

*Cover page for:*

# **Seller's Insurance Coverage Documents**

*Including:*

**Policy Declaration  
Farm Property Schedule  
Farm Liability Schedule**

**(Seller's Farm Policy Number LFP 3422005516)**

*For October 1, 2020 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Christian Statler Smart Heirs LLC**

AGENCY - OH - 06930  
PARRETT INSURANCE AGENCY INC  
WASHINGTON C.H. OH  
740-335-6081



4-13-20 4-13-21

To report a claim on weekends, holidays or after hours (5:00 p.m. to 8:00 a.m.), please contact your agent or WRG's **After Hour Claim Service** at **1-800-362-0426**.

**FARM POLICY NUMBER**

LFP 3422005516 2

CHRISTIAN STATLER SMART HEIRS  
% ALLIANCE AG LLC, JOHN TRIMME  
11707 W LANCASTER RD  
JEFFERSONVILLE OH 43128-9739

**THE WESTERN RESERVE GROUP** is pleased to serve your insurance needs. **PLEASE READ CAREFULLY** this letter and your enclosed policy, including the Declarations, any coverage forms or endorsements, special state notices or advisories. If you have questions about your insurance, need to make changes to your policy, or desire information about other Western Reserve Group products, please contact your agent.

---

**THE FOLLOWING DISCOUNTS APPLY TO YOUR POLICY**

**Large Premium Discount**

---

**Billing statements** will be mailed separately. Please pay from those statements rather than from this policy.

- We offer Electronic Funds Transfer for most Personal and Farm products. Choose this option and save money.
- Visit our Website at [www.wrg-ins.com](http://www.wrg-ins.com) for information regarding our company and the products we offer.
- We offer Personal Cyber and Identity Fraud Coverage and Farmowners Cyber and Drone coverage. If you are interested in adding these coverages to your policy, please contact your agent for complete details.

**THANK YOU** for choosing Western Reserve Group! Your business is appreciated.

POLICY DECLARATION

Policy Number LFP 3422005516  
 Policy Period: 04/13/2020 To 04/13/2021 12:01 A.M. Standard Time

Named Insured CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903  
 and % ALLIANCE AG LLC, JOHN TRIMMER & TRAVIS KELLEY  
 Address 11707 W LANCASTER RD  
 JEFFERSONVILLE OH 43128-9739

Entity is LIMITED LIABILITY CO  
 Business of Named Insured is

Agent: PARRETT INSURANCE AGENCY INC OH-000006930-999  
 Address: WASHINGTON C.H. OH 43160-0910 (740) 335-6081

Previous policy number LFP 3412005516

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy. The policy is subject to the following forms and endorsements:

Form	Date	Description
FL0020	10 06	FARM LIABILITY COVERAGE FORM
FL0116	09 94	EXCLUSION - MIGRANT AND SEASONAL AGRICULTURAL WORKER PROTECTION ACT
FL0406	01 98	ADDITIONAL RESIDENCE RENTED TO OTHERS
FL0430	09 03	LIMITED FARM POLLUTION LIABILITY EXTENSION ENDORSEMENT
FL0532	10 06	LIMITED FUNGI OR BACTERIA COVERAGE LIABILITY
FL0562	10 06	AMENDMENT OF INSURED CONTRACT DEFINITION
FL1001	09 94	EXCLUSION - EMPLOYMENT- RELATED PRACTICES
FL1090	01 06	EXCLUSION OF TERRORISM
F00101	11 11	FARM AMENDATORY ENDORSEMENT
F00144	12 11	OHIO CHANGES - TERRORISM
F00146	12 12	6 MONTH REPORTING PERIOD FOR WIND OR HAIL LOSSES - OH
F00147	01 15	ACTUAL CASH VALUE LOSS SETTLEMENT FOR WINDSTORM OR HAIL LOSSES TO ROOF SURFACE
F00528	06 18	COSMETIC DAMAGE EXCLUSION - WINDSTORM & HAIL
F00533	06 19	FARMOWNERS CYBER AND DRONE COVERAGE
FP0012	09 03	FARM DWELL, APPURTENANT STRUCTURES AND HOUSEHOLD PERS PROP COV FORM
FP0014	09 03	BARN, OUTBUILDINGS AND OTHER FARM STRUCTURES COVERAGE FORM
FP0090	09 03	OTHER FARM PROVISIONS FORM-ADDT'L COVERAGES, CONDITIONS, DEFINITIONS
FP0152	04 08	OHIO CHANGES
FP0304	01 98	SINGLE FARM PROPERTY PER-OCCURRENCE DEDUCTIBLE
FP0530	03 08	EXCL OF LOSS DUE TO VIRUS OR BACTERIA; LIMITED COV FOR FUNGI, WET & DRY ROT
FP1060	02 09	CAUSES OF LOSS FORM - FARM PROPERTY
FP1210	01 98	ACTUAL CASH VALUE - DWELLINGS AND APPURTENANT PRIVATE STRUCTURES
FP1210	01 98	ACTUAL CASH VALUE - DWELLINGS AND APPURTENANT PRIVATE STRUCTURES
IL0003	09 08	CALCULATION OF PREMIUM
IL0017	11 98	COMMON POLICY CONDITIONS

