

Land AUCTION

Bellefontaine, Logan County, OH

Thursday, February 6 at 6:00pm

held at the Winner Harvest Barn, De Graff, OH



Online Bidding Available

304[±] acres

Offered in 4 Tracts

- 254± Acres Tillable
- Minster Silty Clay Loam & Crosby Silt Loam (Prominent Soil Types)
- 30± Acres of Woods
- Prime Hunting / Trophy Deer
- 4,800± Ft. of Road Frontage on St Rd 47
- Adjacent to Bellefontaine Airport
- City Water Available along St Rd 47
- Railroad on South Side of Property
- Investigate Future Development Potential

INFORMATION

Booklet

SchradersAuction.com
800.451.2709



Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

**THURSDAY, FEBRUARY 6, 2020
304 ACRES – BELLEFONTAINE, 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 or fax to 260-244-4431, no later than Thursday, January 28, 2020.
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
304± Acres • Logan County, Ohio
Thursday, February 6, 2020

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 Thursday, February 6, 2020 at 6:00 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, Thursday, January 28, 2020**. 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: _____

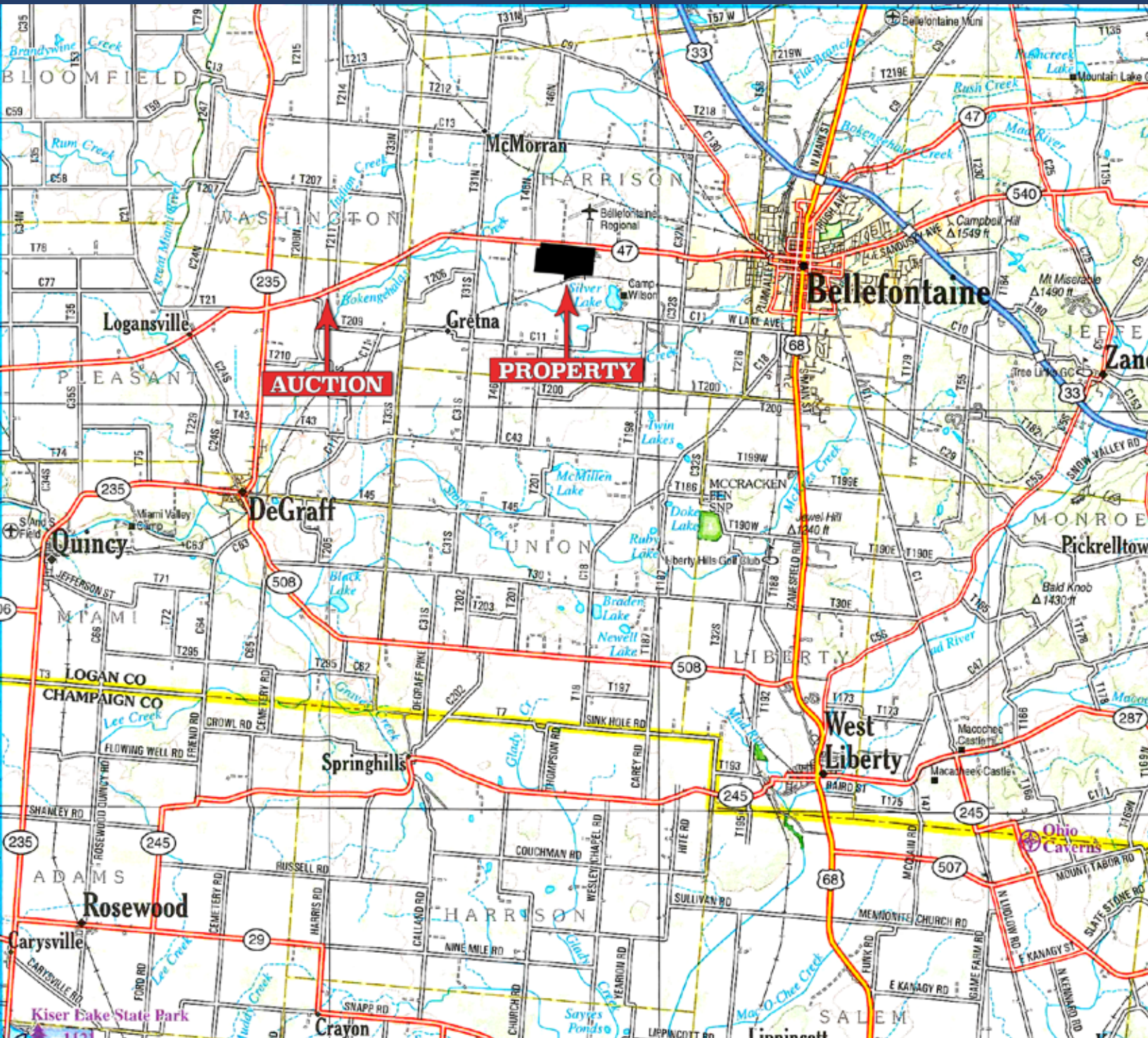
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

LOCATION MAP

SchraderAuction.com
800.451.2709



LOCATION MAP



TO THE PROPERTY: From intersection of US Hwy 68 and St Rd 47 in downtown Bellefontaine, go west on St Rd 47 for 3 miles to property on south side of St Rd 47, across the road from the Bellefontaine Airport.

AUCTION SITE: Winner Harvest Barn, 7317 St Rd 47 W, De Graff, OH 43318 →
From Bellefontaine at St Rd 68 and St Rd 47, go west on St Rd 47 approximately 7.2 Miles. On the south side of the road.

 You may bid online during the auction at www.schraderauction.com.
You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

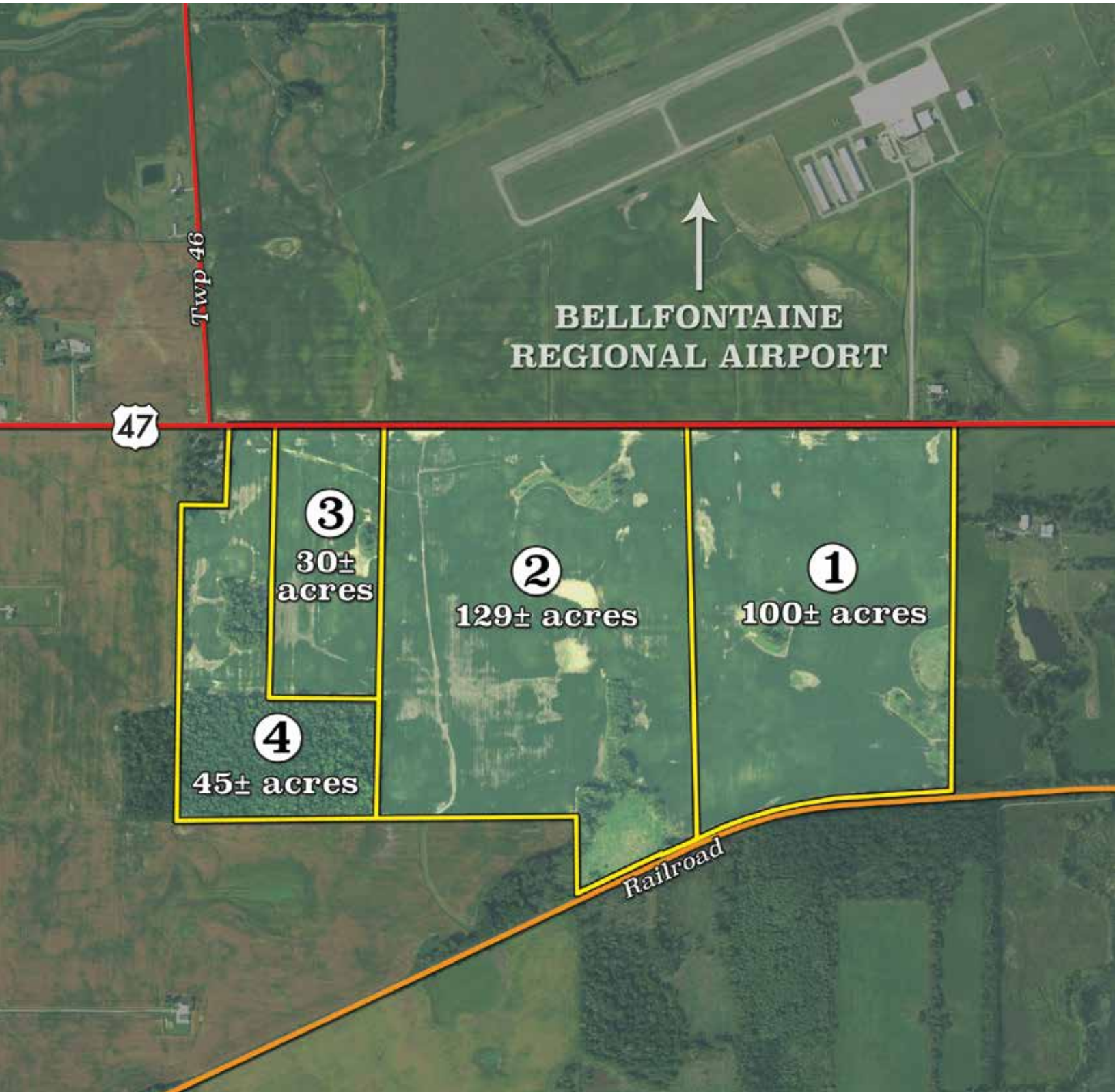


TRACT MAP

SchraderAuction.com
800.451.2709



TRACT MAP



INSPECTION DATES: Tuesday, January 21 • 10am - 1pm
Meet a Schrader Representative at the Bellefontaine Regional Airport.

TRACT DESCRIPTIONS

SchraderAuction.com
800.451.2709



Land AUCTION

Bellefontaine, Logan County, OH

Thursday, February 6 at 6:00pm



304[±] acres
offered in 4 tracts



TRACT 1 - 100± acres with 94± acres of productive tillable land. Minster silty clay loam, Crosby silt loam, and Brookston silty clay loam make up approximately 60% of the tillable acreage. This property has easy access from St Rd 47 plus railroad access on the south boundary line. Investigate the possibility of this tract as a potential commercial or industrial development site. Approximately 1760 feet of frontage on St Rd 47 with city water along St Rd 47.

TRACT 2 - 129± acres with 113± acres of productive tillable land. Minster silty clay loam and Crosby silt loam make up approximately 73% of the productive tillable land on this tract. Great access from St Rd 47 with city water along St Rd 47 plus access to railroad on South side of this tract. Combine with tract 1 for 229± acres.

TRACT 3 - 30± acres with 28± acres of productive tillable farm land. Approximately 73% of the soils on this tract consist of Crosby silt loam, Brookston silty clay loam, and Minster silty clay loam.

Combine Tracts 1, 2, & 3 for a total of 259± acres with 235± acres of productive tillable land in one large contiguous field.

TRACT 4 - 45± acres with 30± acres of woodland and 13± acres of productive tillable land and 300+ feet of frontage on St Rd 47. This tract includes 30± acres of mixed hardwood trees providing excellent deer hunting opportunities; refer to picture of deer harvested in this tract. This is an excellent hunting/recreational tract with income from the tillable acreage.

Don't miss this opportunity to buy a prime hunting/recreational tract of land with income.

OWNER - Sam & Chris Kinney

Terms and Conditions

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 304 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction or as soon thereafter, as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE TAXES: Seller shall pay all of 2019 real estate taxes due and payable in 2020. Buyer(s) will assume responsibility of all real estate taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting their own independent inspections, at their own risk, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

FARM FACTS

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FARM FACTS

TOTAL FARM

304± Total Acres
254± Tillable Acres
30 Acres Woods
4,792 Feet of Frontage on State Road 47
Adjacent to Bellefontain Airport
Soil Corn Yield Average 127.5 Bushel/Acre
Seller Last Several Corn Yields 185 to 190 Bushel/Acre
Seller Laster Several Soybean Yields 55 to 67 Bushel/Acre
Standing Offer From Neighbor to Cash Rent \$250/Tillable Acre
Property Taxes \$8,993 (\$29.58/Acre)

TRACT 1

100± Total Acres
94± Tillable Acres
5.67 Acres Farmed Wetland and Wetlands
Soil Corn Yield Rating 123.8 Bushel/Acre
Property Taxes \$3,400 (\$34.00/Acre)

TRACT 2

129± Total Acres
113± Tillable Acres (87%)
14.6 Acres Farmed Wetland and Wetlands
Soil Corn Yield Rating 131 Bushel/Acre
Property Taxes \$4,420 (\$34.26/Acre)

TRACT 3

30± Total Acres
28± Tillable Acres
1.35 Acres Farmed Wetland and Wetlands
Soil Corn Yield Rating 127.7 Bushel/Acre
Approximate Property Taxes \$1,022 (\$34.07/Acre)

TRACT 4

44.37± Total Acres
12.6± Tillable Acres
30± Wooded Acres
5.4 Acres Farmed Wetland and Wetlands
300 Feet of Frontage on State Road 47
Soil Corn Yield Rating 125.9 Bushel/Acre
Approximate Property Taxes \$1,508 (\$33.51/Acre)

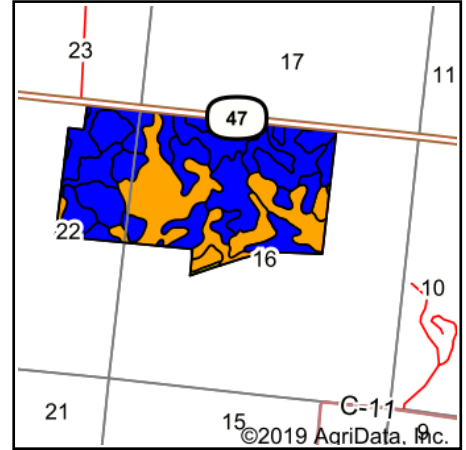
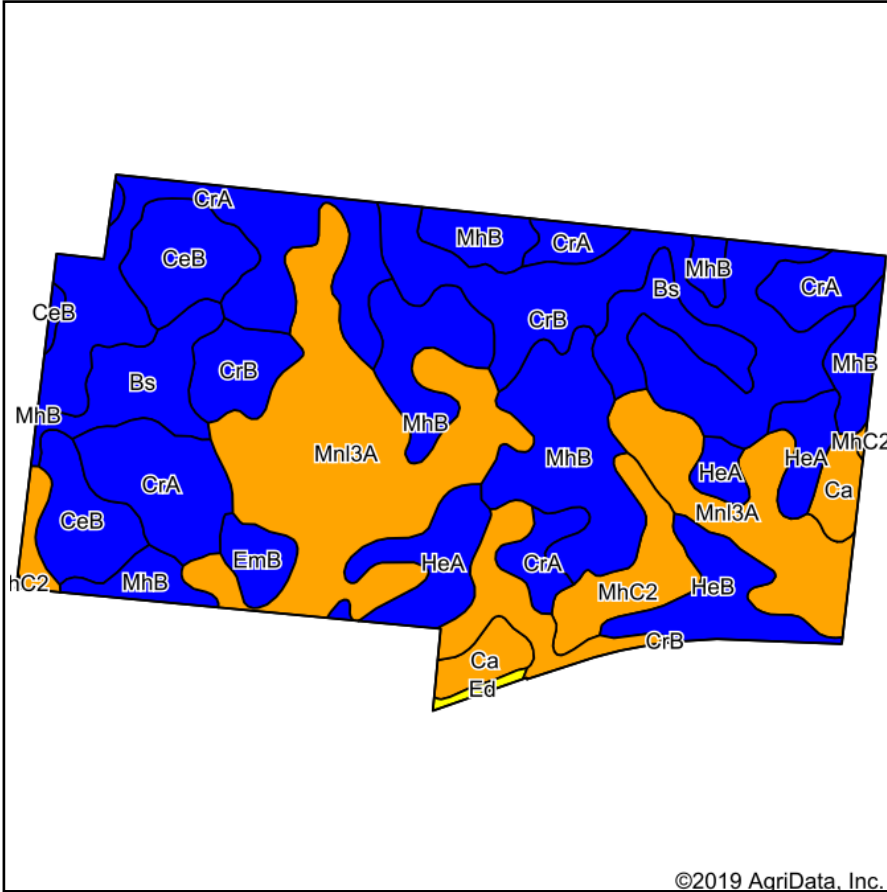
SOILS MAPS

SchraderAuction.com
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SOILS MAP

TRACTS 1-4



State: **Ohio**
 County: **Logan**
 Location: **16-3E-14N**
 Township: **Harrison**
 Acres: **304.33**
 Date: **12/30/2019**



Maps Provided By:

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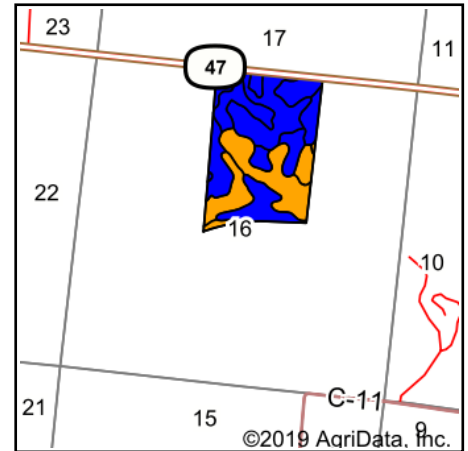
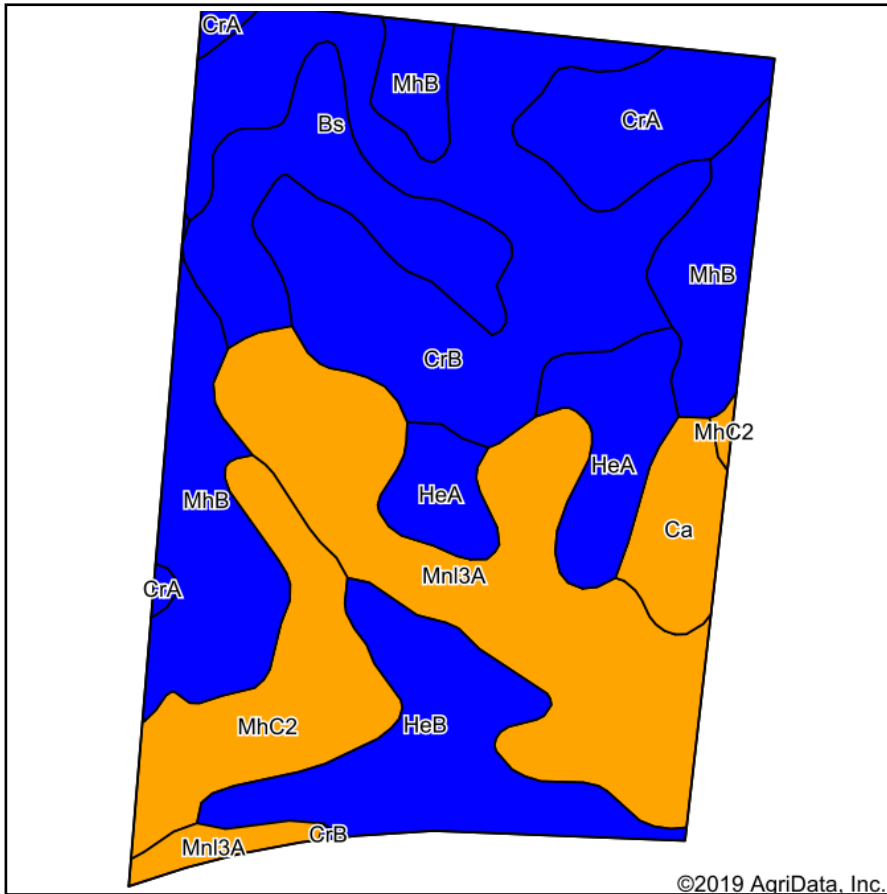
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Soils data provided by USDA and NRCS.

