

NORTHWEST OHIO

Land Auction

120± ACRES

offered in 3 tracts or combinations

Inspection Dates

Meet a Schrader Representative
at Tracts 1 and 2:

Tuesday, August 25 from 5 - 7pm
Tuesday, September 8 from 5 - 7pm

- Located between Defiance and Oakwood, OH
- Level Productive Tillable Acreage!

THURSDAY, SEPTEMBER 17 @ 6:00PM

TAKE ADVANTAGE OF THIS OPPORTUNITY TO BUY GOOD QUALITY LAND AT PUBLIC AUCTION.

This will be a Virtual Online Auction and / or Bid by Phone. To register to bid online, go to www.schraderauction.com or to register to bid by phone call Schrader Office at 866-340-0445. Phone Bid registration must be done by Monday noon, September 14.

TRACTS 1 & 2: 80± Acres Total

Located in Putnam County, Monroe Township, located at the southeast corner of the intersection of County Roads C and 24. Each tract is 40± acres. Soils are all Toledo silty clay. There is 1,267 feet of road frontage along County Road C and 2,647 feet of road frontage along Road 24. The property is well drained and managed.

TRACT 3: 40± Acres

Located in Paulding County, Brown Township, located on County Road 263 just south of County Road T-140. Soils are mostly Paulding clay with some Toledo silty clay. There is approximately 1,322 feet of road frontage along Township Road 263. This tract is also well drained and well managed.



SELLER: THE HEIRS OF JOANNE LATCHAW-PARKER

866-340-0445
260-749-0445

AUCTION MANAGER:
Jerry Ehle • 260-749-0445



SCHRADER
Real Estate and Auction Company, Inc.

Schrader Real Estate and Auction Company, Inc.

#63198513759, #2013000026, SAL.2006001035

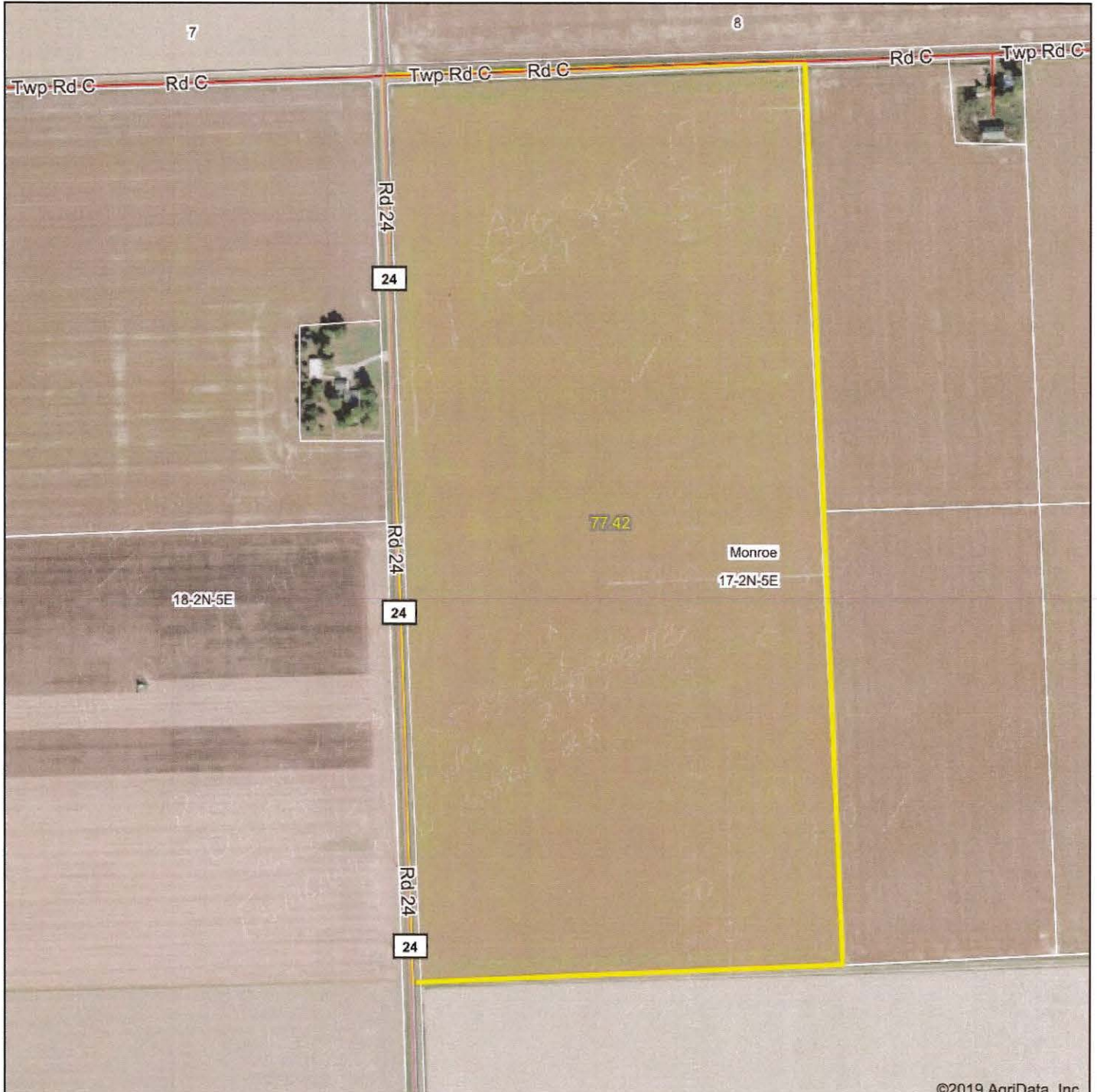


40± acres
③

40± acres
②

40± acres
①

Aerial Map



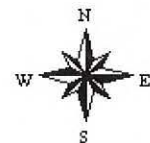
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Map Center: 41° 7' 56.72, -84° 19' 19.28



