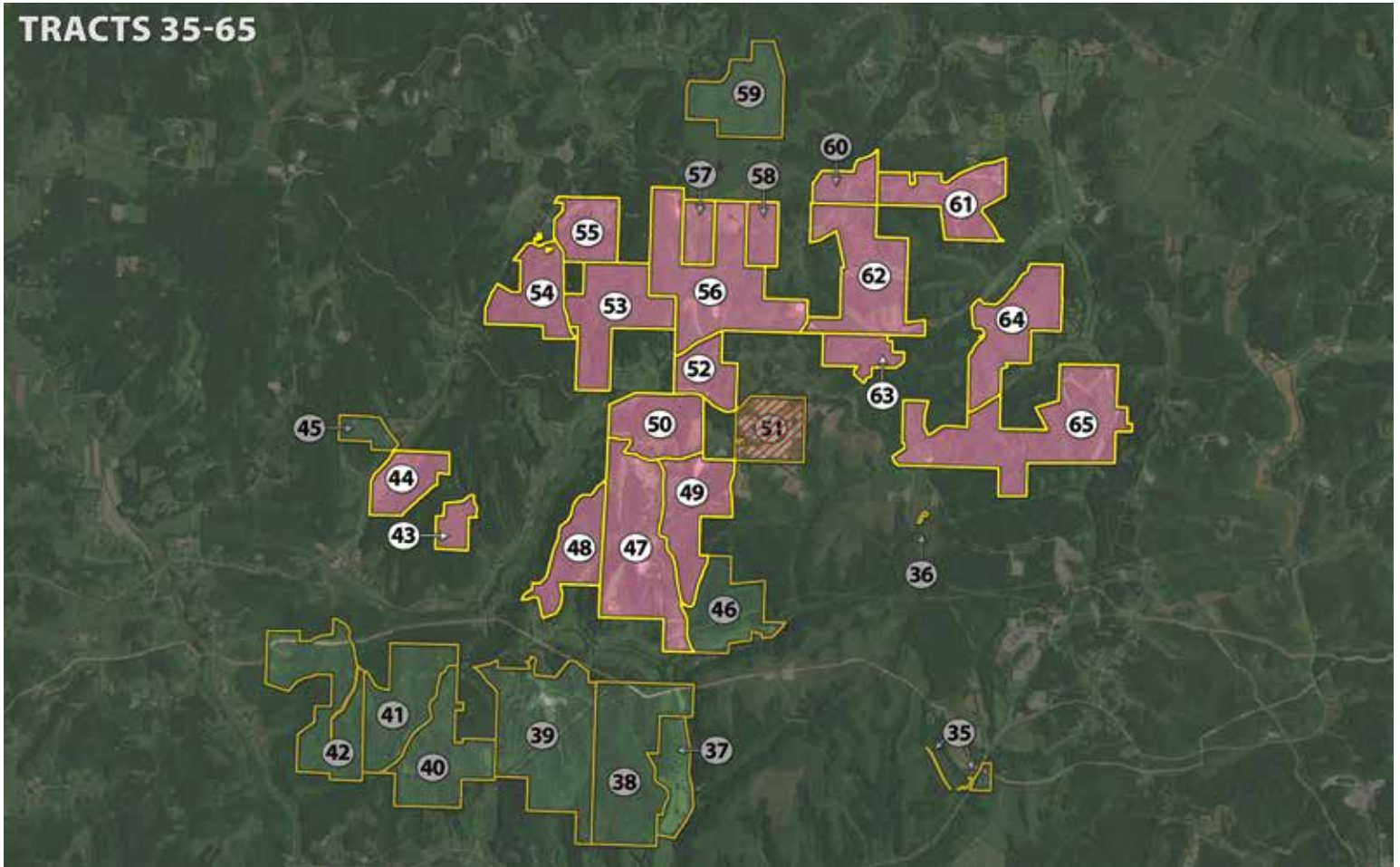
# COAL LEASE SUMMARY

TRACTS 24-34

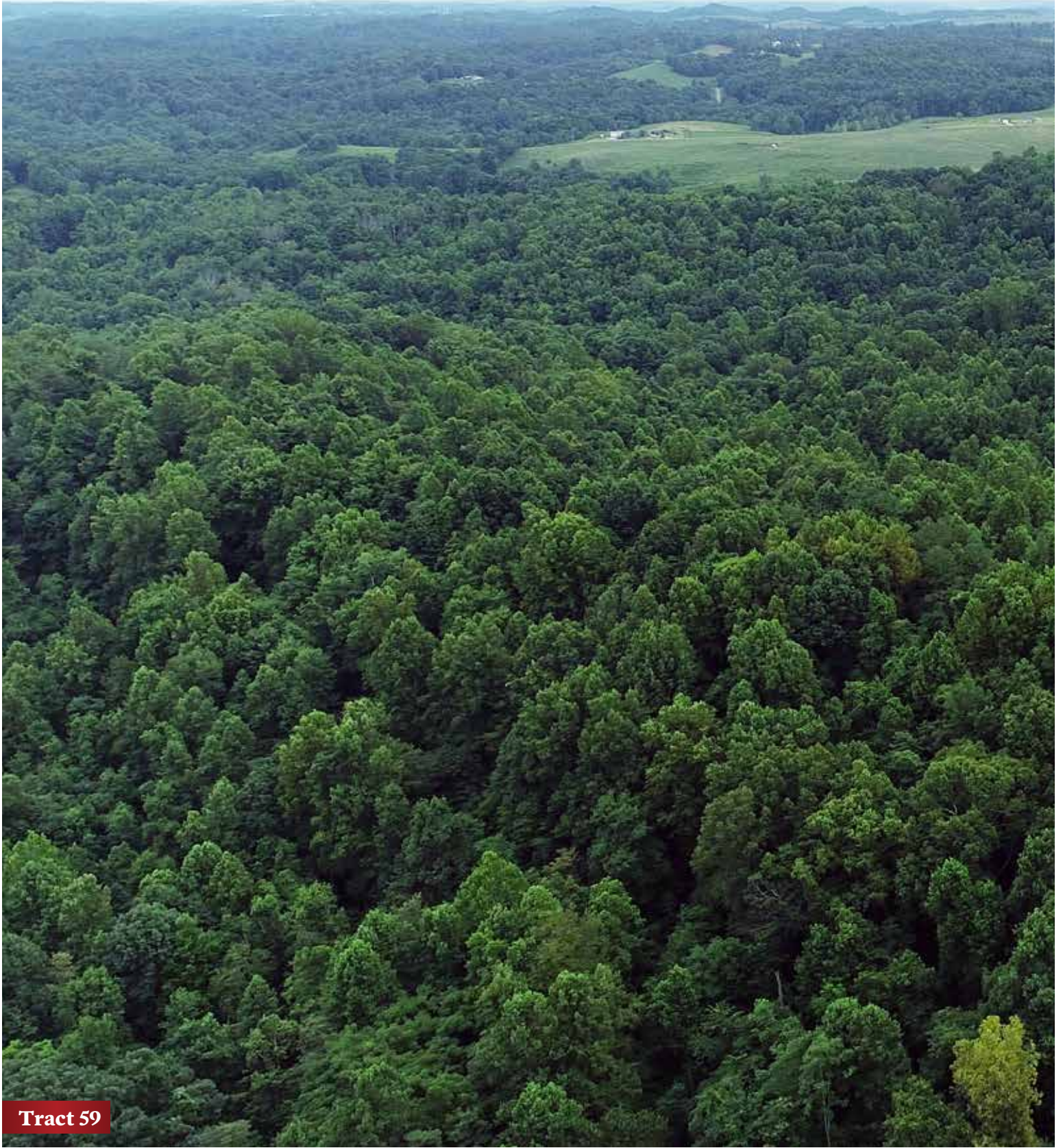


# COAL LEASE SUMMARY

## TRACTS 35-65



- Tracts 26-33, 43, 44, 47- 50, 52-58, and 60-65 are subject to an SUA between CNX and B&N
- That SUA provides B&N with expansive rights to conduct surface mining operations that could potentially impact any improvements on these properties
- Buyer would have to try to work with B&N if improvements are contemplated, but B&N still has the right to conduct surface operations and that could prohibit improvements
- B&N has duty to reclaim any land mined
- Once reclamation has occurred and the bond has been released, B&N will no longer have rights to these properties
- The term of this SUA can be up to the year 2065
- In some cases, B&N may never mine some of these surface properties, but that can't be guaranteed
- We will share as much information as possible with the buyers, but we cannot share B&N's proposed plans that are not of public record without B&N's permission



**PHOTOS**

# PHOTOS



**Tract 44**



**Tract 54**



# PHOTOS



**Tract 62**



**Tract 56**

# PHOTOS



**Tract 65**



**Tract 24**

# PHOTOS



# PHOTOS



**Tract 27**



**Tract 49**

# PHOTOS



**Tract 59**



**Tract 27**

# PHOTOS



# PHOTOS



Tract 24



Tract 27

# PHOTOS



Tract 29



Tract 30



# PHOTOS



**Tract 24**



**Tract 25**

# PHOTOS



Tract 26



Tract 34

# PHOTOS



Tract 31



Tract 31

# PHOTOS



Tract 26



Tract 34

# PHOTOS



**Tract 32**



**Tract 34**

# PHOTOS



**Tract 31**



**Tract 26**

# PHOTOS



**Tract 22**



**Tract 1**

# PHOTOS



**Tract 3**



**Tract 7**



# PHOTOS



**Tract 9**



**Tract 10**

# PHOTOS



Tract 12



Tract 11



**Tract 20**



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
[SchraderAuction.com](http://SchraderAuction.com)