Area Symbol: OH091. Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
Mn13A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	78.55	25.8%		Illw	159	5.2	10.5		47		62	75
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	51.21	16.8%		Ilw	120	5			46	6.8	48	81
MhB	Miamian silt loam, 2 to 6 percent slopes	44.99	14.8%		Ile	105	4.5		80	36		50	76
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	43.13	14.2%		Ile	123			63	46	6.2	63	76
CeB	Celina silt loam, 2 to 6 percent slopes	19.90	6.5%		Ile	131	4.3		70	46		58	76
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	18.47	6.1%		Ilw	129	4.5			48	9	51	87
HeA	Henshaw silt loam, 0 to 2 percent slopes	16.27	5.3%		Ilw	110	4		72	38		40	73
HeB	Henshaw silt loam, 2 to 6 percent slopes	9.97	3.3%		Ile	110	4		72	38		38	70
MhC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	9.67	3.2%		Ille	100	4		70	32		48	70
Ca	Carlisle muck, Central Ohio clayey till plain, drained, 0 to 2 percent slopes	7.24	2.4%		Illw	127				44			68
EmB	Eldean silt loam, 2 to 6 percent slopes	4.16	1.4%		Ile	110.8	4.4			37.4		47.7	68
Ed	Edwards muck	0.77	0.3%		IVw	90				34			81
Weighted Average						128	3.9	2.7	33.8	43.6	2.6	52.8	76.4

SOILS MAP

TRACT 1



State: **Ohio**
 County: **Logan**
 Location: **16-3E-14N**
 Township: **Harrison**
 Acres: **99.97**
 Date: **1/15/2020**

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Maps Provided By: **surety**
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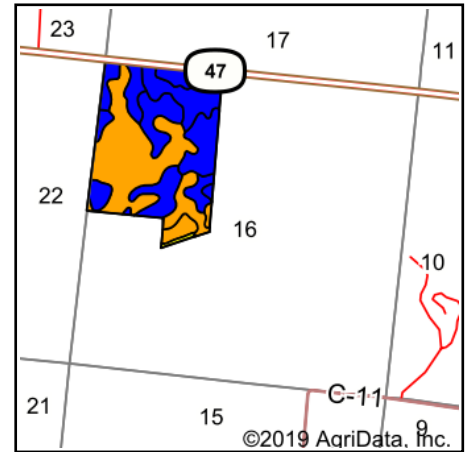
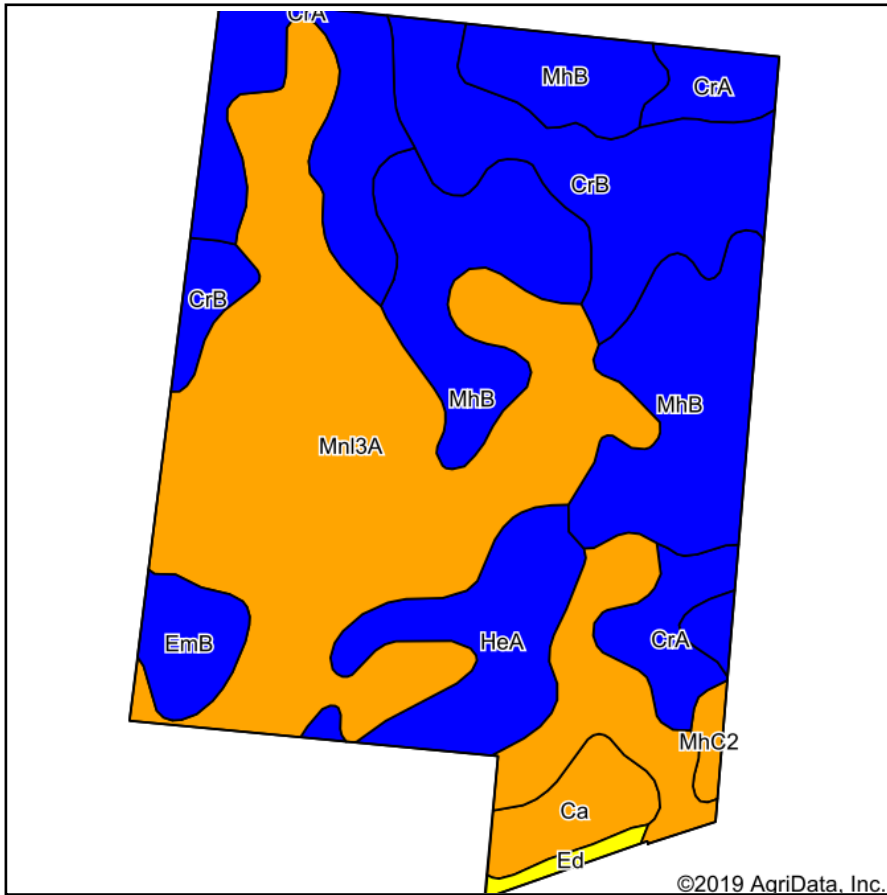
Soils data provided by USDA and NRCS.

Area Symbol: OH091. Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cor n	Grass legume hay	Grass legume pasture	Oats	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	22.49	22.5%		Ile	123			63	46	6.2	63	76
Mni3A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	20.33	20.3%		Illw	159	5.2	10.5		47		62	75
MhB	Miamian silt loam, 2 to 6 percent slopes	13.79	13.8%		Ile	105	4.5		80	36		50	76
HeB	Henshaw silt loam, 2 to 6 percent slopes	9.97	10.0%		Ile	110	4		72	38		38	70
MhC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	8.74	8.7%		Ille	100	4		70	32		48	70
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	7.89	7.9%		Ilw	129	4.5			48	9	51	87
HeA	Henshaw silt loam, 0 to 2 percent slopes	6.97	7.0%		Ilw	110	4		72	38		40	73
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	6.32	6.3%		Ilw	120	5			46	6.8	48	81
Ca	Carlisle muck, Central Ohio clayey till plain, drained, 0 to 2 percent slopes	3.47	3.5%		Illw	127				44			68
Weighted Average						124	3.4	2.1	43.5	42.3	2.5	51.5	75.4

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 2



State: **Ohio**
 County: **Logan**
 Location: **16-3E-14N**
 Township: **Harrison**
 Acres: **128.52**
 Date: **1/15/2020**

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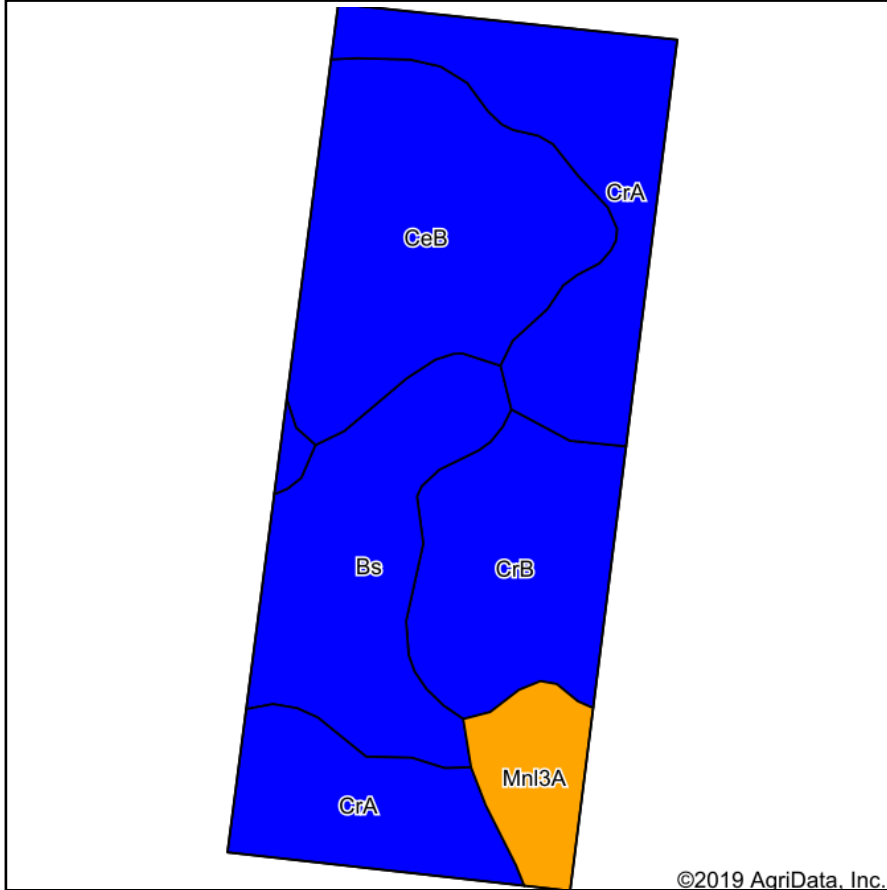


Soils data provided by USDA and NRCS.

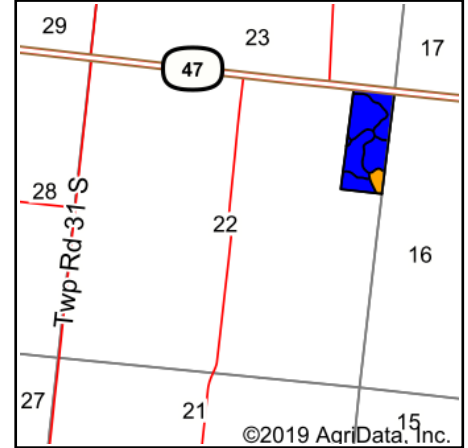
Area Symbol: OH091, Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
Mn13A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	52.17	40.6%		Illw	159	5.2	10.5		47		62	75
MhB	Miamian silt loam, 2 to 6 percent slopes	27.32	21.3%		Ile	105	4.5		80	36		50	76
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	15.57	12.1%		Ile	123			63	46	6.2	63	76
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	15.27	11.9%		Ilw	120	5			46	6.8	48	81
HeA	Henshaw silt loam, 0 to 2 percent slopes	9.30	7.2%		Ilw	110	4		72	38		40	73
Ca	Carlisle muck, Central Ohio clayey till plain, drained, 0 to 2 percent slopes	3.77	2.9%		Illw	127				44			68
EmB	Eidean silt loam, 2 to 6 percent slopes	3.47	2.7%		Ile	110.8	4.4			37.4		47.7	68
MhC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	0.88	0.7%		Ille	100	4		70	32		48	70
Ed	Edwards muck	0.77	0.6%		IVw	90				34			81
Weighted Average						131.9	4.1	4.3	30.3	43.2	1.6	53.6	75.5

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOILS MAP TRACT 3



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Logan**
 Location: **22-3E-14N**
 Township: **Harrison**
 Acres: **29.95**
 Date: **1/15/2020**



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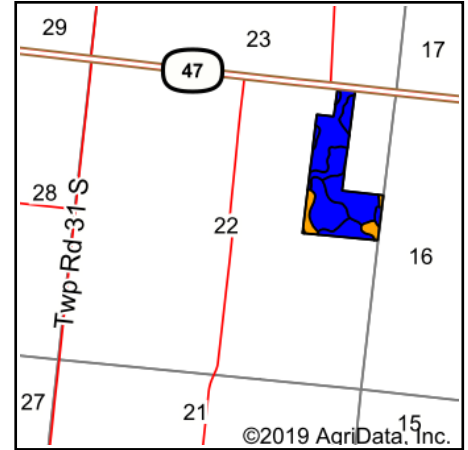
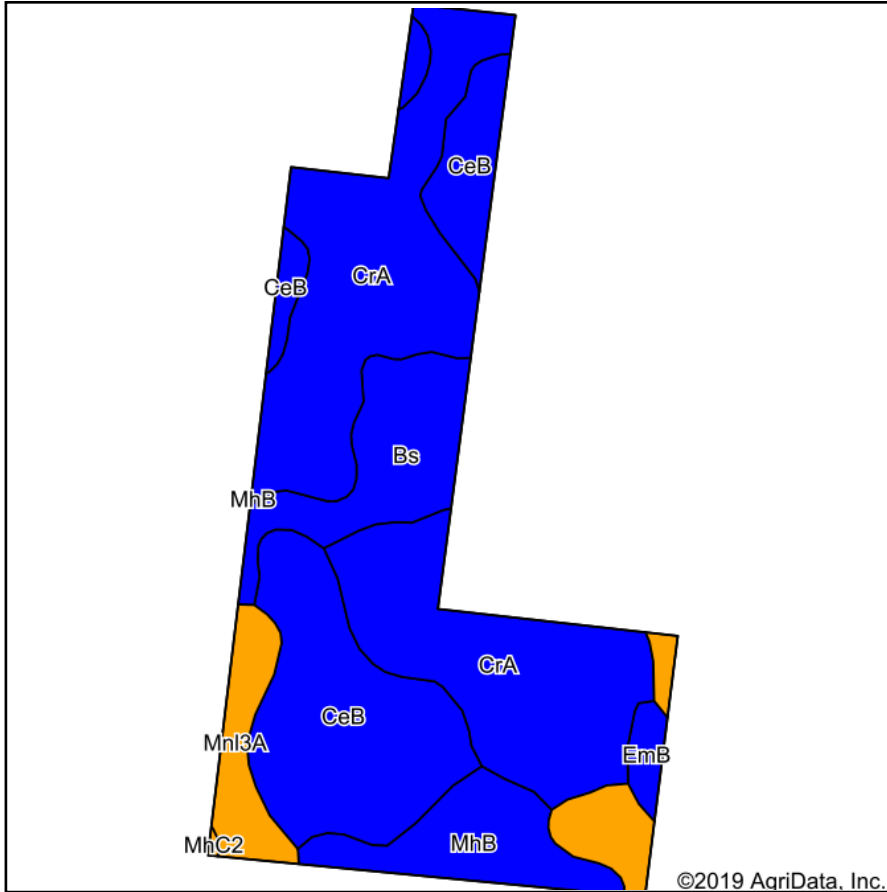


Area Symbol: OH091. Soil Area Version: 17														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Tall fescue	Winter wheat	*eFOTG PI	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	9.15	30.6%		Ilw	120	5				46	6.8	48	81
CeB	Celina silt loam, 2 to 6 percent slopes	7.94	26.5%		Ile	131	4.3		70	46		58	76	
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	5.92	19.8%		Ilw	129	4.5			48	9	51	87	
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	5.07	16.9%		Ile	123			63	46	6.2	63	76	
Mn13A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	1.87	6.2%		Illw	159	5.2	10.5		47		62	75	
Weighted Average						127.6	3.9	0.7	29.2	46.5	4.9	54.7	79.6	

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 Soils data provided by USDA and NRCS.

SOILS MAP

TRACT 4



State: **Ohio**
 County: **Logan**
 Location: **22-3E-14N**
 Township: **Harrison**
 Acres: **45.89**
 Date: **1/15/2020**



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Soils data provided by USDA and NRCS.