17-2N-5E
Putnam County
Ohio



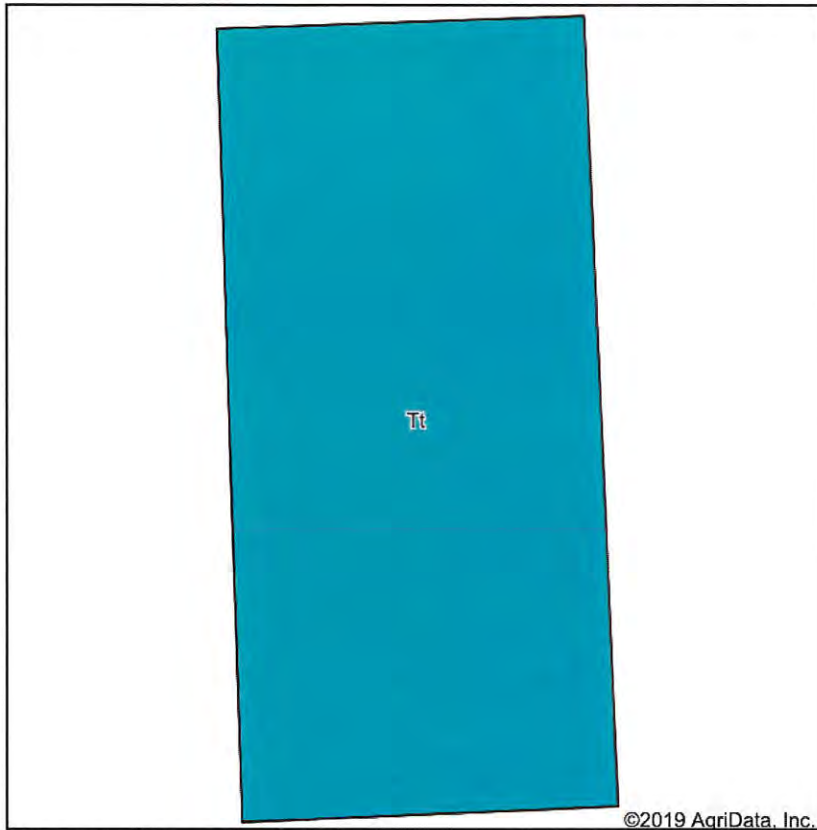
6/19/2020



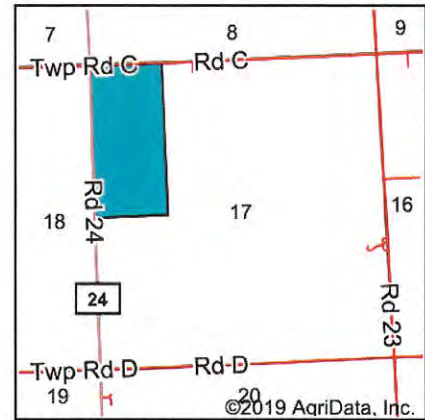
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Putnam**
 Location: **17-2N-5E**
 Township: **Monroe**
 Acres: **77.42**
 Date: **6/19/2020**



Maps Provided By



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Area Symbol: OH137, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*eFOTG PI
Tt	Toledo silty clay, 0 to 1 percent slopes	77.42	100.0%		Illw	117	39.9	65	65	54	74
Weighted Average						117	39.9	*n 65	*n 65	*n 54	74

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 *n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Aerial Map



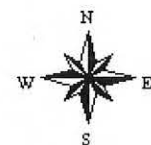
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Map Center: 41° 8' 0.03, -84° 19' 20.79



17-2N-5E
Putnam County
Ohio

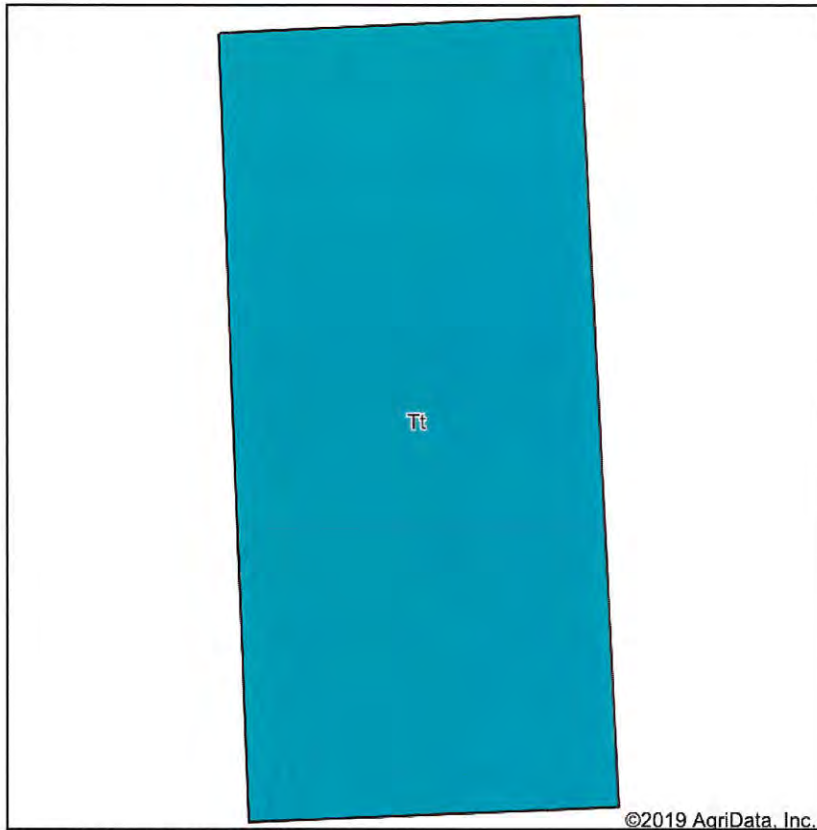


6/19/2020

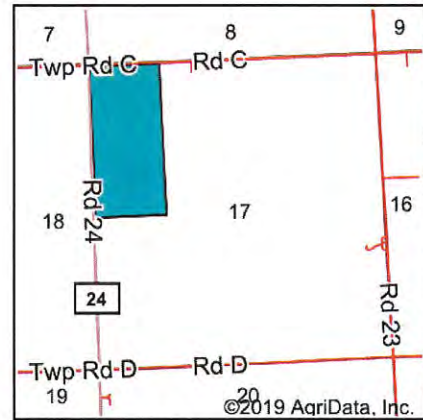
Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Putnam**
 Location: **17-2N-5E**
 Township: **Monroe**
 Acres: **75.32**
 Date: **6/19/2020**