See FP-E for additional forms and endorsements

Property Premium	\$6,562.00
Equipment Breakdown Premium	
Liability Premium	\$610.00
<b>Large Premium Discount</b>	
<b>Total Premium</b>	<b>\$7,172.00</b>

-----  
 Authorized Representative Date

ADDITIONAL FARM FORMS AND ENDORSEMENTS

Policy Number LFP 3422005516 Policy Period: From 04/13/2020 To 04/13/2021  
Named Insured: CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903

---

<u>Form</u>	<u>Date</u>	<u>Premium</u>	<u>Description</u>
IL0021	09 08		NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT (BROAD FORM)
IL0030	01 06		EXCLUSION OF TERRORISM
IL0244	09 07		OHIO CHANGES - CANCELLATION AND NONRENEWAL

FARM PROPERTY  
 SCHEDULE

Policy Number LFP 3422005516 Policy Period: From 04/13/2020 To 04/13/2021  
 Named Insured: CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903

Location No. 1 Total Premium \$2,684.00  
 Description: 5030 N COUNTY RD 25A PIQUA OH MIAMI CO  
 No. of Protect Rate  
 Acres FCC Class Terr County State Zip Code  
 161 N 08 001 055 OH 45356

Coverages Provided

Dwel No.	Class /Type	Cov Item	Description	Limit of Insurance	Cause of Loss	Deduct	Premium
1	13 2		ACV RENTAL FRAME DWELLING		SPECIAL	\$5000	\$1,739.00
		A	Farm dwelling	\$319,000			
		B	Appurt Private Garages	\$31,900			
		C	Household personal property	\$50,402	SPECIAL		\$296.00
		D	Loss of use	\$63,800			
		C	Refrigerated Products	\$500			
			Local Alarm Credit				
			Unattached Outdoor Radio & TV Antennas & Towers & Satellite Dishes	\$1,500			

Item No.	Class /Type	Cov Item	Description	Limit of Insurance	Cause of Loss	Deduct	Premium
1	26 3	G	BANK BARN W/ SHED 80X35	\$25,000	BROAD	\$5000	\$217.00
8	26 3	G	BARN 60X42 ACTUAL CASH VALUE LOSS SETTLEMENT FOR WINDSTORM OR HAIL LOSSES TO ROOF SURFACING	\$25,000	BROAD	\$5000	\$213.00
9	26 3	G	FRAME CRIB 44X26	\$5,000	BROAD	\$5000	\$44.00
10	26 3	G	FRAME SHED 18X12	\$5,000	BROAD	\$5000	\$44.00
11	26 3	G	FRAME HEN HOUSE 66X20	\$5,000	BROAD	\$5000	\$44.00
12	26 3	G	FRAME IMPLEMENT SHED 46X18	\$5,000	BROAD	\$5000	\$44.00
13	26 3	G	STORAGE BUILDING/SMALL HOUSE ACTUAL CASH VALUE LOSS SETTLEMENT FOR WINDSTORM OR HAIL LOSSES TO ROOF SURFACING	\$5,000	BROAD	\$5000	\$43.00

Location No. 3 Total Premium \$908.00  
 Description: 4938 N COUNTY RD 25A PIQUA OH MIAMI CO  
 No. of Protect Rate  
 Acres FCC Class Terr County State Zip Code  
 25 N 08 001 055 OH 45356

Coverages Provided

FARM PROPERTY  
 SCHEDULE

Policy Number LFP 3422005516 Policy Period: From 04/13/2020 To 04/13/2021  
 Named Insured: CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903