Area Symbol: OH091. Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	20.53	44.7%		Ilw	120	5			46	6.8	48	81
CeB	Celina silt loam, 2 to 6 percent slopes	11.96	26.1%		Ile	131	4.3		70	46		58	76
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	4.66	10.2%		Ilw	129	4.5			48	9	51	87
Mn13A	Minster silty clay loam, till substratum, 0 to 1 percent slopes	4.17	9.1%		Illw	159	5.2	10.5		47		62	75
MhB	Miamian silt loam, 2 to 6 percent slopes	3.88	8.5%		Ile	105	4.5		80	36		50	76
EmB	Eidean silt loam, 2 to 6 percent slopes	0.69	1.5%		Ile	110.8	4.4			37.4		47.7	68
Weighted Average						125.9	4.7	1	25	45.3	4	52.3	79.1

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

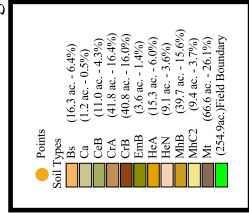
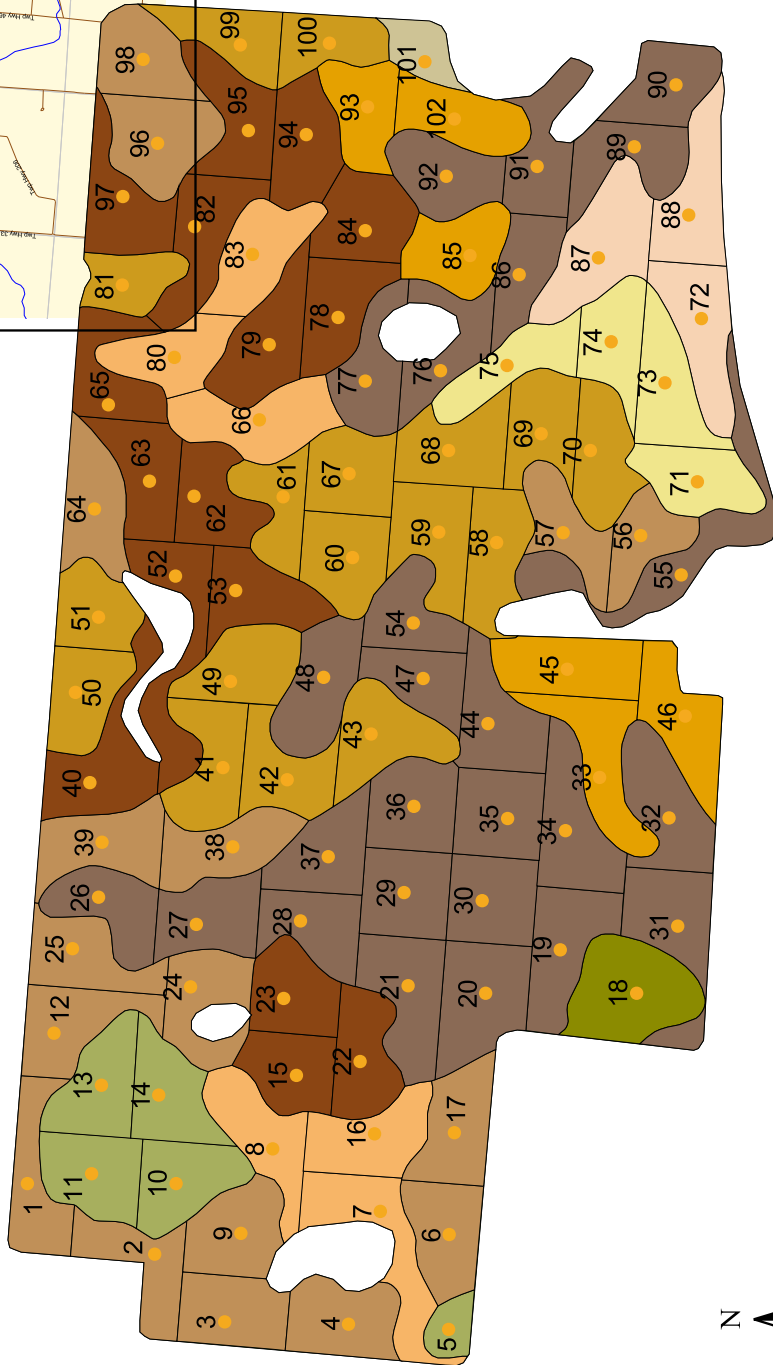
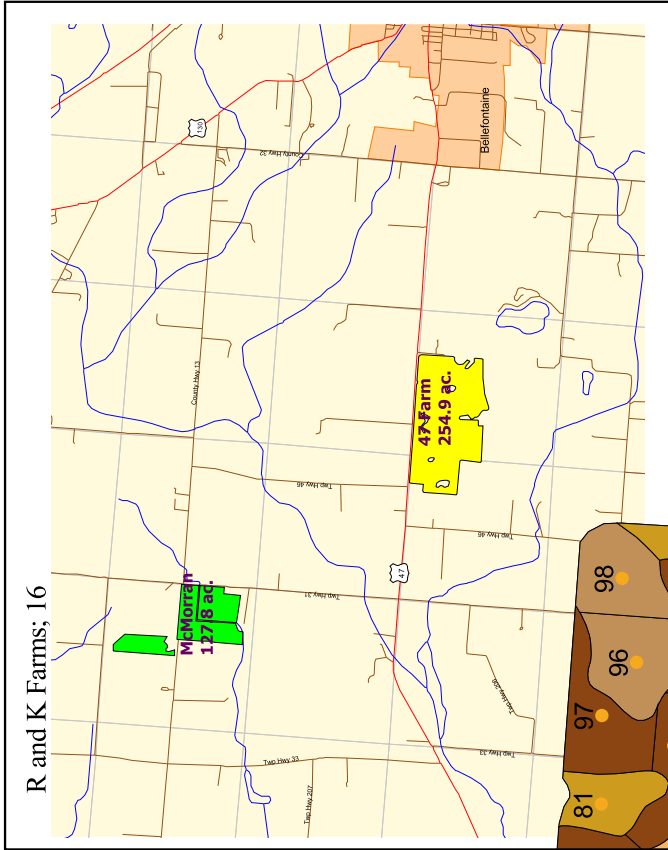
SOIL TESTS

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800.451.2709



SOIL TEST

47 Farm; 16 (254.90 ac.)



Date: Nov 18, 2016
 Field Name: 47 Farm; 16
 Location: Logan Co., Ohio, U.S.
 Section 16, T14N, R3E
 Farm Name: R and K Farms
 Client Name: Bambauer Fertilizer and Se
 Total Acres: 254.90
 Field Boundary Start Location:
 Latitude: 40.36476124
 Longitude: -83.82104057

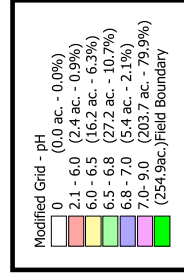
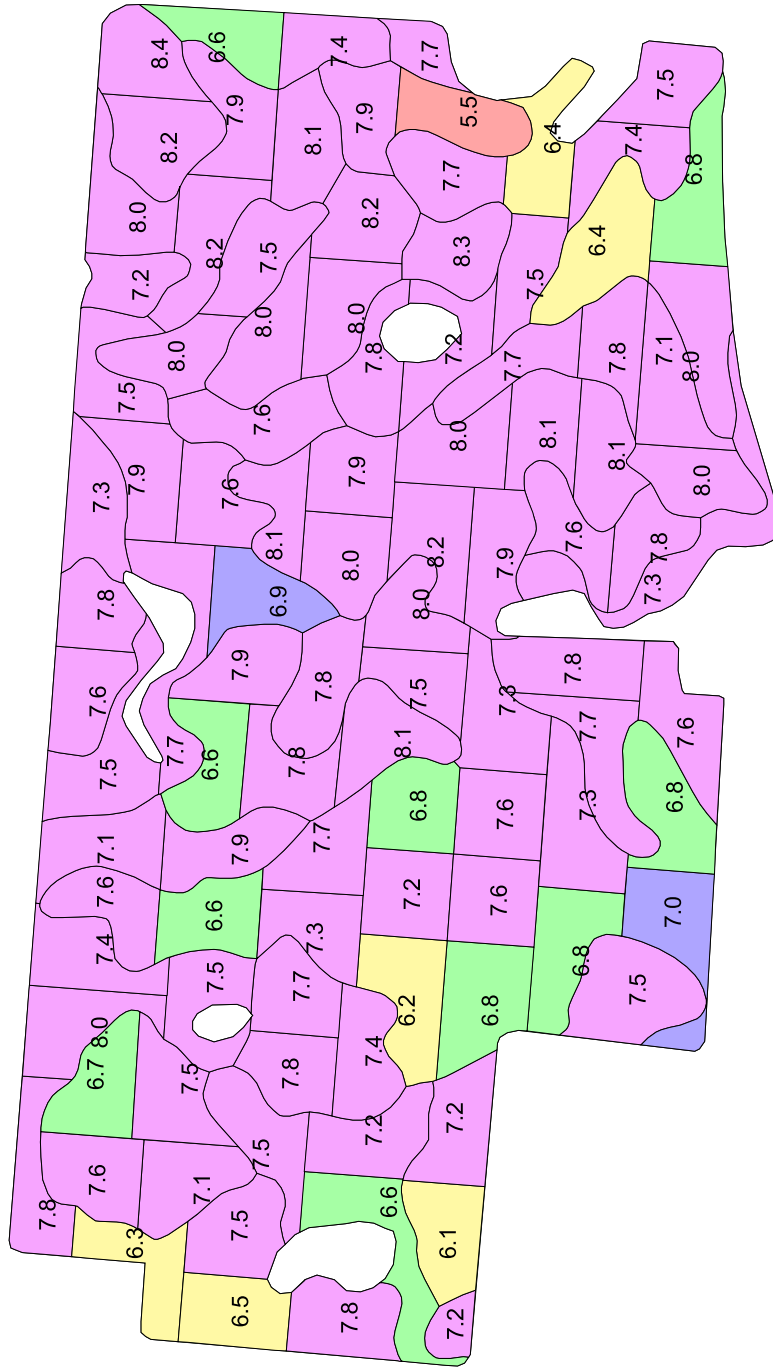


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 Remington, IN 47977
 (219)261-3448
 mapping@calmarlabs.com

SOIL TEST

47 Farm 16 (254.90 ac.) Modified Grid - pH

Date: Nov 18, 2016
 Field Name: 47 Farm; 16
 Location: Logan Co., Ohio, U.S.
 Section 16, T14N, R3E
 Farm Name: R and K Farms
 Client Name: Bambauer Fertilizer and
 Total Acres: 254.90
 Field Boundary Start Location:
 Latitude: 40.36476124
 Longitude: -83.82104057
 No. of Observations: 102
 Minimum pH: 5.5
 Maximum pH: 8.4
 Average pH: 7.5



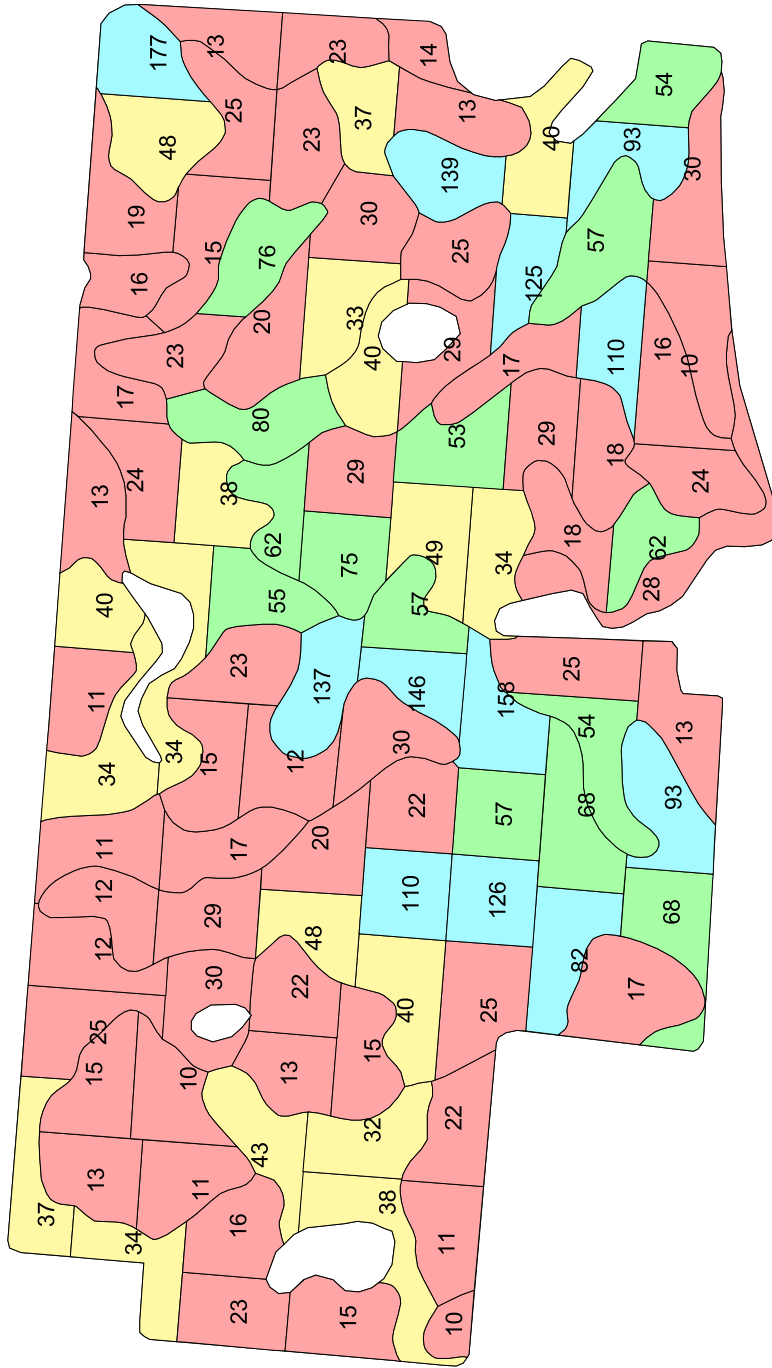
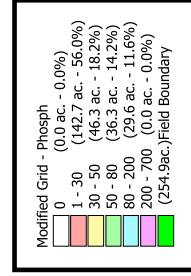
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 Remington, IN 47977
 (219)261-3448
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SOIL TEST

47 Farm 16 (254.90 ac.) Modified Grid - Phosph

Date: Nov 18, 2016
 Field Name: 47 Farm; 16
 Location: Logan Co., Ohio, U.S.
 Section 16, T14N, R3E
 Farm Name: R and K Farms
 Client Name: Bambauer Fertilizer and S
 Total Acres: 254.90
 Field Boundary Start Location:
 Latitude: 40.36476124
 Longitude: -83.82104057
 No. of Observations: 102
 Minimum Phosph: 10
 Maximum Phosph: 177
 Average Phosph: 41

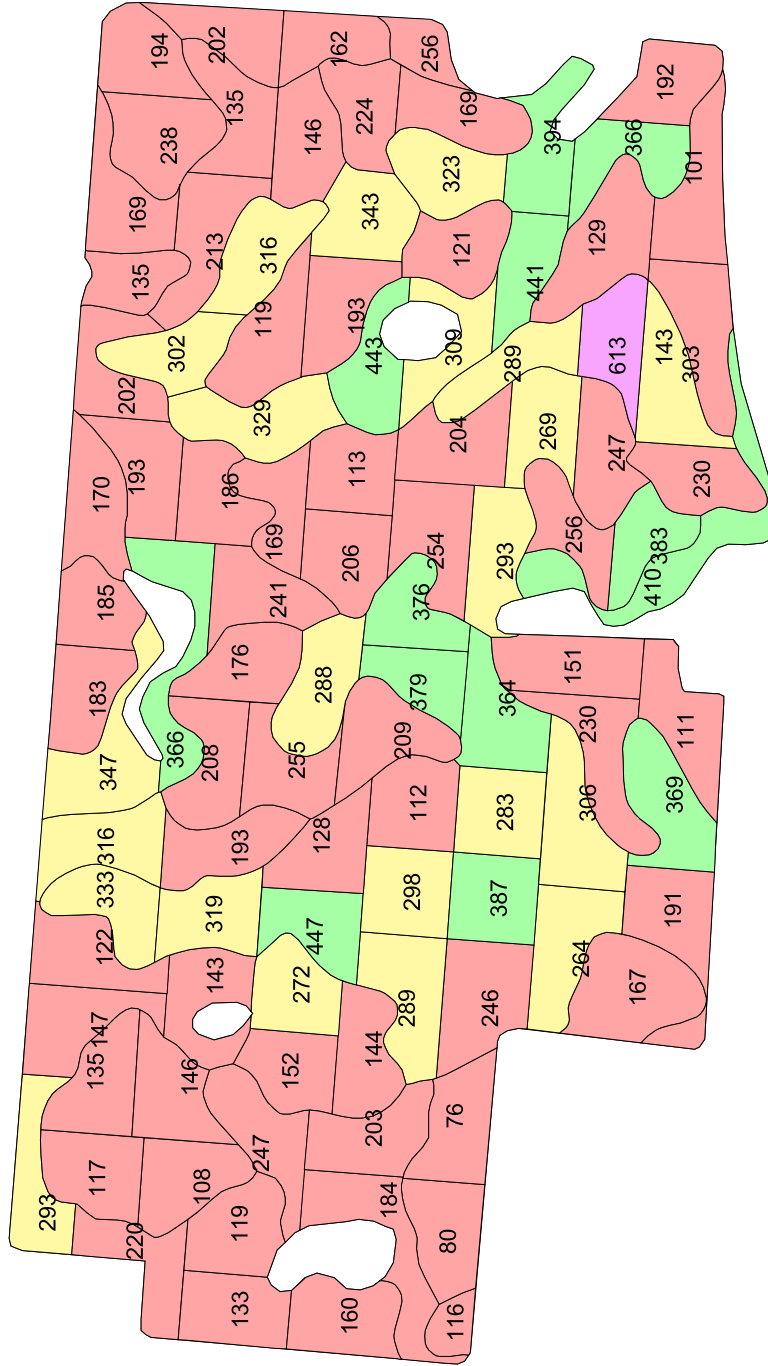
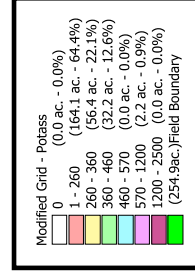