Area Symbol: OH137, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*eFOTG PI
Tt	Toledo silty clay, 0 to 1 percent slopes	75.32	100.0%		Illw	117	39.9	65	65	54	74
Weighted Average						117	39.9	*n 65	*n 65	*n 54	74

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 *n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

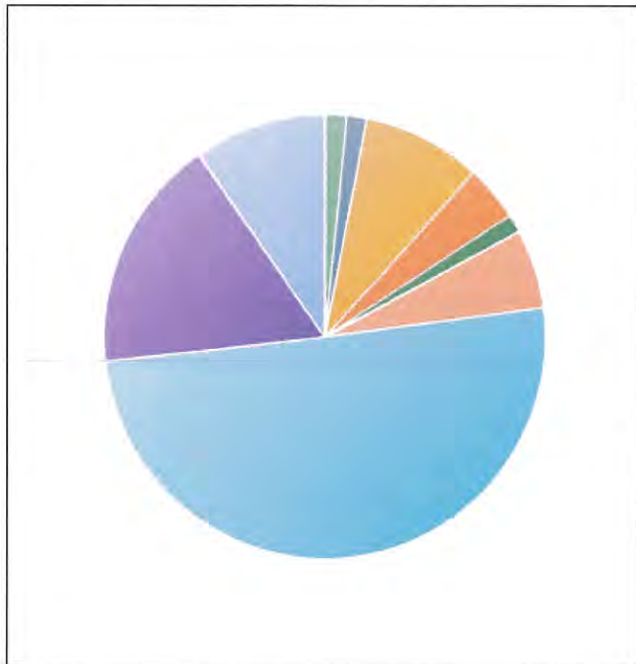
OWNER:	PARKER JOANNE &	< << Parcel 2 of 2	PARCEL NO.	22-016020.0000
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Owner Name	Legal Description	Mailing Address		100% Values	
PARKER JOANNE &	2N 5E 17 W NW	MCFEETERS JENNIFER D &		Land	551570
PARKER DOUGLAS E TRUSTEE		BARTRAM JULIA D CO-TRUSTEES		Building	0
RD 24		6304 ROUTE 14		Total	551570
CONTINENTAL OH 45831		WOODBURY VT 05681		CAUV	178400
Property Class		1st Due	2nd Due	Total Due	
110		\$.00	\$.00	\$.00	Payments

Your Tax Dollars Go To...



TAX	(%)
Health Dept	1.59
Mental Health	1.48
Brookhill Sch	8.69
E-911	4.03
EMS	1.33
County	5.75
School	50.36
Township	17.05
JVS	9.72

OWNER:	PARKER JOANNE &	<<	Parcel 2 of 2	PARCEL NO.	22-016020.0000
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Sale Number	# of Parcels	Date	Name	Type	Inv	Sale Price	Class / New	Land	Building	Conveyance Found
546	0	11/12/19	MCFEETERS JENNIFER D &	CER		\$0	110 / 0	551,570	0	No
460	0	09/17/19	PARKER JOANNE &	MEM		\$0	110 / 0	551,570	0	No
24	0	01/23/09	PARKER JOANNE &	QC		\$0	110 / 0	233,340	0	No

OWNER:	PARKER JOANNE &	< << Parcel 2 of 2	PARCEL NO.	22-016020.0000
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Owner / Tax Lien Date	Transfer / Current Tax Year	Transfer / Following Tax Year
PARKER JOANNE &	MCFEETERS JENNIFER D &	
PARKER DOUGLAS E TRUSTEE	BARTRAM JULIA D CO-TRUSTEES	
RD 24	RD 24	
CONTINENTAL OH 45831	CONTINENTAL OH 45831	
Date / Type / Amount	Date / Type / Amount	Date / Type / Amount
01-23-09	11-12-19	
QC	CER	
0	0	0
Legal Description	Mail to Address	
2N 5E 17 W NW	MCFEETERS JENNIFER D &	
	BARTRAM JULIA D CO-TRUSTEES	
	6304 ROUTE 14	
	WOODBURY VT 05681	
Property Class	110 / Agricultural Vacant Land "Qualified for CAUV"	
	Class	Acres
Current Tax Year	110	80.0000

Current Year 35% Taxable Values		Not receiving the owner occupancy credit		Enrolled in the CAUV program	
Land	62440			CAUV Application #	25380
Building	0			Last 3 Yr's CAUV Savings	\$14870.44
Total	62440			Land Market	193050

Land	Building	Change Code	
62400	0	Reappraisal	For next tax year

Notes:
 11/12/19 Jennifer D McFeeters & Julia D Bartram
 Co-Trustees of the Joanne Parker Trust Agreement

Notes:
 19CH renumber CAUV# from 6451 to 960
 2020 DUP CAUV INIT APP 092, MCFEETERS JENNIFER D & BARTRAM RENEWAL 25380
 20CH adjusted soils for ditch

MONROE CONTINENTAL LSD 00220 6/23/20 10/23/04
 2016 PARKER JOANNE & 1/23/09 11/12/19
 2017 PARKER JOANNE & 1/23/09 11/12/19
 2018 PARKER JOANNE & 1/23/09 11/12/19
 2019 PARKER JOANNE & 1/23/09 11/12/19
 2020 MCFEETERS JENNIFER D & CER 11/12/19
 2021 CONTINENTAL OH 45831
 BARTRAM JULIA D CO-TRUSTEES RD 24 CER
 CONTINENTAL OH 45831

2021
 VACANT
 11/12/19 Jennifer D McCreeters & Julia D Barttram
 Trustees of Julia D Parker Trust Agreement
 1000 DUP CRAV INIT APP 0924 MCFEETERS JENNIFER D & BARTRAM RENEWAL 25380
 2020 DUP CRAV INIT APP 0924 MCFEETERS JENNIFER D & BARTRAM RENEWAL 25380
 20CH adjusted soils for ditch
 sale# #p mm dd yy to/remarks type/invalid? sales co:land co:blgd
 546 11/12/19 MCFEETERS JENNIFER D & CER 551570
 454 9/23/09 PARKER JOANNE & MCFEETERS JENNIFER D & CER 253370
 24 9/23/09 PARKER JOANNE & MCFEETERS JENNIFER D & CER 253370
 Year land bldg total net tax
 2016 82580 82580 165160 2850.16

RD 24 DR02
 tab # 90
 C 697 TT S TOLEDO SIC 0-2% 78 acres mkt/30 market av/ac
 730 RD ROAD .5349 6,990 551,440 2,260 178,290
 80.0000 .5750
 cau# 25380
 551,440 (100%) 178,290
 193,000 (35%) 62,400

FUB PAVED ST/RD
 topo: LEVEL 085
 dwl/gar/nc%
 lot/rmsite% 090

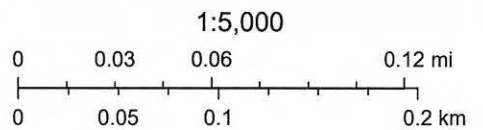
call back: - - - - - sign: date: 10/16/09 lister:RM -----22-016020.0000-v123014

Web AppBuilder for ArcGIS



6/23/2020, 4:05:45 PM

- Railroad
- Addresses
- Area
- Parcels
- Linear



OWNER:	PARKER JOANNE &	Parcel 1 of 2	>>	>	PARCEL NO.	22-016020.0000
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Land / Building Information

Total Parcel Values from below:	Land:	551,440	Building:	0	Total:	551,440
	CAUV:	178,290				

Soil #	Soil Type	Soil Description		Acres	Market Per Acre	Market	CAUV Per Acre	CAUV
90	TT	TOLEDO SIC 0-2%	Cropland	78.8901	6990	551440	2260	178290
697	DI	DITCH		.5349	0	0	0	0
730	RD	ROAD		.5750	0	0	0	0
Totals:				80	100 %	551440		178290
					35 %	193000		62400

Values based on soil analysis		ext-Value	Inf	Code	Inf	Code	
.00	*MARKET	0	551440	0			551440
.00	*CAUV	0	178290	0			0
Total Value							551440

	All	Water	Sewer	Gas	Elctrc		Paved	Gravel	Unimpr	Sidewlk	Alley
Public Utilities						Street/Road	P				
Topography	LEVEL										
Property Address	RD 24					Neighbrhd Status					
Neighbrhd Code	0 /										
Routing Number	02-03-23					Property Class	110				
Land Note						Building Note					
Call Back Information	::: 101609 : RM										

Aerial Map



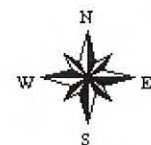
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Map Center: 41° 7' 36.66, -84° 20' 38.62



13-2N-4E
Paulding County
Ohio



6/19/2020



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Field borders provided by Farm Service Agency as of 5/21/2008

Aerial Map



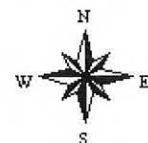
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Map Center: 41° 7' 36.66, -84° 20' 38.62



13-2N-4E
Paulding County
Ohio

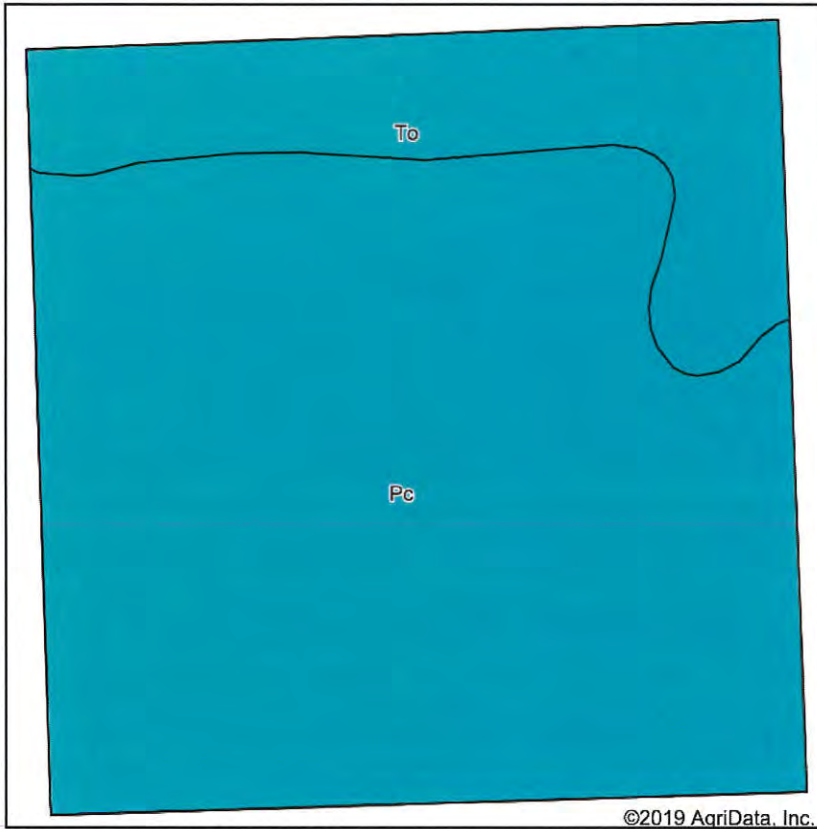


6/19/2020



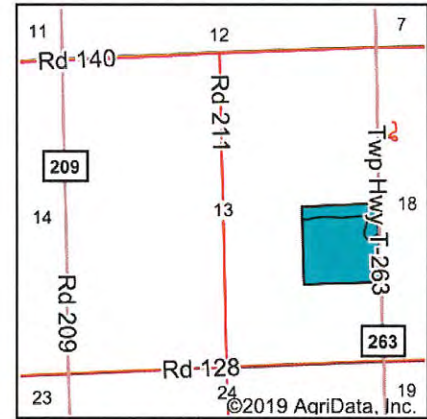
Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



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Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Paulding**
 Location: **13-2N-4E**
 Township: **Brown**
 Acres: **39.66**
 Date: **6/19/2020**