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SOIL TEST

47 Farm 16 (254.90 ac.) Modified Grid - Potass

Date: Nov 18, 2016
 Field Name: 47 Farm; 16
 Location: Logan Co., Ohio, U.S.
 Section 16, T14N, R3E
 Farm Name: R and K Farms
 Client Name: Bambauer Fertilizer an
 Total Acres: 254.90
 Field Boundary Start Location:
 Latitude: 40.36476124
 Longitude: -83.82104057
 No. of Observations: 102
 Minimum Potass: 76
 Maximum Potass: 613
 Average Potass: 234



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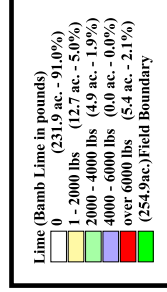
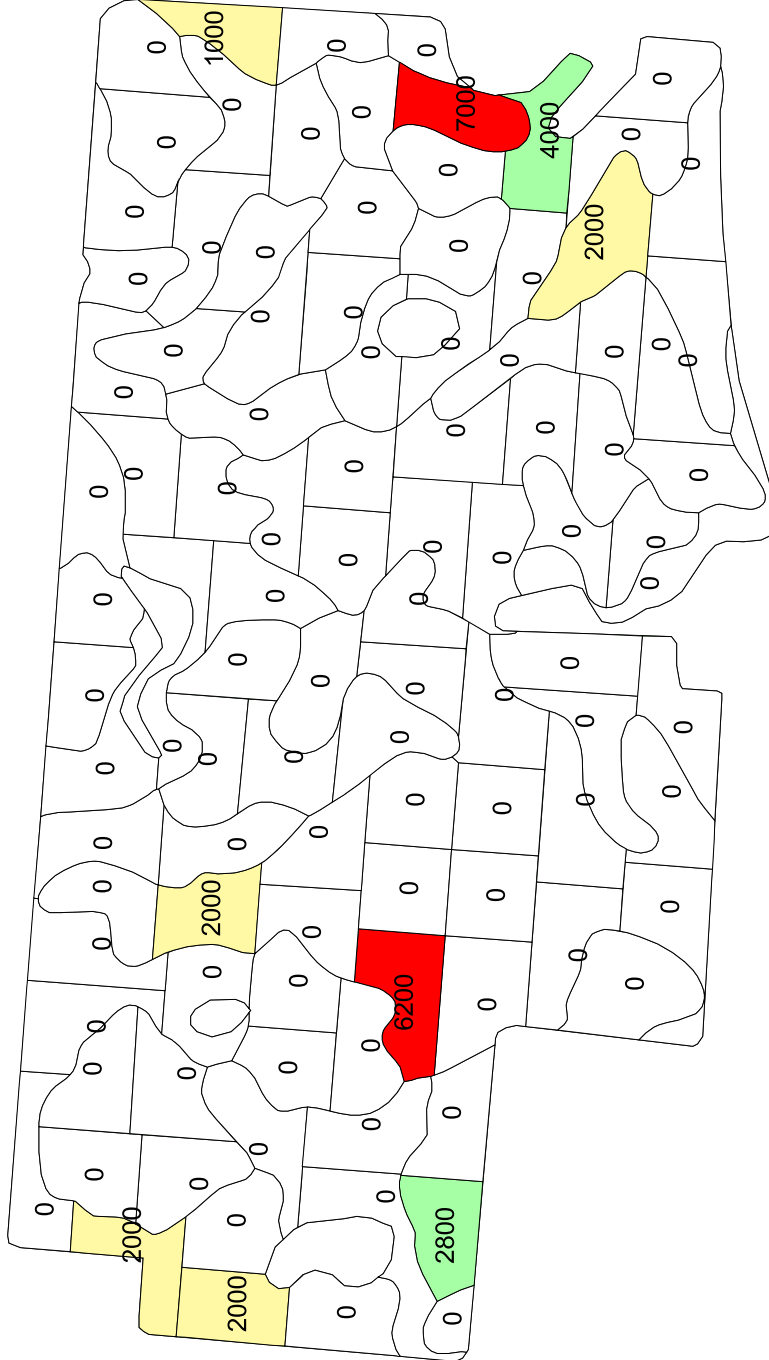
SOIL TEST

47 Farm; 16 (254.90 ac.) Lime Recommendation

Equation Used: Bamb Lime in pounds

Date: Nov 18, 2016
 Field Name: 47 Farm; 16
 Farm Name: R and K Farms
 Client Name: Bambauer Fertilizer and Seed
 Location: Logan Co., Ohio, U.S.
 Section 16, T14N, R3E
 Total Acres: 254.90
 Field Boundary Start Location:
 Latitude: 40.36476124
 Longitude: -83.82104057

Application Estimates:
 Product: Lime
 Min. Rate: 1000.0 Lbs/ac.
 Max. Rate: 7000.0 Lbs/ac.
 Avg. Rate: 3222.2 Lbs/ac.
 Total Lime: 37.66 Tons
 Total Enm (100%): 37.66 Tons
 Number of Acres to be Applied: 23.04 Acres

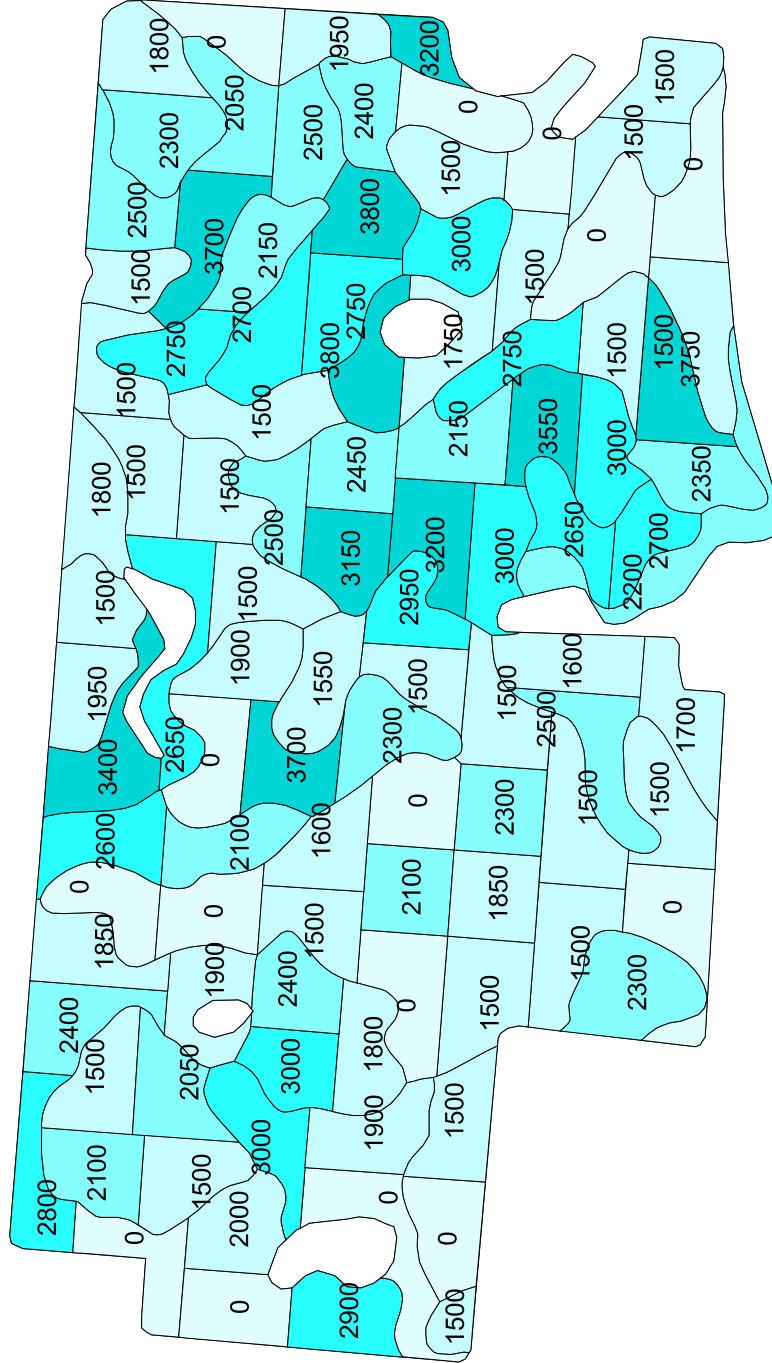


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SOIL TEST

47 Farm 16 (254.90 ac.) gypsum Recommendation

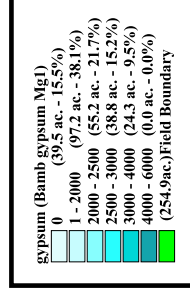


Equation Used: Bamb gypsum Mg1

Date: Nov 18, 2016
 Field Name: 47 Farm; 16
 Farm Name: R and K Farms
 Client Name: Bambauer Fertilizer and Seed
 Location: Logan Co., Ohio, U.S.
 Section 16, T14N, R3E
 Total Acres: 254.90
 Field Boundary Start Location:
 Latitude: 40.36476124
 Longitude: -83.82104057

Application Estimates:

Product: gypsum
 Min. Rate: 1500.0 Lbs/ac.
 Max. Rate: 3800.0 Lbs/ac.
 Avg. Rate: 2223.6 Lbs/ac.
 Total gypsum: 479110.1 Lbs
 Total Gyp (100%): 479110.1 Lbs
 Number of Acres to be Applied: 215.43 Acres



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SOIL TEST



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SET #: 555.003
Rec. #: 9612

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 1		2.6	37	293	707	2987	7.8		10.8	3.5	27.3	69						
47 FARM 2		2.5	34	220	330	1469	6.3	7.00	5.3	5.3	25.9	69						
47 FARM 3		2.4	23	133	382	1689	6.5	7.06	6.0	2.8	26.5	70						
47 FARM 4		2.0	15	160	634	2448	7.8		9.0	2.3	29.4	68						
47 FARM 5		1.4	10	116	512	2007	7.2		7.3	2.0	29.2	69						
47 FARM 6		1.3	11	80	284	1493	6.1	6.85	6.8	1.5	17.4	55						
47 FARM 7		2.8	38	184	622	2864	6.6	6.93	10.8	2.2	24.0	66						
47 FARM 8		4.1	43	247	1119	4945	7.5		17.3	1.8	27.0	71						
47 FARM 9		1.5	16	119	492	1812	7.5		6.7	2.3	30.6	68						
47 FARM 10		1.6	11	108	438	1567	7.1		5.9	2.3	30.9	66						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



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11/17/16

SET #: 555.013
Rec. #: 9622

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM	11	1.5	13	117	463	1714	7.6	7.6	6.4	2.3	30.1	67						
47 FARM	12	2.0	25	147	551	2791	8.0		9.5	2.0	24.2	73						
47 FARM	13	1.6	15	135	509	1836	6.7	7.14	6.9	2.5	30.7	67						
47 FARM	14	1.8	10	146	485	1714	7.5		6.5	2.9	31.1	66						
47 FARM	15	2.0	13	152	585	2032	7.8		7.7	2.5	31.7	66						
47 FARM	16	3.4	32	203	798	3329	7.2		11.9	2.2	27.9	70						
47 FARM	17	1.2	22	76	304	1322	7.2		4.7	2.1	27.0	70						
47 FARM	18	1.7	17	167	531	1763	7.5		6.8	3.1	32.5	65						
47 FARM	19	4.1	82	264	730	3672	6.8	7.03	12.6	2.7	24.1	73						
47 FARM	20	4.4	25	246	874	3745	6.8	7.03	13.3	2.4	27.4	70						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



Page: 3/12

11/17/16

SET #: 555.023
Rec. #: 9632

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM	21	4.8	40	289	656	3207	6.2	6.71	14.6	2.5	18.7	55						
47 FARM	22	1.9	15	144	561	2252	7.4		8.2	2.3	28.5	69						
47 FARM	23	2.5	22	272	561	2203	7.7		8.2	4.3	28.5	67						
47 FARM	24	2.2	30	143	531	2154	7.5		7.8	2.4	28.4	69						
47 FARM	25	2.5	12	122	541	2081	7.4		7.6	2.1	29.7	68						
47 FARM	26	5.8	12	333	497	4774	7.6		14.4	3.0	14.4	83						
47 FARM	27	4.5	29	319	823	3721	6.6	6.80	15.5	2.6	22.1	60						
47 FARM	28	3.9	48	447	798	3917	7.3		13.7	4.2	24.3	71						
47 FARM	29	4.6	110	298	1036	4627	7.2		16.3	2.3	26.5	71						
47 FARM	30	6.1	126	387	908	4798	7.6		16.3	3.0	23.2	74						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



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11/17/16

SET #: 555.033
Rec. #: 9642

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 31		3.7	68	191	548	3305	7.0		10.8	2.3	21.1	77						
47 FARM 32		4.8	93	369	793	4186	6.8	7.03	14.2	3.3	23.3	74						
47 FARM 33		3.4	54	230	810	3770	7.7		13.1	2.3	25.8	72						
47 FARM 34		5.1	68	306	859	4504	7.3		15.2	2.6	23.5	74						
47 FARM 35		4.0	57	283	889	4308	7.6		14.8	2.5	25.0	73						
47 FARM 36		1.8	22	112	345	1860	6.8	7.12	6.2	2.3	23.2	75						
47 FARM 37		2.3	20	128	494	2644	7.7		8.8	1.9	23.4	75						
47 FARM 38		2.1	17	193	470	2326	7.9		8.0	3.1	24.5	73						
47 FARM 39		5.3	11	316	1043	3966	7.1		14.7	2.8	29.6	67						
47 FARM 40		4.9	34	347	969	3476	7.5		13.2	3.4	30.6	66						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



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11/17/16

SET #: 555.043
Rec. #: 9652

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 41		3.0	15	208	424	1812	6.6	7.00	6.6	4.0	26.8	69						
47 FARM 42		2.4	12	255	761	2424	7.8		9.6	3.4	33.0	63						
47 FARM 43		2.4	30	209	651	3745	8.1		12.3	2.2	22.1	76						
47 FARM 44		4.7	158	364	676	4137	7.3		13.6	3.4	20.7	76						
47 FARM 45		1.8	25	151	401	2179	7.8		7.3	2.7	22.9	75						
47 FARM 46		1.7	13	111	424	1885	7.6		6.6	2.2	26.8	71						
47 FARM 47		3.8	146	379	671	4113	7.5		13.6	3.6	20.6	76						
47 FARM 48		2.9	137	288	614	3599	7.8		11.9	3.1	21.5	76						
47 FARM 49		2.0	23	176	487	2668	7.9		8.9	2.5	22.8	75						
47 FARM 50		2.0	11	183	477	1958	7.6		7.1	3.3	28.0	69						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



Page: 6/12

11/17/16

SET #: 555.053
Rec. #: 9662

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 51		2.1	40	185	370	2277	7.8		7.5	3.2	20.6	76						
47 FARM 52		2.6	34	366	624	2326	7.7		8.9	5.3	29.2	65						
47 FARM 53		2.7	55	241	575	2472	6.9	7.13	8.9	3.5	26.9	69						
47 FARM 54		2.9	57	376	774	3599	8.0		12.7	3.8	25.4	71						
47 FARM 55		5.2	28	410	952	4113	7.3		14.8	3.6	26.8	69						
47 FARM 56		3.5	62	383	749	3305	7.8		11.9	4.1	26.2	69						
47 FARM 57		3.5	18	256	756	3060	7.6		11.1	3.0	28.4	69						
47 FARM 58		3.9	34	293	881	4137	7.9		14.4	2.6	25.5	72						
47 FARM 59		3.2	49	254	903	4700	8.2		15.8	2.1	23.8	74						
47 FARM 60		2.7	75	206	707	3060	8.0		10.9	2.4	27.0	70						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



Page: 7/12

11/17/16

SET #: 555.063
Rec. #: 9672

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 61		2.6	62	169	590	3158	8.1		10.6	2.0	23.2	74						
47 FARM 62		2.9	38	186	475	2546	7.6		8.6	2.8	23.0	74						
47 FARM 63		2.2	24	193	360	2277	7.9		7.4	3.3	20.3	77						
47 FARM 64		2.8	13	170	597	2301	7.3		8.5	2.6	29.3	68						
47 FARM 65		2.3	17	202	328	1665	7.5		5.8	4.5	23.6	72						
47 FARM 66		3.4	80	329	634	3403	7.6		11.6	3.6	22.8	73						
47 FARM 67		2.2	29	113	521	2375	7.9		8.3	1.7	26.2	72						
47 FARM 68		2.6	53	204	548	3011	8.0		10.1	2.6	22.6	75						
47 FARM 69		2.8	29	269	793	3403	8.1		12.2	2.8	27.1	70						
47 FARM 70		2.8	18	247	761	3745	8.1		12.9	2.5	24.6	73						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



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11/17/16

SET #: 555.073
Rec. #: 9682

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 71		2.8	24	230	707	3819	8.0		12.8	2.3	23.0	75						
47 FARM 72		2.3	16	143	421	2179	7.1		7.4	2.5	23.7	74						
47 FARM 73		2.4	10	303	823	3207	8.0		11.8	3.3	29.1	68						
47 FARM 74		3.6	110	613	497	3794	7.8		12.3	6.4	16.8	77						
47 FARM 75		3.1	17	289	754	3133	7.7		11.3	3.3	27.8	69						
47 FARM 76		4.7	29	309	869	3868	7.2		13.7	2.9	26.4	71						
47 FARM 77		4.7	40	443	1143	4847	7.8		17.4	3.3	27.4	70						
47 FARM 78		1.7	33	193	597	2766	8.0		9.6	2.6	25.9	72						
47 FARM 79		2.2	20	119	595	2791	8.0		9.6	1.6	25.8	73						
47 FARM 80		4.0	23	302	725	3574	8.0		12.3	3.1	24.6	73						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



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11/17/16

SET #: 555.083
Rec. #: 9692

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 81		4.0	16	135	343	1787	7.2		6.1	2.8	23.4	73						
47 FARM 82		2.5	15	213	810	3623	8.2		12.7	2.2	26.6	71						
47 FARM 83		4.5	76	316	854	3966	7.5		13.9	2.9	25.6	71						
47 FARM 84		3.1	30	343	916	4137	8.2		14.6	3.0	26.1	71						
47 FARM 85		2.1	25	121	570	2962	8.3		9.9	1.6	24.0	75						
47 FARM 86		5.8	125	441	874	4676	7.5		15.9	3.6	22.9	74						
47 FARM 87		1.9	57	129	164	1175	6.4	7.02	3.8	4.4	18.0	77						
47 FARM 88		1.6	30	101	223	1689	6.8	7.08	5.3	2.4	17.5	80						
47 FARM 89		5.5	93	366	845	4578	7.4		15.4	3.0	22.9	74						
47 FARM 90		7.9	54	192	879	6218	7.5		19.5	1.3	18.8	80						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



Page: 10/12

11/17/16

SET #: 555.093
Rec. #: 9702

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM 91		3.7	40	394	565	2938	6.4	6.82	12.4	4.1	19.0	59						
47 FARM 92		4.4	139	323	891	5606	7.7		18.1	2.3	20.5	77						
47 FARM 93		2.9	37	224	639	3158	7.9		10.8	2.7	24.7	73						
47 FARM 94		2.1	23	146	575	3084	8.1		10.3	1.8	23.3	75						
47 FARM 95		2.3	25	135	536	2889	7.9		9.6	1.8	23.3	75						
47 FARM 96		3.2	48	238	703	4260	8.2		13.9	2.2	21.1	77						
47 FARM 97		2.4	19	169	597	3011	8.0		10.2	2.1	24.4	74						
47 FARM 98		2.4	177	194	666	4945	8.4		15.4	1.6	18.0	80						
47 FARM 99		1.5	13	202	343	1273	6.6	7.12	4.9	5.3	29.2	65						
47 FARM 100		1.9	23	162	529	1934	7.4		7.2	2.9	30.6	67						

Results reported in pounds per acre

Samples are continued on next page

SOIL TEST



Page: 11/12

11/17/16

SET #: 556.003
Rec. #: 9712

Submitted by:
BAMBAUER FERTILIZER-MAPPING
20910 WISE RD.
JACKSON CENTER, OH 45334

R&K FARMS
47 FARM

Sample analysis by:
CALMAR Soil Testing Lab
130 South State Street
Westerville, OH 43081

Lab # Field	Sample	% Organic Matter	Phosphorus Bray P1	Potassium K	Magnesium Mg	Calcium Ca	pH		Cation Exchange Capacity	Percent Base Saturation			Sulfur S	Zinc Zn	Manganese Mn	Boron B	Copper Cu	Iron Fe
							Soil	Buffer		%K	%Mg	%Ca						
47 FARM	101	2.7	14	256	810	3060	7.7		11.4	2.9	29.6	67						
47 FARM	102	3.0	13	169	350	1567	5.5	6.64	9.9	2.2	14.7	40						

Results reported in pounds per acre

Sample summary on next page

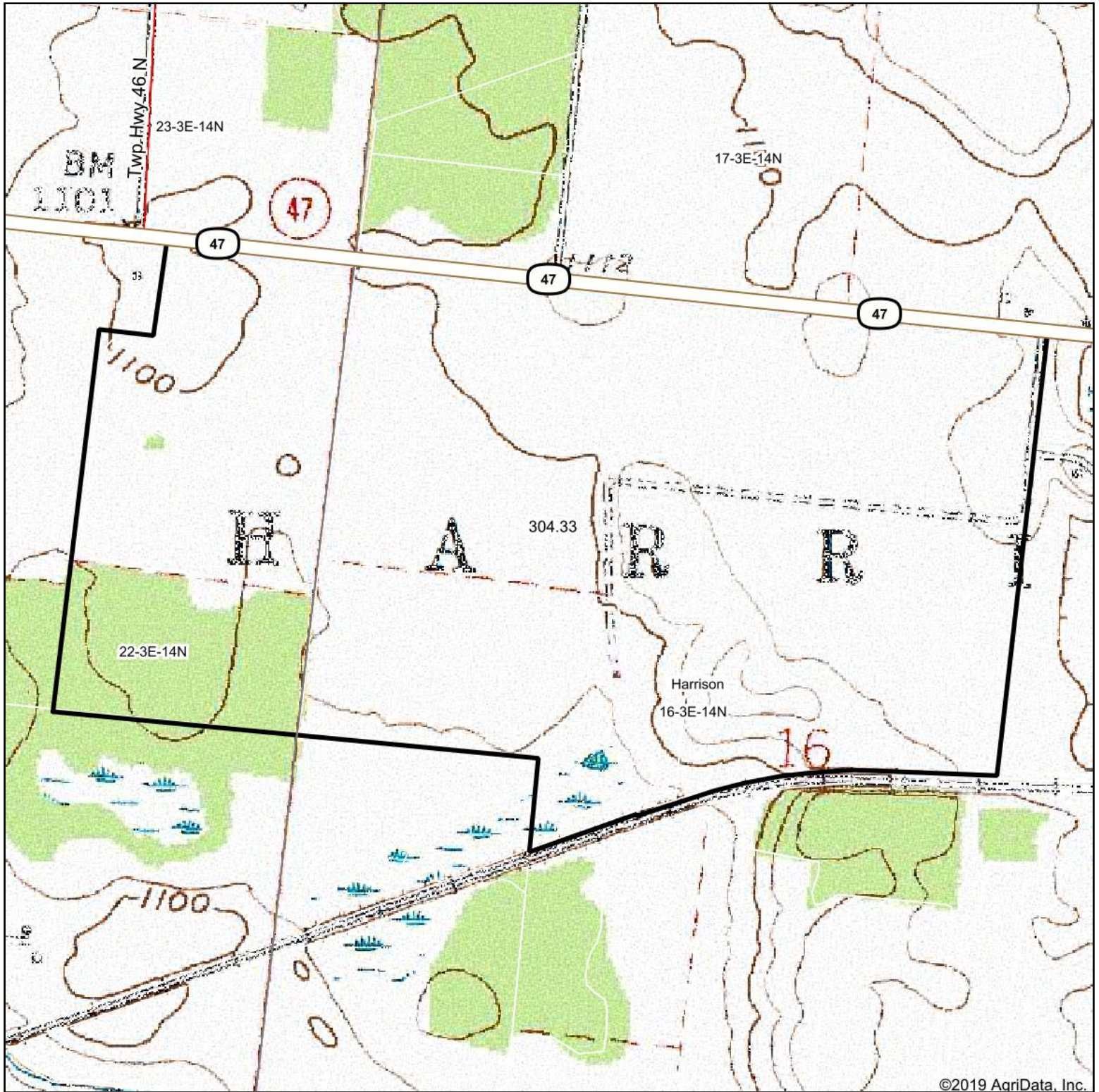
TOPOGRAPHY MAPS

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TOPOGRAPHY MAP

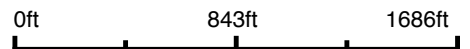
TRACTS 1-4



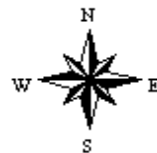
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map center: 40° 21' 40.57, -83° 49' 36.12



16-3E-14N
Logan County
Ohio



12/30/2019

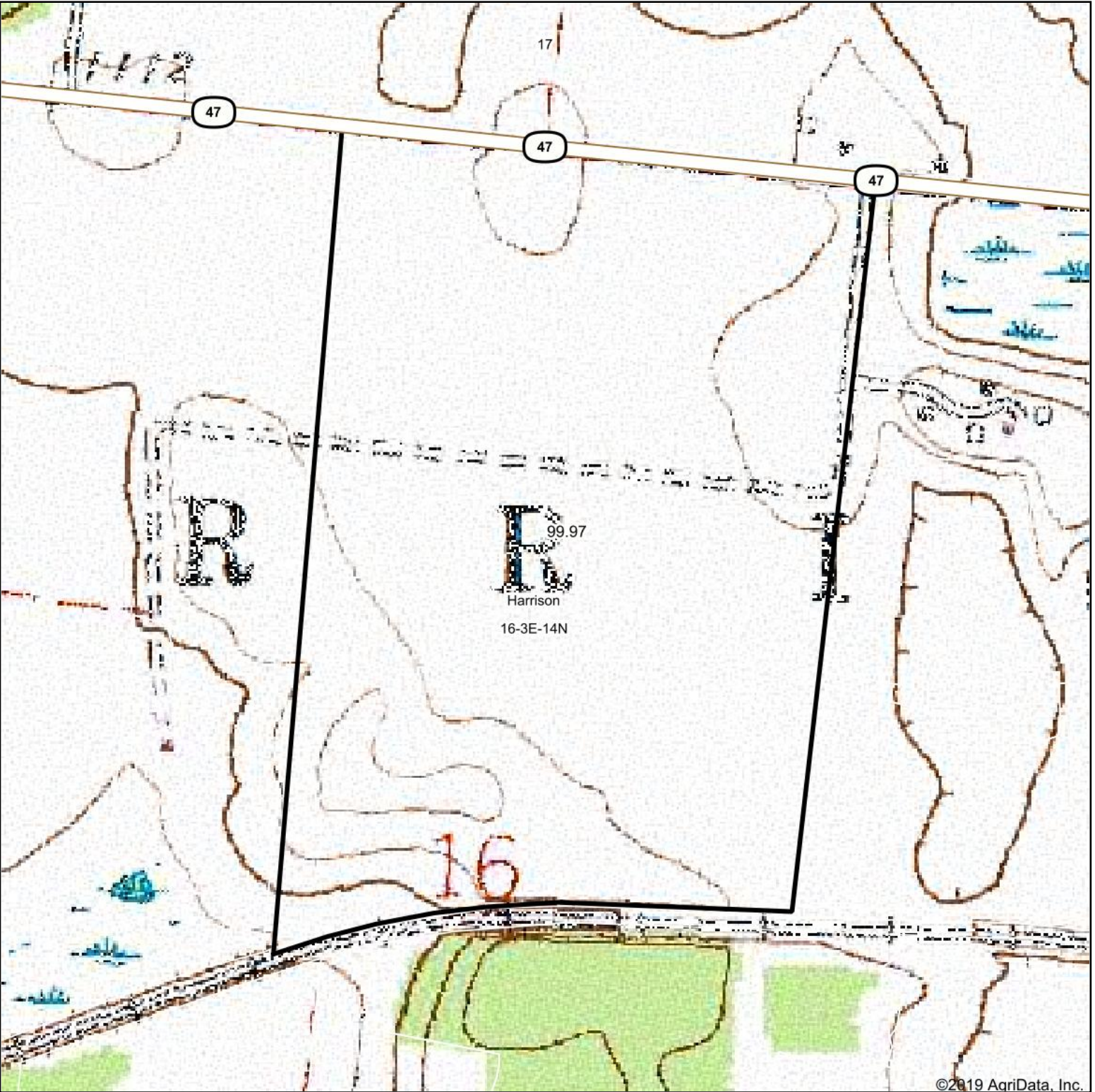
Maps Provided By:



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TOPOGRAPHY MAP

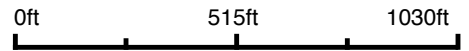
TRACT 1



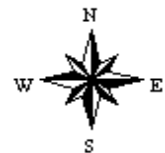
©2019 AgriData, Inc.



map center: 40° 21' 40.73, -83° 49' 15.25



16-3E-14N
Logan County
Ohio

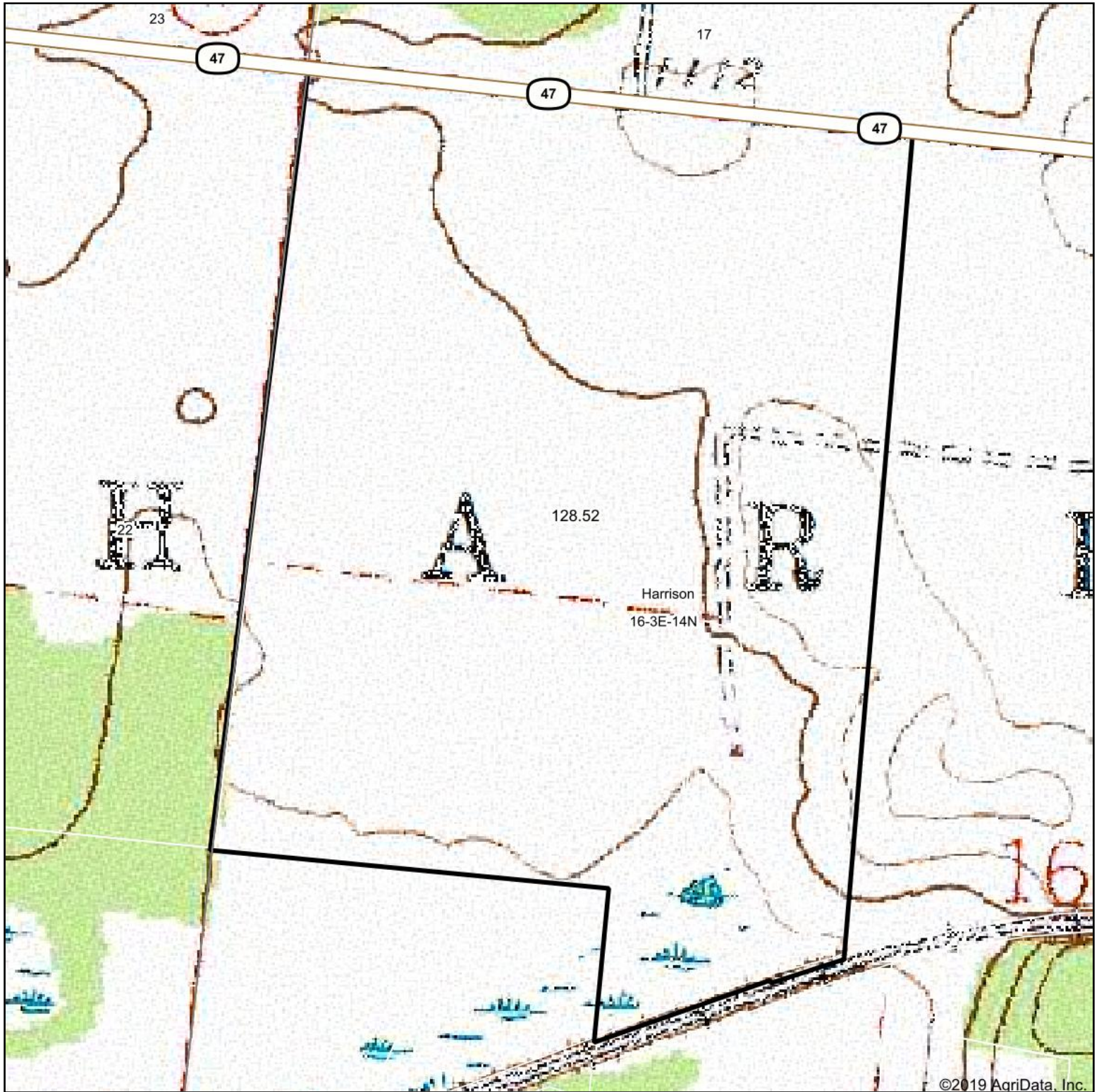


Maps Provided By:
surety[®]
CUSTOMIZED ONLINE MAPPING
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1/15/2020

TOPOGRAPHY MAP

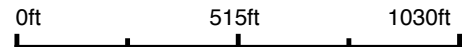
TRACT 2



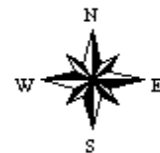
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map center: 40° 21' 40.31, -83° 49' 39.4



16-3E-14N
Logan County
Ohio



1/15/2020

Maps Provided By:



TOPOGRAPHY MAP

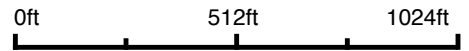
TRACT 3



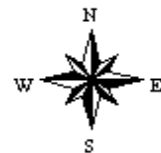
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map center: 40° 21' 46.08, -83° 49' 56.46