Maps Provided By



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Area Symbol: OH125, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*eFOTG PI
Pc	Paulding clay, 0 to 1 percent slopes	31.61	79.7%		Illw	105	38	39	39	33	69
To	Toledo silty clay, 0 to 1 percent slopes	8.05	20.3%		Illw	117	39.9	65	65	54	74
Weighted Average						107.4	38.4	*n 44.3	*n 44.3	*n 37.3	70

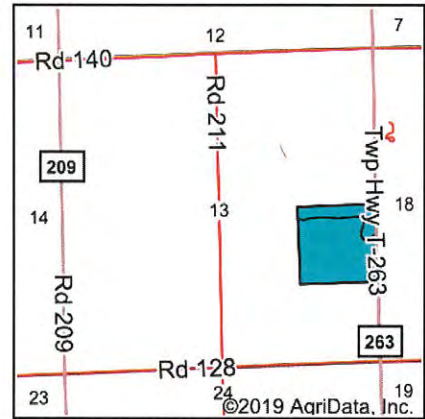
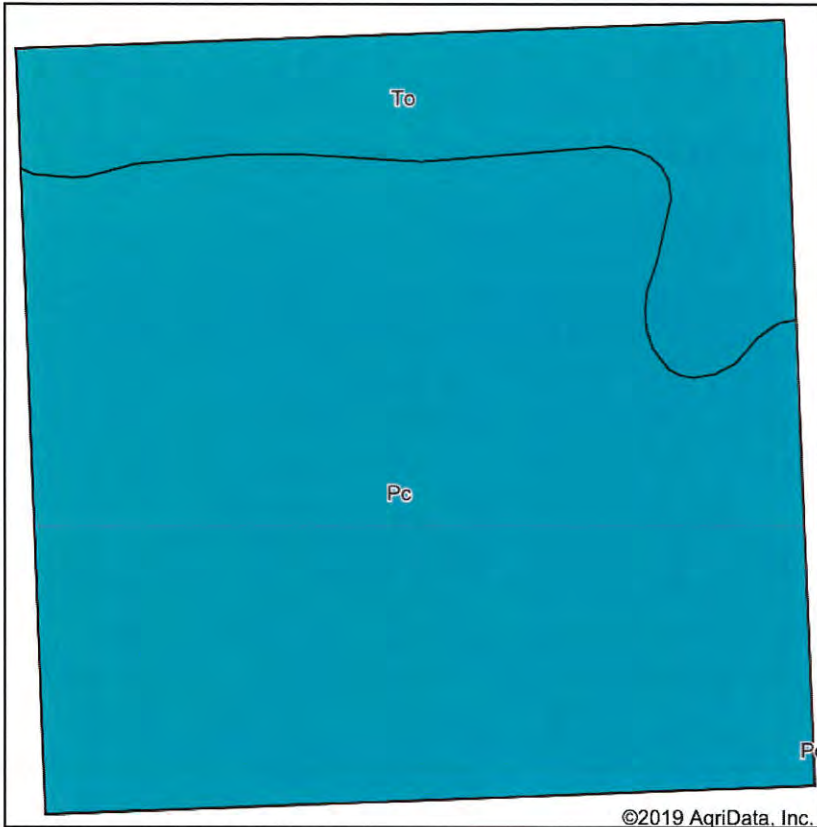
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **Ohio**
 County: **Paulding**
 Location: **13-2N-4E**
 Township: **Brown**
 Acres: **40.15**
 Date: **6/19/2020**



Soils data provided by USDA and NRCS.

Area Symbol: OH125, Soil Area Version: 17
 Area Symbol: OH137, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	*eFOTG PI
Pc	Paulding clay, 0 to 1 percent slopes	31.76	79.1%		IIIw	105	38	39	39	33	69
To	Toledo silty clay, 0 to 1 percent slopes	8.39	20.9%		IIIw	117	39.9	65	65	54	74
Weighted Average						107.5	38.4	*n 44.4	*n 44.4	*n 37.4	70

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
 *n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Data For Parcel 08-13S-010-00

Base Data

Parcel: 08-13S-010-00
Owner: PARKER JOANNE TRUSTEE
Address: RD 263



Tax Mailing Address

Tax Mailing Name: BARTRAM JULIA TRUSTEE
Address: 522 LONG CV
City State Zip: AVON LAKE OH 44012

Owner Address

Owner Name: PARKER JOANNE TRUSTEE
Address: 1299 W HIGH ST
City State Zip: DEFIANCE OH 43512

Geographic

City:
Township: BROWN
School District: PAULDING

Legal

Legal Acres:	40	Homestead Reduction:	NO
Legal Description:	NE1/4 SE1/4 BROWN TWP S-13	2.5% Reduction:	NO
Land Use:	101 - CASH - GRAIN OR GENERAL FARM	Foreclosure:	NO
Neighborhood:	01300	Board of Revision:	NO
Number Of Cards:	0	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$772.04	Divided Property:	NO
Map Number:		Routing Number:	081300

[Report Discrepancy](#)

The CAMA data presented on this website is current as of 6/22/2020 11:03:42 PM.

Data For Parcel 08-13S-010-00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions. Please contact the treasurer, Lou Ann Wannemacher, at 419-399-8280, to verify tax information.

Tax Data

Parcel: 08-13S-010-00
Owner: PARKER JOANNE TRUSTEE
Address: RD 263



Tax Rates

Full Tax Rate 52.054
Effective Tax Rate 44.388687

Property Tax

	Tax Year 2019 Payable 2020						Total
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	
Charge:	\$0.00	\$0.00	\$447.92	\$0.00	\$447.92	\$0.00	
Credit:			(\$65.96)	\$0.00	(\$65.96)	\$0.00	
Rollback:			(\$35.04)	\$0.00	(\$35.04)	\$0.00	
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$346.92		\$346.92		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$39.11		\$39.09		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$386.03		\$386.01		\$772.04
Net Paid:	\$0.00		(\$386.03)		(\$386.01)		(\$772.04)
Net Due:	\$0.00		\$0.00		\$0.00		\$0.00

Special Assessments

Assessment: 1 ▼ of 3

15-460 COWEN LAT/VAN NESS JT 13-1-101

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$20.95	\$0.00	\$20.94	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$20.95		\$20.94	

Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/22/2020	2-19	\$0.00	\$0.00	\$59.98	\$0.00	ksl062220-06222020-42-1
2/1/2020	1-19	\$0.00	\$0.00	\$3.45	\$0.00	lwsatmail-02012020-23-1
2/1/2020	1-19	\$0.00	\$0.00	\$286.94	\$0.00	lwsatmail-02012020-23-1
2/1/2020	1-19	\$0.00	\$0.00	\$14.70	\$0.00	lwsatmail-02012020-23-1
2/1/2020	1-19	\$0.00	\$0.00	\$20.94	\$0.00	lwsatmail-02012020-23-1
2/1/2020	1-19	\$0.00	\$60.00	\$0.00	\$0.00	lwsatmail-02012020-23-1
1/29/2020	1-19	\$0.00	\$20.95	\$0.00	\$0.00	ksl012920-01292020-82-1
1/29/2020	1-19	\$0.00	\$14.71	\$0.00	\$0.00	ksl012920-01292020-82-1
1/29/2020	1-19	\$0.00	\$3.45	\$0.00	\$0.00	ksl012920-01292020-82-1
1/29/2020	1-19	\$0.00	\$286.92	\$0.00	\$0.00	ksl012920-01292020-82-1
1/18/2019	1-18	\$0.00	\$3.45	\$0.00	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$0.00	\$541.38	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$0.00	\$20.95	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$541.38	\$0.00	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$19.61	\$0.00	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$20.95	\$0.00	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$0.00	\$19.61	\$0.00	ksl011819-01182019-56-1
1/18/2019	1-18	\$0.00	\$0.00	\$3.45	\$0.00	ksl011819-01182019-56-1
1/11/2018	1-17	\$0.00	\$0.00	\$20.95	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$542.03	\$0.00	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$20.95	\$0.00	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$3.45	\$0.00	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$0.00	\$542.03	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$0.00	\$3.45	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$19.61	\$0.00	\$0.00	ksl011118-01112018-50-1
1/11/2018	1-17	\$0.00	\$0.00	\$19.61	\$0.00	ksl011118-01112018-50-1
1/4/2017	1-16	\$0.00	\$0.00	\$3.45	\$0.00	ksl010417-01042017-22-1
1/4/2017	1-16	\$0.00	\$0.00	\$542.16	\$0.00	ksl010417-01042017-22-1
1/4/2017	1-16	\$0.00	\$0.00	\$20.95	\$0.00	ksl010417-01042017-22-1
1/4/2017	1-16	\$0.00	\$0.00	\$19.61	\$0.00	ksl010417-01042017-22-1
1/4/2017	1-16	\$0.00	\$3.45	\$0.00	\$0.00	ksl010417-01042017-22-1
1/4/2017	1-16	\$0.00	\$542.16	\$0.00	\$0.00	ksl010417-01042017-22-1

1/4/2017	1-16	\$0.00	\$20.95	\$0.00	\$0.00	ksl010417-01042017-22- 1
1/4/2017	1-16	\$0.00	\$19.61	\$0.00	\$0.00	ksl010417-01042017-22- 1

[Report Discrepancy](#)

The CAMA data presented on this website is current as of 6/22/2020 11:03:42 PM.

Data For Parcel 08-13S-010-00

Agricultural Data

Parcel: 08-13S-010-00
Owner: PARKER JOANNE TRUSTEE
Address: RD 263



Agricultural

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
PC	C - Crop	C - Crop	31.38	1140	1140	1140	\$35,770.00
TO	C - Crop	C - Crop	7.593	1720	1720	1720	\$13,060.00
PC	O - Other	O - Other	0.606	260	260	260	\$160.00
TO	O - Other	O - Other	0.421	420	420	420	\$180.00

Agricultural Totals

Total Acres: 40
Total Agricultural Use Value: \$49,170.00

[Report Discrepancy](#)

The CAMA data presented on this website is current as of 6/22/2020 11:03:42 PM.

Data For Parcel 08-13S-010-00

Land Data

Parcel: 08-13S-010-00
Owner: PARKER JOANNE TRUSTEE
Address: RD 263



Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A0 - Row	1	0	0	0	0%	0	0	0	\$0.00
A5 - A5	38.924	0	0	0	100%	5000	5000	5000	\$194,620.00
A8 - Woodland	0.076	0	0	0	282%	1800	1800	5076	\$390.00

Land Totals

Deeded Acres: 40
Total Calculated Acres: 40
Total Value: \$195,010.00

[Report Discrepancy](#)

The CAMA data presented on this website is current as of 6/22/2020 11:03:42 PM.

Paulding County, Ohio - Property Record Card
 Parcel: 08-13S-010-00
 Card: 1

A sketch is unavailable for this parcel.

GENERAL PARCEL INFORMATION

Owner PARKER JOANNE TRUSTEE
 Property Address RD 263
 Mailing Address 522 LONG CV
 AVON LAKE OH 44012
 Land Use 101 - CASH - GRAIN OR GENERAL FARM
 Legal Description NE 1/4 SE 1/4 BROWN TWP S-13

VALUATION

	Appraised	Assessed
Land Value	\$195,000.00	\$68,250.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$49,170.00	\$17,210.00
Taxable Value	\$68,250.00	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
A0 - Row	1	0	0	0	0
A5 - A5	38.924	0	0	100	194620
A8 - Woodland	0.076	0	0	282	390

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
C - Crop	C - Crop	PC	31.38	35770
C - Crop	C - Crop	TO	7.593	13060
O - Other	O - Other	PC	0.606	160
O - Other	O - Other	TO	0.421	180

SALES

Date	Buyer	Seller	Price
1/26/2009	PARKER JOANNE	PARKER JOANNE PARKER 0	
1/27/1992	PARKER JOANNE	Unknown	0

COMMERCIAL

(Split Agency & Dual Agency – Model Policy)

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Schrader Real Estate and Auction Company, Inc.



We are pleased you have selected **Schrader Real Estate and Auction Company, Inc.** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Schrader Real Estate and Auction Company, Inc.** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

AUCTION SALES: Notwithstanding any other provision, **Schrader Real Estate and Auction Company, Inc.** and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working With Schrader Real Estate and Auction Company, Inc.

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Schrader Real Estate and Auction Company, Inc. does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs, each agent will represent their own client, but **Schrader Real Estate and Auction Company, Inc.** and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Schrader Real Estate and Auction Company, Inc.** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, the agent and **Schrader Real Estate and Auction Company, Inc.** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Schrader Real Estate and Auction Company, Inc.** has listed. In that instance, **Schrader Real Estate and Auction Company, Inc.** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When **Schrader Real Estate and Auction Company, Inc.** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Schrader Real Estate and Auction Company, Inc.** does reserve the right, in some instances, to vary the compensation it offers to other brokerages.

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When acting as a buyer's agent, **Schrader Real Estate and Auction Company, Inc.** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/28/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

<u>Julia D. Bartram</u>	_____
Name (Please Print)	Name (Please Print)
<u>Julia D. Bartram 8/3/2020</u>	_____
Signature (Date)	Signature (Date)

Revised: 9/2011

(Split Agency & Dual Agency – Model Policy)

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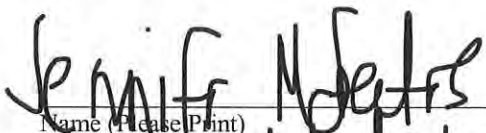
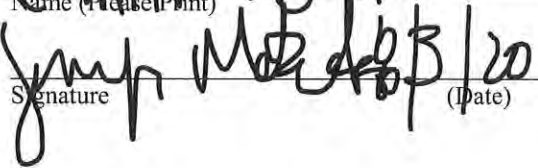
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Name (Please Print)

Signature (Date)

Name (Please Print)

Signature (Date)

Revised: 9/2011

Ohio

U.S. Department of Agriculture

Putnam

Farm Service Agency

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name XXXXXXXXXXXX	Farm Identifier C2 1A SW Paulding CO RD 25	Recon Number 2008 - 102
--	---	----------------------------

Farms Associated with Operator:
209, 989, 4965, 8755

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
39.66	39.66	39.66	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	39.66	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.9	64	0.0
CORN	6.4	134	0.0
SOYBEANS	23.3	38	0.0
Total Base Acres:	39.6		

Tract Number: 109 Description C2 1A SW PAULDING CO RD 25

FSA Physical Location : Paulding, OH ANSI Physical Location: Paulding, OH

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.66	39.66	39.66	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	39.66	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.9	64	0.0
CORN	6.4	134	0.0
SOYBEANS	23.3	38	0.0

Ohio
Putnam

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7461
Prepared: 8/25/20 10:24 AM
Crop Year: 2020
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	39.6		

Owners: JOANNE PARKER REVOCABLE TRUST

Other Producers: None

102

FARM: 989

Ohio
Putnam

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 8/25/20 10:26 AM
Crop Year: 2020
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

~~RENEE HOFER ROBERTA~~

Farms Associated with Operator:
209, 4965, 7461, 8755

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.32	75.32	75.32	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	75.32	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	18.6	63	0.0	
CORN	18.6	131	0.0	
SOYBEANS	37.2	38	0.0	0
Total Base Acres:	74.4			

Tract Number: 122 Description C2 2A NW F 17 RD 24

FSA Physical Location : Putnam, OH ANSI Physical Location: Putnam, OH

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
75.32	75.32	75.32	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	75.32	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.6	63	0.0
CORN	18.6	131	0.0
SOYBEANS	37.2	38	0.0

Ohio
Putnam

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 989
Prepared: 8/25/20 10:26 AM
Crop Year: 2020
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	74.4		

Owners: JOANNE PARKER REVOCABLE TRUST

Other Producers: None



United States
Department of
Agriculture

Putnam County, Ohio

Farm 989

Tract 122

2020 Program Year
Map Created April 02, 2020

Putnam County
Farm Service Agency
1800 N Perry St - Suite 107
Ottawa, OH 45875-1199
419-523-4871 (p)
855-841-6794 (f)

Common Land Unit

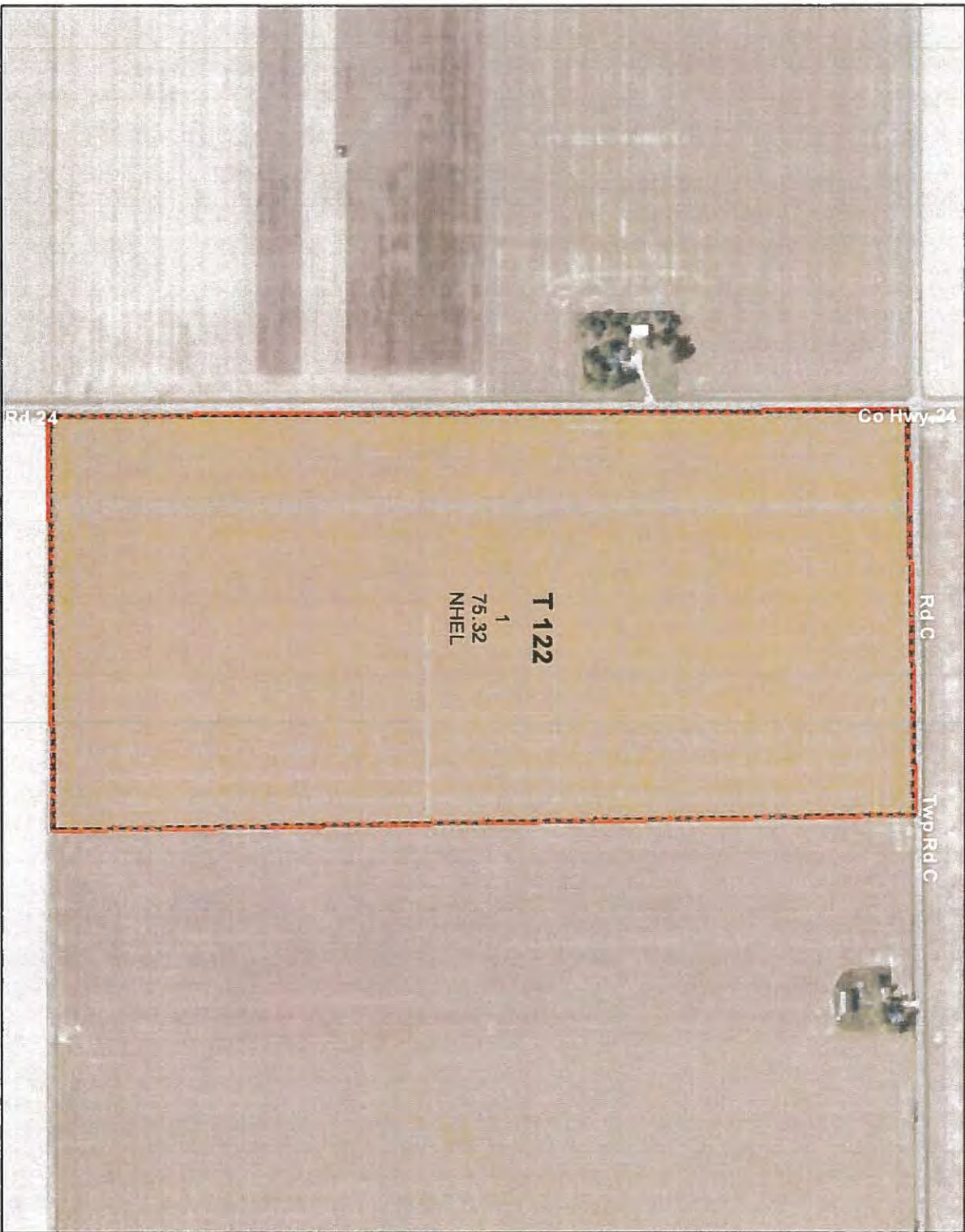
- Non-Cropland
- Cropland
- CRP
- Tract Boundary