22-3E-14N
Logan County
Ohio

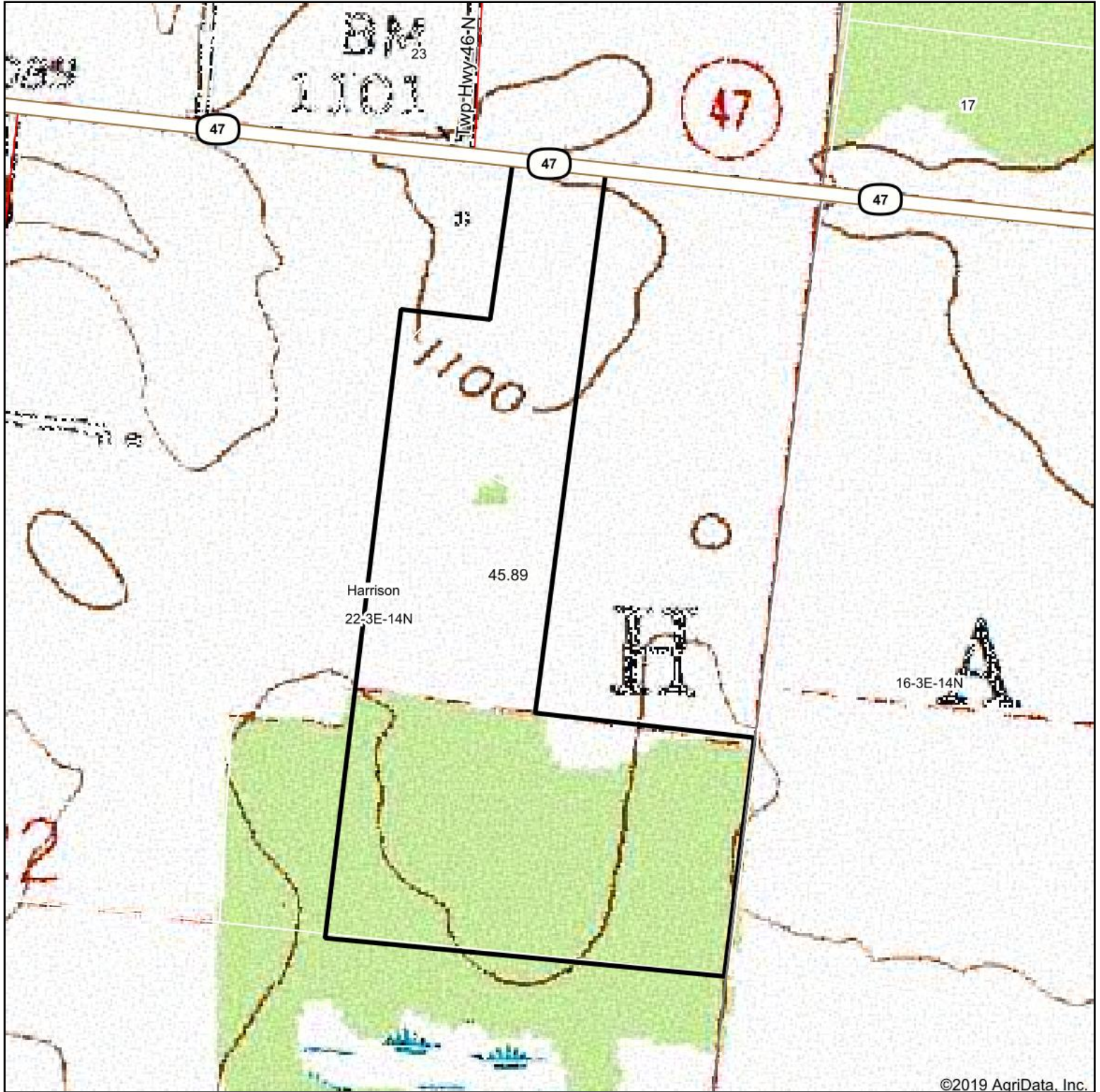


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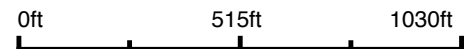
TRACT 4



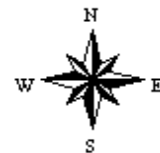
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map center: 40° 21' 43.89, -83° 50' 1.44



22-3E-14N
Logan County
Ohio



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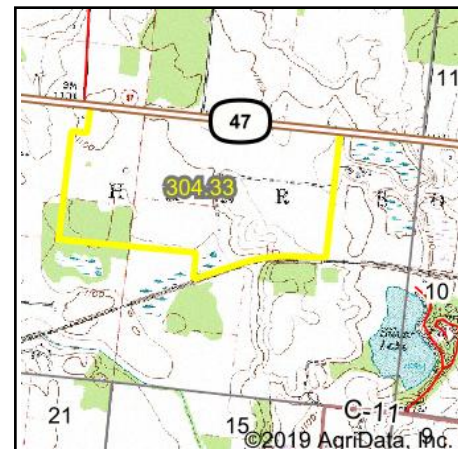
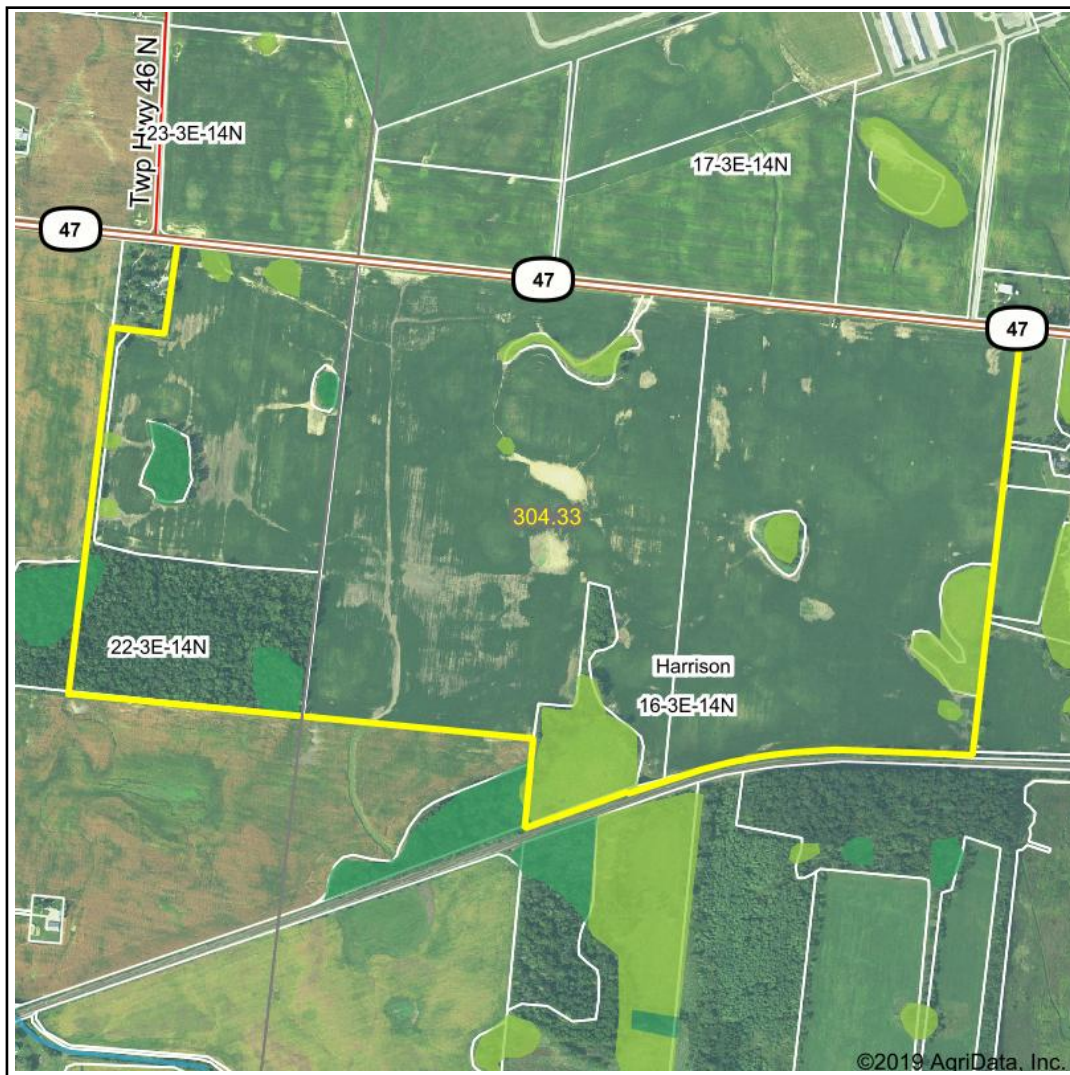
WETLANDS MAPS

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WETLANDS MAP

TRACTS 1-4



State: **Ohio**
 Location: **16-3E-14N**
 County: **Logan**
 Township: **Harrison**
 Date: **12/30/2019**



Maps Provided By:

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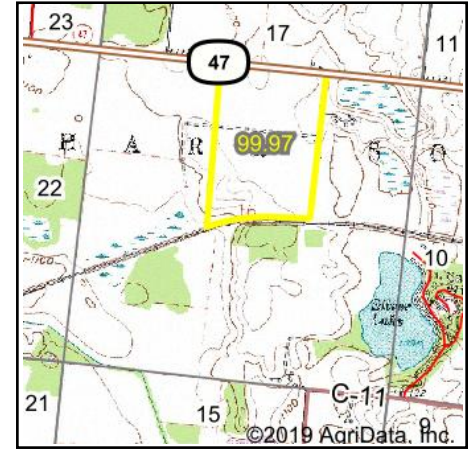
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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	10.63
PFO1C	Freshwater Forested/Shrub Wetland	5.10
PEM1Cd	Freshwater Emergent Wetland	4.49
PEM1A	Freshwater Emergent Wetland	1.38
PEM1Ad	Freshwater Emergent Wetland	0.28
PSS1C	Freshwater Forested/Shrub Wetland	0.08
Total Acres		21.96

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

WETLANDS MAP

TRACT 1

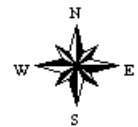


State: **Ohio**
 Location: **16-3E-14N**
 County: **Logan**
 Township: **Harrison**
 Date: **1/15/2020**



Maps Provided By:

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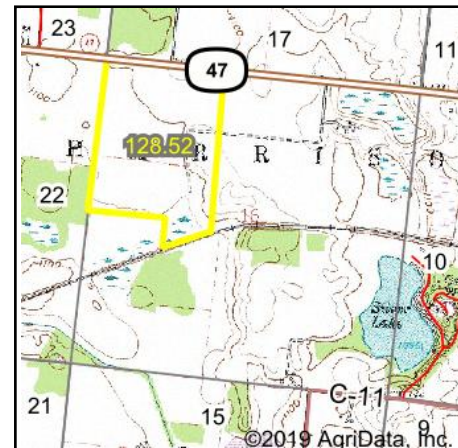
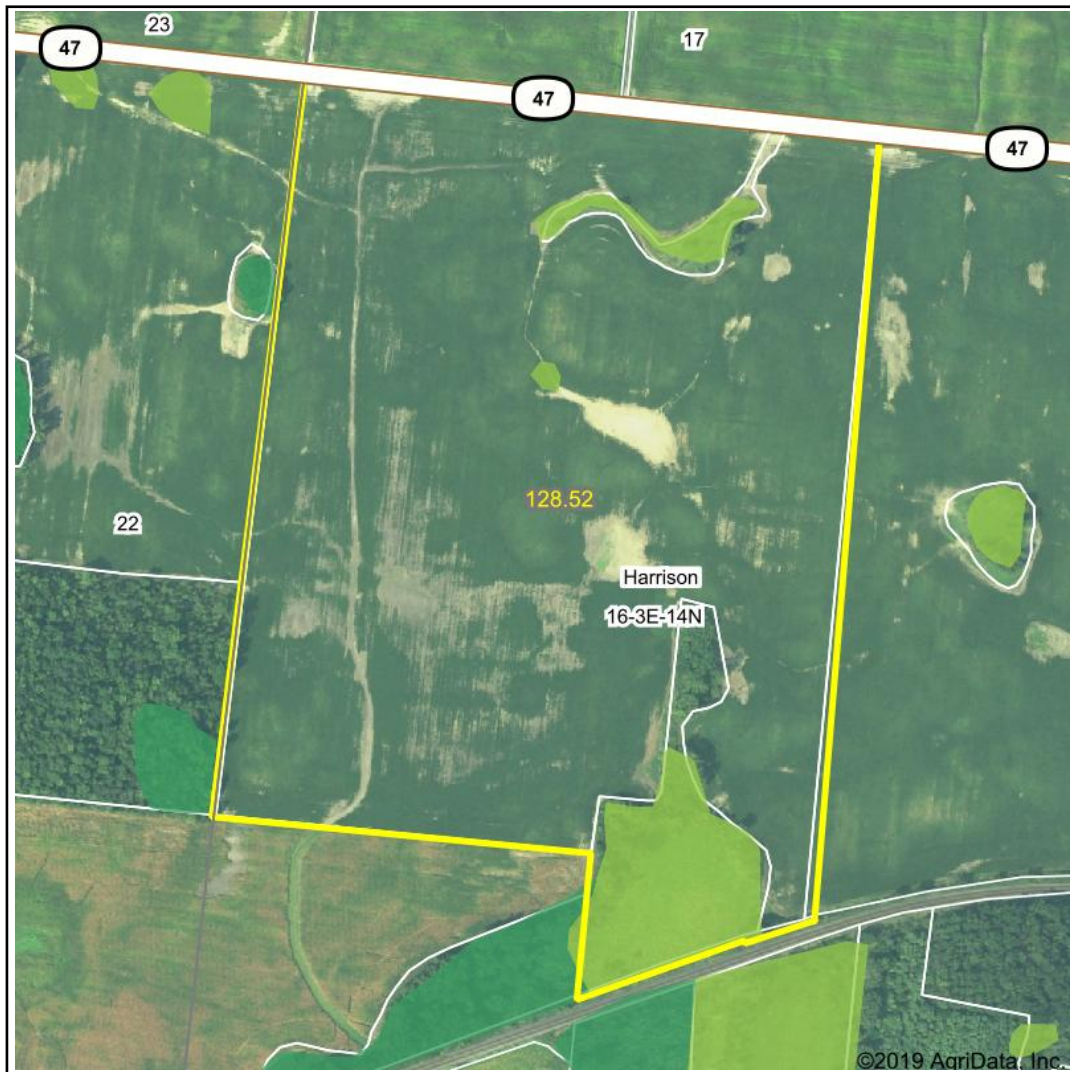
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Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	4.49
PEM1C	Freshwater Emergent Wetland	0.99
PEM1Ad	Freshwater Emergent Wetland	0.28
Total Acres		5.76

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

WETLANDS MAP

TRACT 2



State: **Ohio**
 Location: **16-3E-14N**
 County: **Logan**
 Township: **Harrison**
 Date: **1/15/2020**



Maps Provided By:

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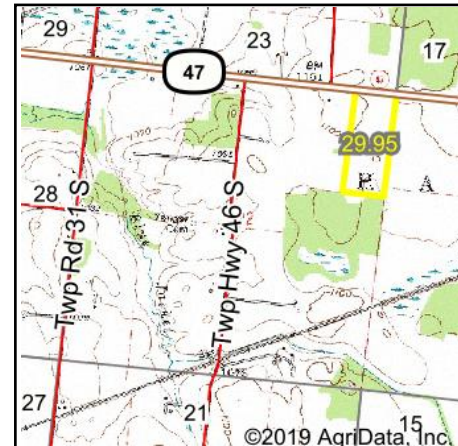
0ft 748ft 1496ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	9.11
PEM1A	Freshwater Emergent Wetland	0.17
PSS1C	Freshwater Forested/Shrub Wetland	0.08
Total Acres		9.36

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

WETLANDS MAP

TRACT 3

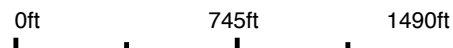


State: **Ohio**
 Location: **22-3E-14N**
 County: **Logan**
 Township: **Harrison**
 Date: **1/15/2020**



Maps Provided By:

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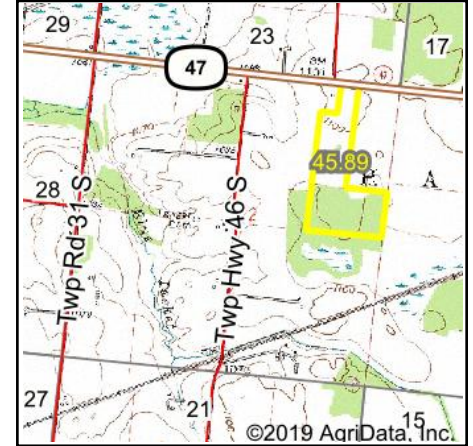
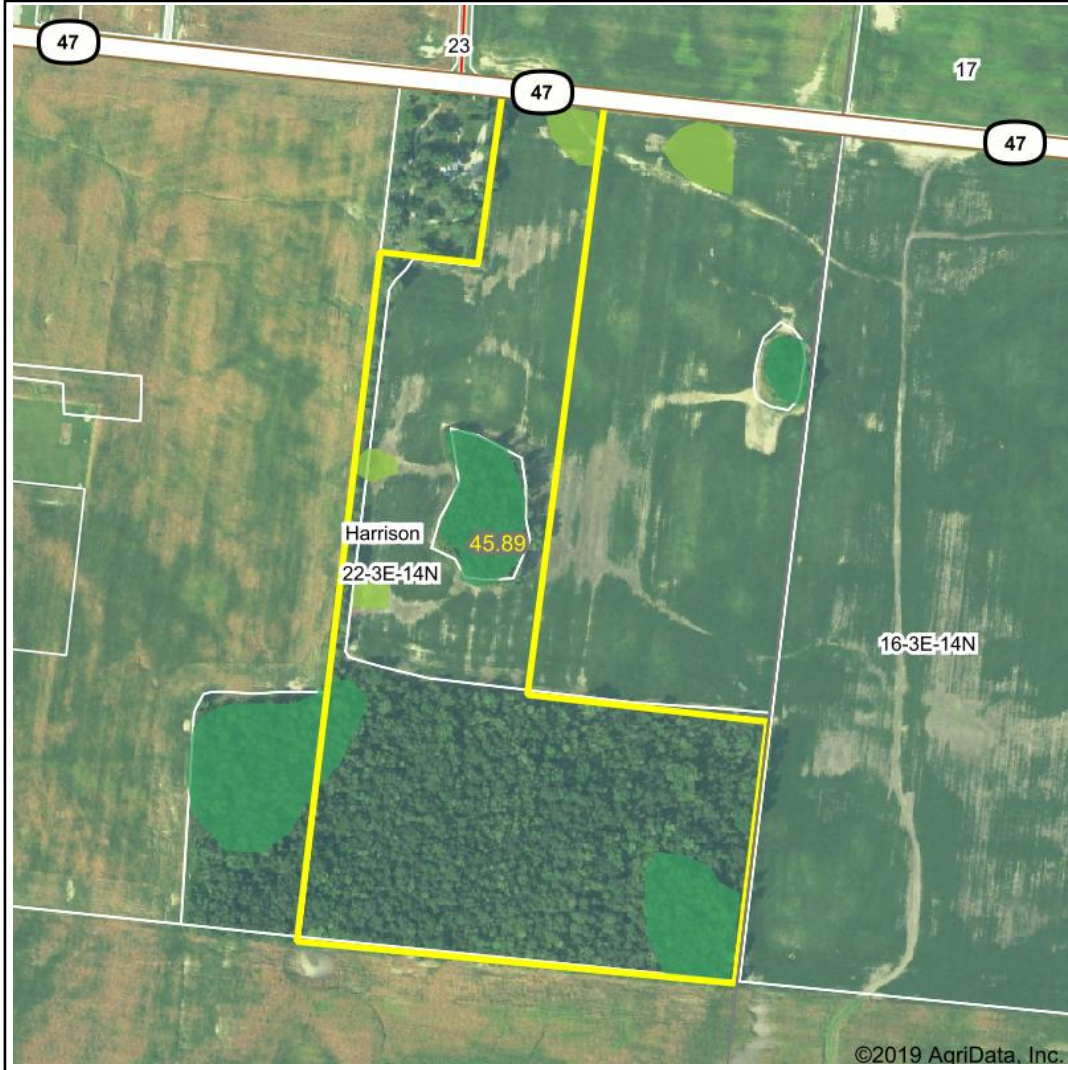


Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.76
PFO1C	Freshwater Forested/Shrub Wetland	0.49
PEM1C	Freshwater Emergent Wetland	0.03
Total Acres		1.28

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

WETLANDS MAP

TRACT 4

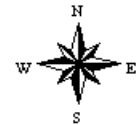


State: **Ohio**
 Location: **22-3E-14N**
 County: **Logan**
 Township: **Harrison**
 Date: **1/15/2020**



Maps Provided By:

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Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	4.60
PEM1C	Freshwater Emergent Wetland	0.50
PEM1A	Freshwater Emergent Wetland	0.45
Total Acres		5.55

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

USDA REPORTS

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USDA REPORT

OHIO
LOGAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7271
Prepared : Oct 9, 2019
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 3939 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.60	0.00	65
Corn	7.60	0.00	138
Soybeans	7.60	0.00	41
TOTAL	22.80	0.00	

NOTES

Tract Number : 6402
Description : 2013 Recon Combine T#798,4435,4436
FSA Physical Location : OHIO/LOGAN
ANSI Physical Location : OHIO/LOGAN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CHRISTINE N TRACEY KINNEY, SAM KINNEY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
304.62	254.85	254.85	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	254.85	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	129.40	0.00	138
Soybeans	125.40	0.00	41
TOTAL	254.80	0.00	

NOTES

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USDA REPORT



United States
Department of
Agriculture

Logan County, Ohio



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

All of the following are true
unless otherwise indicated:
All Crops=NI All Crops=GR
Corn=YEL Soybeans=COM
Wheat=SRW

Logan County
Farm Service Agency
338 County Rd 11
Bellefontaine, OH 43311
937-592-8896 (p)
855-832-5944 (f)

2019 Program Year

Map Created June 04, 2019

Farm 7271
Tract 6402

Tract Cropland Total: 254.85 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA FSA contact information: 937-592-8896 (p) 855-832-5944 (f)

COUNTY PROPERTY REPORTS

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COUNTY PROPERTY REPORT

TRACT 1

Parcel Number 08-090-00-00-018-000	Legal Description 0002 16-3-14	Location S R 47	Acres 60.473
Owner KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY			

Property

Tax District 08-HARRISON TWP BELLEF SD	School District BELLEFONTAINE C S D
Neighborhood 02700-HARRISTP	Subdivision
Map Number 09000	Routing Number 00018

Deed

Legal Description 0002 16-3-14	Acres 60.4730
Date Sold 05/24/2019	Sales Amount 0.00
	Volume / Page 1341 / 199

Values

Land Use
100-AGRICULTURAL VACANT LAND

Tentative Values Available

	Appraised	Assessed
Land	385,350	134,870
Improvement	0	0
Total	385,350	134,870
CAUV (Y)	108,800	38,080
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	108,800	38,080

COUNTY PROPERTY REPORT

TRACT 1

Owner

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
8900 STATE ROUTE 274
LEWISTOWN OH 43333-9726

Owner Name

SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY

Taxpayer

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
8900 STATE ROUTE 274
LEWISTOWN OH 43333-9726

Current Charges

Full Rate
76.430000

Effective Rate
49.556307

Qualifying Rate
39.887389

Pay Online:

[Add to cart](#)

	Prior	First	Second	Total
Tax	1,088.79	867.62	867.62	2,824.03
Special	0.00	0.00	0.00	0.00
Total	1,088.79	867.62	867.62	2,824.03
Paid	1,088.79	0.00	0.00	1,088.79
Due	0.00	867.62	867.62	1,735.24
Due On		02/12/2020		

Adding on? [Try our tax estimator.](#)

COUNTY PROPERTY REPORT

TRACT 1

Parcel Number 09-090-00-00-019-000	Legal Description 0002 16-3-14	Location S R 47	Acres 39.527
Owner KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY			

Property

Tax District 09-HARRISON TWP ILSD	School District INDIAN LAKE S D
Neighborhood 02700-HARRISTP	Subdivision
Map Number 09000	Routing Number 00019

Deed

Legal Description 0002 16-3-14	Acres 39.5270
Date Sold 05/24/2019	Sales Amount 0.00
	Volume / Page 1341 / 199

Values

Land Use
100-AGRICULTURAL VACANT LAND

Tentative Values Available

	Appraised	Assessed
Land	221,520	77,530
Improvement	0	0
Total	221,520	77,530
CAUV (Y)	56,030	19,610
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	56,030	19,610

COUNTY PROPERTY REPORT

TRACT 1

Owner

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
8900 STATE ROUTE 274
LEWISTOWN OH 43333-9726

Owner Name

SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY

Taxpayer

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
8900 STATE ROUTE 274
LEWISTOWN OH 43333-9726

Current Charges

Full Rate
67.450000

Effective Rate
46.077115

Qualifying Rate
40.658197

Pay Online:

[Add to cart](#)

	Prior	First	Second	Total
Tax	573.43	411.90	411.90	1,397.23
Special	0.00	0.00	0.00	0.00
Total	573.43	411.90	411.90	1,397.23
Paid	573.43	0.00	0.00	573.43
Due	0.00	411.90	411.90	823.80
Due On		02/12/2020		

Adding on? [Try our tax estimator.](#)

COUNTY PROPERTY REPORT

TRACT 2

Parcel Number 09-090-00-00-019-001	Legal Description 0002 16-3-14	Location S R 47	Acres 128.537
Owner KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY			

Property

Tax District 09-HARRISON TWP ILSD	School District INDIAN LAKE S D
Neighborhood 02700-HARRISTP	Subdivision
Map Number 09000	Routing Number 00019

Deed

Legal Description 0002 16-3-14	Acres 128.5370
Date Sold 05/24/2019	Sales Amount 0.00
	Volume / Page 1341 / 199

Values

Land Use
100-AGRICULTURAL VACANT LAND

Tentative Values Available

	Appraised	Assessed
Land	763,930	267,380
Improvement	0	0
Total	763,930	267,380
CAUV (Y)	202,700	70,950
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	202,700	70,950

COUNTY PROPERTY REPORT

TRACT 2

Owner

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
 8900 STATE ROUTE 274
 LEWISTOWN OH 43333-9726

Owner Name

SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY

Taxpayer

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
 8900 STATE ROUTE 274
 LEWISTOWN OH 43333-9726

Current Charges

Full Rate
67.450000

Effective Rate
46.077115

Qualifying Rate
40.658197

Pay Online:

[Add to cart](#)

	Prior	First	Second	Total
Tax	2,231.40	1,490.38	1,490.38	5,212.16
Special	0.00	0.00	0.00	0.00
Total	2,231.40	1,490.38	1,490.38	5,212.16
Paid	2,231.40	0.00	0.00	2,231.40
Due	0.00	1,490.38	1,490.38	2,980.76
Due On	02/12/2020			

Adding on? [Try our tax estimator.](#)

COUNTY PROPERTY REPORT

TRACTS 3 & 4

Parcel Number 09-089-00-00-012-000	Legal Description 0002 22-3-14	Location S R 47	Acres 75.797
Owner KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY			

Property

Tax District 09-HARRISON TWP ILSD	School District INDIAN LAKE S D
Neighborhood 02700-HARRISTP	Subdivision
Map Number 08900	Routing Number 00012

Deed

Legal Description 0002 22-3-14	Acres 75.7970
Date Sold 05/24/2019	Sales Amount 0.00
	Volume / Page 1341 / 199

Values

Land Use
100-AGRICULTURAL VACANT LAND

Tentative Values Available

	Appraised	Assessed
Land	424,810	148,680
Improvement	0	0
Total	424,810	148,680
CAUV (Y)	102,780	35,970
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	102,780	35,970

COUNTY PROPERTY REPORT

TRACTS 3 & 4

Owner

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
 8900 STATE ROUTE 274
 LEWISTOWN OH 43333-9726

Owner Name

SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY

Taxpayer

Contact

KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY
 8900 STATE ROUTE 274
 LEWISTOWN OH 43333-9726

Current Charges

Full Rate
67.450000

Effective Rate
46.077115

Qualifying Rate
40.658197

Pay Online:

[Add to cart](#)

	Prior	First	Second	Total
Tax	1,205.78	755.61	755.61	2,717.00
Special	0.00	0.00	0.00	0.00
Total	1,205.78	755.61	755.61	2,717.00
Paid	1,205.78	0.00	0.00	1,205.78
Due	0.00	755.61	755.61	1,511.22
Due On	02/12/2020			

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COUNTY PARCELS

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COUNTY PARCEL TRACT 1



[09-090-00-00-019-000](#)

Owner

KINNEY SAMUEL P ETAL & CHRISTINE
N TRACEY-KINNEY

Location

S R 47

Legal

0002 16-3-14

Acres

39.5270

Zoom to

COUNTY PARCEL TRACT 1



[08-090-00-00-018-000](#)

Owner

KINNEY SAMUEL P ETAL & CHRISTINE
N TRACEY-KINNEY

Location

S R 47

Legal

0002 16-3-14

Acres

60.4730

[Zoom to](#)

VICIA CAMP WILSON

VICARIO

COUNTY PARCEL

TRACT 2

[09-090-00-00-019-001](#)

Owner
KINNEY SAMUEL P ETAL & CHRISTINE
N TRACEY-KINNEY

Location
S R 47

Legal
0002 16-3-14

Acres
128.5370

[Zoom to](#)

COUNTY PARCEL

TRACTS 3 & 4



09-089-00-00-012-000

Owner

KINNEY SAMUEL P ETAL & CHRISTINE
N TRACEY-KINNEY

Location

S R 47

Legal

0002 22-3-14

Acres

75.7970

[Zoom to](#)

TAX STATEMENTS

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TAX STATEMENTS

TRACT 1



LOGAN COUNTY

Ohio

Parcel: 08-090-00-00-018-000 = "A"

Year: 2019



SUMMARY

Deeded Name	SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY		
Owner	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726	Taxpayer	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726
Tax District	08-HARRISON TWP BELLEF SD	Land Use	100-AGRICULTURAL VACANT LAND
School District	BELLEFONTAINE C S D	Subdivision	
Neighborhood	02700-HARRISTP		
Location	S R 47	Legal	0002 16-3-14
CD Year		09000	Routing Number 00018
Acres	60.4730	Map Number	5/24/2019
		Sold	Sales Amount 0.00

VALUE

District	08-HARRISON TWP BELLEF SD	
Land Use	100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed
Land	385,350	134,870
Improvement	0	0
Total	385,350	134,870
CAUV	Y 108,800	38,080
Homestead	N 0	0
OOC	N 0	0
Taxable	108,800	38,080

CURRENT CHARGES

Full Rate	76.430000			
Effective Rate	49.556307			
Qualifying Rate	39.887389			
	Prior	First	Second	Total
Tax	1,088.79	867.62	867.62	2,824.03
Special	0.00	0.00	0.00	0.00
Total	1,088.79	867.62	867.62	2,824.03
Paid	1,088.79	0.00	0.00	1,088.79
Due	0.00	867.62	867.62	1,735.24

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
5/24/2019	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY	370E	QUIT CLAIM DEED	\$0.00	N
11/16/2012	KINNEY RICHARD L ETAL	966	WARRANTY DEED	\$4,900,000.00	N
12/23/2009	RENICK J ROBERT & MARILYN TRUSTEES	999	WARRANTY DEED	\$975,000.00	Y
3/20/2000	HUGGETT PEGGY A TRUSTEE	195	QUIT CLAIM DEED	\$0.00	N

LAND

Type	Dimensions	Description	Value
A0-R.O.W.	1.188	Acres	0
A5-TILLABLE	59.285	Acres	385,350

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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TAX STATEMENTS

TRACT 1



LOGAN COUNTY

Ohio

Parcel: 09-090-00-00-019-000 ~ "B"

Year: 2019



SUMMARY

Deeded Name	SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY		
Owner	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726	Taxpayer	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726
Tax District	09-HARRISON TWP ILSD	Land Use	100-AGRICULTURAL VACANT LAND
School District	INDIAN LAKE S D	Subdivision	
Neighborhood	02700-HARRISTP	Legal	0002 16-3-14
Location	S R 47	09000	Routing Number 00019
CD Year		Map Number	Sales Amount 0.00
Acres	39.5270	Sold	5/24/2019

VALUE

District	09-HARRISON TWP ILSD		
Land Use	100-AGRICULTURAL VACANT LAND		
	Appraised	Assessed	
Land	221,520	77,530	
Improvement	0	0	
Total	221,520	77,530	
CAUV	Y	56,030	19,610
Homestead	N	0	0
OOC	N	0	0
Taxable	56,030	19,610	

CURRENT CHARGES

Full Rate	67.450000			
Effective Rate	46.077115			
Qualifying Rate	40.658197			
	Prior	First	Second	Total
Tax	573.43	411.90	411.90	1,397.23
Special	0.00	0.00	0.00	0.00
Total	573.43	411.90	411.90	1,397.23
Paid	573.43	0.00	0.00	573.43
Due	0.00	411.90	411.90	823.80

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
5/24/2019	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY	370E	QUIT CLAIM DEED	\$0.00	N
11/16/2012	KINNEY RICHARD L ETAL	966	WARRANTY DEED	\$4,900,000.00	N
12/23/2009	RENICK J ROBERT & MARILYN TRUSTEES	999	WARRANTY DEED	\$975,000.00	Y
3/20/2000	HUGGETT PEGGY A TRUSTEE	195	QUIT CLAIM DEED	\$0.00	N

LAND

Type	Dimensions	Description	Value
A0-R.O.W.	0.452	Acres	0
A5-TILLABLE	34.080	Acres	221,520
A9-WASTELAND	4.995	Acres	0

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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TAX STATEMENTS

TRACT 2



LOGAN COUNTY

Ohio

Parcel: 09-090-00-00-019-001 = *C*

Year: 2019



SUMMARY

Deeded Name	SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY		
Owner	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726	Taxpayer	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726
Tax District	09-HARRISON TWP ILSD	Land Use	100-AGRICULTURAL VACANT LAND
School District	INDIAN LAKE S D	Subdivision	
Neighborhood	02700-HARRISTP		
Location	S R 47	Legal	0002 16-3-14
CD Year		09000	Routing Number 00019
Acres	128.5370	Map Number	5/24/2019 Sales Amount 0.00

VALUE

District	09-HARRISON TWP ILSD		
Land Use	100-AGRICULTURAL VACANT LAND		
	Appraised		Assessed
Land	763,930		267,380
Improvement	0		0
Total	763,930		267,380
CAUV	Y	202,700	70,950
Homestead	N	0	0
OOCC	N	0	0
Taxable	202,700		70,950

CURRENT CHARGES

Full Rate	67.450000			
Effective Rate	46.077115			
Qualifying Rate	40.658197			
	Prior	First	Second	Total
Tax	2,231.40	1,490.38	1,490.38	5,212.16
Special	0.00	0.00	0.00	0.00
Total	2,231.40	1,490.38	1,490.38	5,212.16
Paid	2,231.40	0.00	0.00	2,231.40
Due	0.00	1,490.38	1,490.38	2,980.76