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



Tract Cropland Total: 75.32 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 assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Putnam County, Ohio

Farm 7461

Tract 109

2020 Program Year

Map Created April 02, 2020

Putnam County
Farm Service Agency
1800 N Perry St - Suite 107
Ottawa, OH 45875-1199
419-523-4871 (p)
855-841-6794 (f)

Common Land Unit

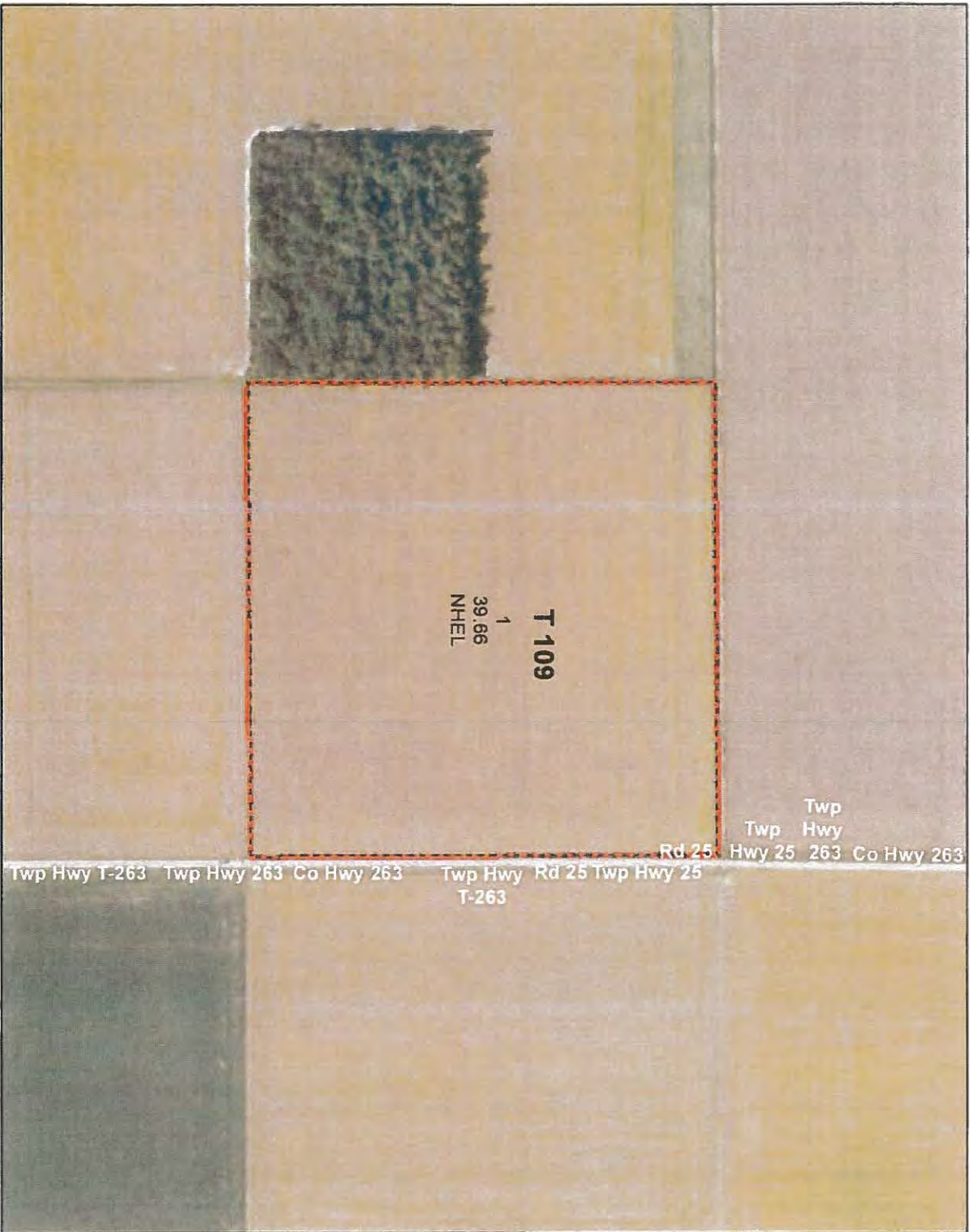
- Non-Cropland
- Cropland
- CRP
- Tract Boundary

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
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- Soybeans=COM
- Wheat=SRW



Tract Cropland Total: 39.66 acres

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