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
5/24/2019	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY	370E	QUIT CLAIM DEED	\$0.00	N
11/16/2012	KINNEY RICHARD L ETAL	966	WARRANTY DEED	\$4,900,000.00	N
12/23/2009	RENICK J ROBERT & MARILYN TRUSTEES	999	WARRANTY DEED	\$975,000.00	Y
3/20/2000	HUGGETT PEGGY A TRUSTEE	195	QUIT CLAIM DEED	\$0.00	N

LAND

Type	Dimensions	Description	Value
A0-R.O.W.	1.389	Acres	0
A5-TILLABLE	110.143	Acres	715,930
A8-WOODLAND	12.000	Acres	48,000
A9-WASTELAND	5.005	Acres	0

UTILITIES

Water	N Sewer	N Electric	N Gas	N Well	N Septic	N
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TAX STATEMENTS

TRACTS 3 & 4



LOGAN COUNTY

Ohio

Parcel: 09-089-00-00-012-000-^{"D"}
Year: 2019



SUMMARY

Deeded Name	SAMUEL P KINNEY ETAL & CHRISTINE N TRACEY-KINNEY		
Owner	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726	Taxpayer	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY -KINNEY 8900 STATE ROUTE 274 LEWISTOWN OH 43333-9726
Tax District	09-HARRISON TWP ILSD	Land Use	100-AGRICULTURAL VACANT LAND
School District	INDIAN LAKE S D	Subdivision	
Neighborhood	02700-HARRISTP	Legal	0002 22-3-14
Location	S R 47	08900	Routing Number 00012
CD Year		Map Number	00012
Acres	75.7970	Sold	5/24/2019
			Sales Amount 0.00

VALUE

District	09-HARRISON TWP ILSD	
Land Use	100-AGRICULTURAL VACANT LAND	
	Appraised	Assessed
Land	424,810	148,680
Improvement	0	0
Total	424,810	148,680
CAUV	Y	102,780
Homestead	N	0
OOC	N	0
Taxable	102,780	35,970

CURRENT CHARGES

Full Rate	67.450000			
Effective Rate	46.077115			
Qualifying Rate	40.658197			
	Prior	First	Second	Total
Tax	1,205.78	755.61	755.61	2,717.00
Special	0.00	0.00	0.00	0.00
Total	1,205.78	755.61	755.61	2,717.00
Paid	1,205.78	0.00	0.00	1,205.78
Due	0.00	755.61	755.61	1,511.22

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
5/24/2019	KINNEY SAMUEL P ETAL & CHRISTINE N TRACEY-KINNEY	370E	QUIT CLAIM DEED	\$0.00	N
11/16/2012	KINNEY RICHARD L ETAL	966	WARRANTY DEED	\$4,900,000.00	N
12/23/2009	RENICK J ROBERT & MARILYN TRUSTEES	999	WARRANTY DEED	\$975,000.00	Y
3/20/2000	HUGGETT PEGGY A TRUSTEE	195	QUIT CLAIM DEED	\$0.00	N

LAND

Type	Dimensions	Description	Value
A0-R.O.W.	0.573	Acres	0
A5-TILLABLE	49.564	Acres	322,170
A8-WOODLAND	25.660	Acres	102,640

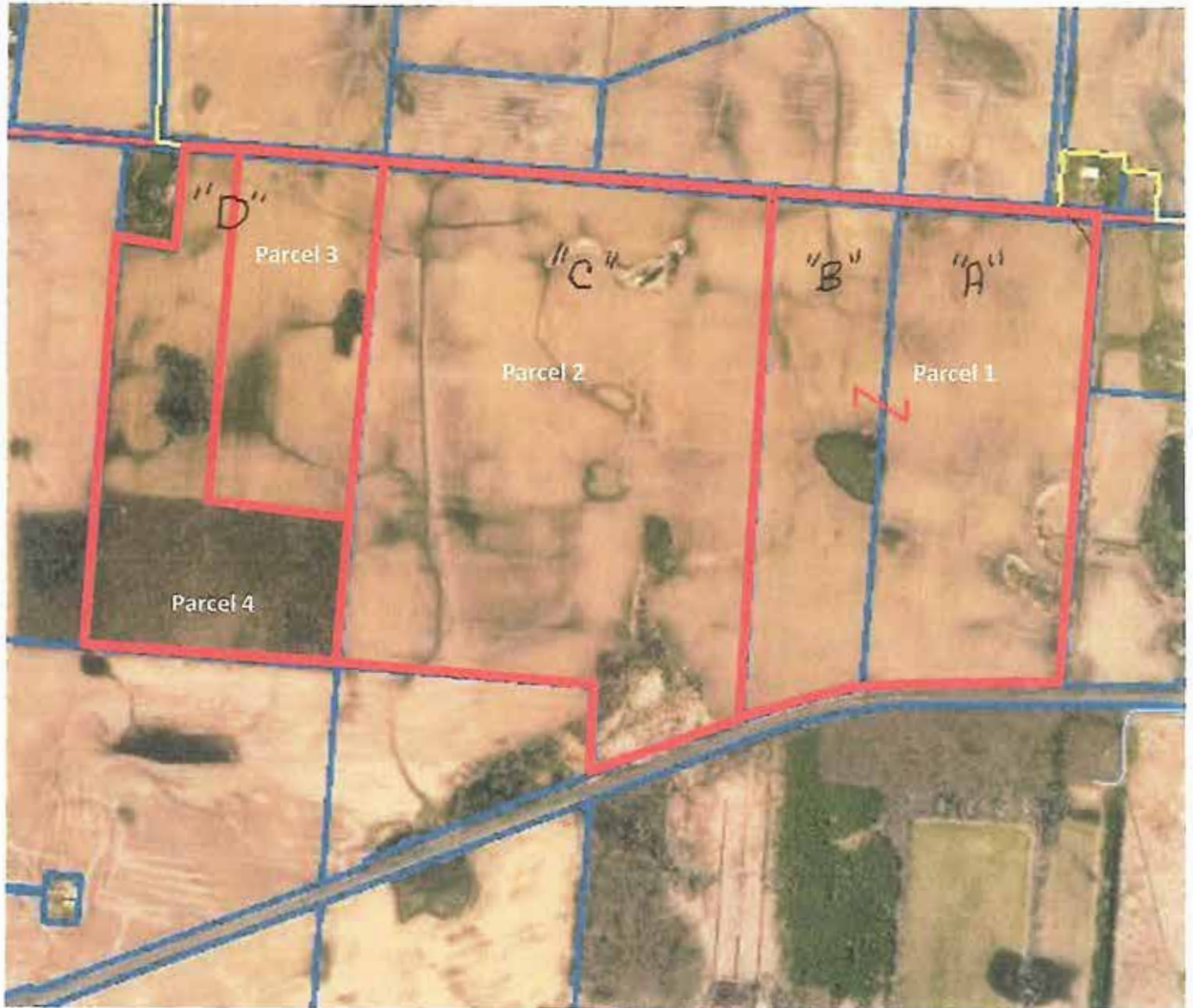
UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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TAX STATEMENTS



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE



PRELIMINARY TITLE

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800.451.2709



PRELIMINARY TITLE

Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned:


Authorized Countersignature

Richard A. Hemphill d/b/a Mad River Title Agen-
Company Name

Bellefontaine, OH
City, State

stewart
title guaranty company





Matt Morris
President and CEO



Denise Carraux
Secretary

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PRELIMINARY TITLE

1. Effective Date: December 31, 2019 at 08:00 AM

2. Policy or Policies to be issued:

(a) X Owner's Policy ()

Proposed Insured:

Successful Bidder at Auction

(b) _____ Loan Policy ()

Proposed Insured:

Amount
Amount of successful
bid at auction
RAD

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Samuel P. Kinney and Christina N. Tracey-Kinney SOT: Volume 1341, Page 199, Dated 5/23/19 and
Filed 5/24/19 at 1:36 pm.

5. The land referred to in the Commitment is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Mad River Title Agency

By: _____

Mad River Title Agency

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AMERICAN
LAND TITLE
ASSOCIATION



(KINNEY FARM 12-19.PFD/KINNEY FARM 12-19/8)

PRELIMINARY TITLE

EXHIBIT "A"

Tract I:

Lying in Section 16, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being all of the remainder of the Donald W. Ropp and Carolyn L. Ropp original 147.00 acre Tract III, and part of the 160.0 acre Tract I and 5.875 acre Tract II as deeded and described in Official Record 38, Page 499 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the northwest corner of Section 16, on the City of Bellefontaine Corporation line and at an angle in the centerline of Ohio Route 47.

THENCE, with the north line of Section 16, the City of Bellefontaine Corporation Line and the centerline of Ohio Route 47, S 86°-00'-40" E, a distance of 2017.06 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the north line of Section 16, the City of Bellefontaine Corporation Line and the centerline of Ohio Route 47, S 86°-00'-40" E, a distance of 656.70 feet to a MAG nail set at the northeast corner of the northwest quarter of Section 16.

THENCE, continuing with the north line of Section 16, the City of Bellefontaine Corporation Line and the centerline of Ohio Route 47, S 85°-46'-51" E, a distance of 1068.27 feet to a railroad spike found.

THENCE, with the west line of the Clifford E. Kelly 32.957 acre tract, (O.R. 111, Pg. 219), and the 54.711 acre tract, (O.R. 78, Pg. 456), S 4°-21'-24" W, a distance of 2425.52 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the north line of Conrail tract, the following three courses:

N 89°-17'-30" W, a distance of 617.97 feet to a 5/8 inch iron rod set.

With a curve to the left having a central angle of 21°-37'-00", a radius of 2914.70 feet, and arc length of 1099.67 feet, and a chord bearing S 79°-54'-00" W, a distance of 1093.16 feet to a 5/8 inch iron rod set.

S 69°-05'-30" W, a distance of 54.95 feet to a 5/8 inch iron rod set.

THENCE, N 4°-21'-24" E, a distance of 2754.42 feet to the point of beginning, passing a 5/8 inch iron rod set at 2724.42 feet.

Containing 100.000 acres, of which 1.188 acres are within the highway right-of-way, 38.990 acres are out of the 160.0 acre tract, 0.537 acre is out of the 5.875 tract, and 60.473 acres is all of the original 147.0 acre tract.

The basis for bearings is the north line of Section 16 at the northwest corner of Section 16, being S 86°-00'-40" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 30, 1998.

PRELIMINARY TITLE

This is a new description prepared by Jeffrey I. Lee, Professional Surveyor 6359, on December 1, 1998 and revised December 21, 1998.

Parcel Number: 09-090-00-00-019.000 (39.527 acres)
08-090-00-00-018.000 (60.473 acres)

Tract II:

Lying in Sections 16 and 22, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being all of the Donald W. Ropp and Carolyn L. Ropp original 75.413 acre tract as deeded and described in Official Record 77, Page 839, and part of the 160.0 acre tract, and part of the 5.875 acre tract as deeded and described in Official Record 38, Page 499, Tracts I and II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the northeast corner of Section 22 on the centerline of Ohio Route 47.

THENCE, with the north line of Section 16 and the centerline of Ohio Route 47, (60 feet wide), S 86°-00'-40" E, a distance of 2017.06 feet to a MAG nail set.

THENCE, S 4°-21'-24" W, a distance of 2754.42 feet to a 5/8 inch iron rod set on the north line of the Conrail tract, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the lines of Conrail, the following three courses:

S 69°-05'-30" W, a distance of 224.87 feet to a 5/8 inch iron rod set.

N 2°-32'-50" E, a distance of 30.43 feet to a 5/8 inch iron rod set.

S 69°-05'-30" W, a distance of 594.71 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Jerold E. Wiford original 74.91 acre tract, (O.R. 351, Pg. 277, Parcel Five, Tract III), the following two (2) courses:

N 5°-04'-15" E, a distance of 459.80 feet to a 5/8 inch iron rod set.

N 85°-48'-30" W, a distance of 1373.50 feet to a 5/8 inch iron rod set on the east line of Section 22.

THENCE, with south line of the northeast quarter of Section 22 and the north line of the Jerold E. Wiford original 133.50 acre tract, (O.R. 351, Pg. 277, Parcel Five, Tract N 85°-56'-32" W, a distance of 1304.75 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Wilma Buroker original 76.75 acre tract, (O.R. 104, Pg. 189), N 5°-22'-59" E, a distance of 2073.30 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Carey Musser 3.667 acre tract, (O.R. 4, Pg. 719), the following two (2) tracts:

S 85°-46'-55" E, a distance of 299.30 feet to a 5/8 inch iron rod found.

N 5°-00'-07" E, a distance of 535.78 feet to a railroad spike found on the north line of Section 22 and the centerline of Ohio Route 47, passing a 5/8 inch iron rod found at 505.82 feet.

PRELIMINARY TITLE

THENCE, with the north line of Section 22 and the centerline of Ohio Route 47, S 85°- 46'-29" E, a distance of 1055.15 feet to the point of beginning.

Containing 204.334 acres, of which 2.115 acres are within the highway right-of-way, 75.797 acres is the 75.413 acre tract in Section 22, 123.552 acres are out of the original 160.0 acre tract and 4.985 acres are out of the original 5.875 acre tract in Section 16.

The basis for bearings is the north line of Section 16, being S 86°-00'-40" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 16, 1998.

This is a new description prepared by Jeffrey I. Lee, Professional Surveyor 6359 on December 17, 1998 and revised December 21, 1998.

Parcel Number: 09-089-00-00-012.000 (75.797 acres, Section 22-3-14)
09-089-00-00-019.001 (128.537 acres, Section 16-3-14)

PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Stewart Title Guaranty Company

Commitment Number: KINNEY FARM 12-19

SCHEDULE B

1. Requirements:
 1. The Company requires for its review a satisfactory Warranty Deed conveying the title to the land. The Deed must then be signed, delivered and recorded.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
 2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 4. Rights or claims of parties in possession not shown by the public records.
 5. Roads, streams, ways or easements, if any, not shown of the public record, riparian rights and title to any filled in lands.
 6. Taxes or special assessments which are not shown as existing liens by the public records.
 7. The following exception will appear in any loan policy to be issued pursuant to this commitment. Oil and gas leases pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
 8. Coal, oil, natural gas, or other mineral interests, and all rights incident thereto now or previously conveyed, transferred, leased, expected or reserved.
 9. Deed Book 168, Page 282, releases the C.C.C. & St. Louis Rail Road from any liability and claims for damage caused by flooding of a 4 acre tract lying N. of a .35 acre tract deeded to the railroad (It's located in the 5.875 acre part of Tract II of 204.334 acre tract) dated 6/11/41 and filed 6/11/41 at 1:40 pm.
 10. Tract I: Driveway Right of Way to Clifford E. Kelly and Mary Jane Kelly located on #08-090-00-00-018, dated 2/24/97 and filed 2/28/97 at 10:40 am in Volume 315, Page 997.
 11. Subject to railroad right of way to the B & I Railroad as set forth in Volume 38, Page 499.
 12. Subject to a pipeline right of way granted to the Tide Water Pipe Company, Ltd set forth in Deed Book 107, Page 129, dated 11/19/1908 and filed 12/31/1908. Lease Book 3, Page 568 grants a permit to lay pipe to Tide Water Pipe Company, Ltd filed 1/31/1922. These rights were assigned to Sohio Pipe Line Company in Deed Book 163, Page 67, dated 6/30/39 and filed 7/28/39.
 13. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule A hereof, this policy does not insure nor guarantee the acreage or quantity of land set

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(KINNEY FARM 12-19.PFD/KINNEY FARM 12-19/10)

PRELIMINARY TITLE

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Commitment Number: KINNEY FARM 12-19

SCHEDULE B (Continued)

forth herein.

14. The County Treasurer's 2020 General Tax Duplicate shows taxes in the amount of \$411.90 per half are paid for full year 2018. Taxes and assessments for the first half 2019 are a lien which are not yet due. This property is taxed under CAUV. If not enrolled in CAUV next year, it would be subject to a recoupment. #09-090-00-00-019-000 (39.527 acres)
15. The County Treasurer's 2020 General Tax Duplicate shows taxes in the amount of \$867.62 per half are paid for full year 2018. Taxes and assessments for the first half 2019 are a lien which are not yet due. This property is taxed under CAUV. If not enrolled in CAUV next year, it would be subject to a recoupment. #08-090-00-00-018-000 (604.73 acres)
16. The County Treasurer's 2020 General Tax Duplicate shows taxes in the amount of \$755.61 per half are paid for full year 2018. Taxes and assessments for the first half 2019 are a lien which are not yet due. This property is taxed under CAUV. If not enrolled in CAUV next year, it would be subject to a recoupment. #09-089-00-00-012-000 (75.797 acres)
17. The County Treasurer's 2020 General Tax Duplicate shows taxes in the amount of \$1,490.38 per half are paid for full year 2018. Taxes and assessments for the first half 2019 are a lien which are not yet due. This property is taxed under CAUV. If not enrolled in CAUV next year, it would be subject to a recoupment. #09-090-00-00-019-001 (128.537 acres)

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(KINNEY FARM 12-19.PFD/KINNEY FARM 12-19/10)

PROPERTY PHOTOS

SchraderAuction.com
800.451.2709



TRACT 1



TRACT 1



TRACT 2



TRACT 4





Harvested on Nearby Property

PRIME HUNTING

HARVESTED BY THE OWNERS



Harvested November 2015



Harvested November 2016



Harvested November 2017



Harvested November 2018



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