Dwel No.	Class /Type	Cov Item	Description	Limit of Insurance	Cause of Loss	Deduct	Premium
1	13 2		ACV RENTAL MASONRY DWELLING		SPECIAL	\$5000	\$908.00
		A	Farm dwelling	\$185,000			
		B	Appurt Private Garages	\$18,500			
		C	Household personal property	\$0			
		D	Loss of use	\$37,000			
			Local Alarm Credit				
			Unattached Outdoor Radio & TV Antennas & Towers & Satellite Dishes	\$1,500			

Location No.	4	Total Premium	\$1,738.00
Description:	4744 N COUNTY ROAD 25A PIQUA OH MIAMI CO		
No. of Acres	250	FCC	N
		Class	08
		Terr	001
		County	055
		State	OH
		Zip Code	45356
Coverages Provided			

Dwel No.	Class /Type	Cov Item	Description	Limit of Insurance	Cause of Loss	Deduct	Premium
1	13 3		ACV RENTAL MASONRY DWELLING		BROAD	\$5000	\$1,477.00
		A	Farm dwelling	\$305,000			
		B	Appurt Private Garages	\$30,500			
		C	Household personal property	\$0			
		D	Loss of use	\$61,000			
			Local Alarm Credit				
			Auxiliary Heat Surcharge Applies				
			Unattached Outdoor Radio & TV Antennas & Towers & Satellite Dishes	\$1,500			

Item No.	Class /Type	Cov Item	Description	Limit of Insurance	Cause of Loss	Deduct	Premium
1	26 3	G	BANK BARN 54X34	\$25,000	BROAD	\$5000	\$217.00
2	26 3	G	CORN CRIB 36X20	\$5,000	BROAD	\$5000	\$44.00

Location No.	5	Total Premium	\$1,232.00
Description:	4764 N COUNTY ROAD 25A PIQUA OH MIAMI CO		
No. of Acres	49	FCC	N
		Class	08
		Terr	001
		County	055
		State	OH
		Zip Code	45356
Coverages Provided			

FARM PROPERTY  
SCHEDULE

Policy Number LFP 3422005516 Policy Period: From 04/13/2020 To 04/13/2021  
Named Insured: CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903

---

Dwel No.	Class /Type	Cov Item	Description	Limit of Insurance	Cause of Loss	Deduct	Premium
1	13	3	ACV RENTAL FRAME DWELLING		BROAD	\$5000	\$1,232.00
		A	Farm dwelling	\$237,000			
		B	Appurt Private Garages	\$23,700			
		C	Household personal property	\$0			
		D	Loss of use	\$47,400			
			Local Alarm Credit				
			Unattached Outdoor Radio & TV Antennas & Towers & Satellite Dishes	\$1,500			

FARM LIABILITY

Policy Number LFP 3422005516 Policy Period: From 04/13/2020 To 04/13/2021  
Named Insured: CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

COVERAGES PROVIDED	LIMITS OF INSURANCE
Coverage H - Bodily Injury And Property Damage Liability	
Coverage I - Personal And Advertising Injury Liability	<u>\$2,000,000</u> General Aggregate Limit
Coverage J - Medical Payments	
Coverage H - Bodily Injury And Property Damage Liability	
Coverage J - Medical Payments	<u>\$1,000,000</u> Each "Occurrence" Limit
Coverage I - Personal And Advertising Injury Liability	<u>\$1,000,000</u> Any One Person Or Organization Limit
Coverage H - Fire Damage Limit	<u>\$100,000</u> Any One Fire (Premises Rented to Insured)
Coverage J - Medical Payments	<u>\$1,000</u> Any One Person Limit (Except "Residence Employees") <u>\$1,000</u> Any One "Residence Employee"
Additional Coverage 2. - Damage to Property Of Others	\$1000



**FARM LIABILITY  
 SCHEDULE**

**Policy Number** LFP 3422005516 **Policy Period: From 04/13/2020 To 04/13/2021**  
**Named Insured:** CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903

Item No.	Description of Coverage	State	Exposure	Liability Premium	Medical Premium			
1	TYPE 4, 161 THROUGH 500 ACRES, OWNER OPERATED	OH 43128	ACREAGE 485	\$197.00	\$18.00			
Loc	Acres	Legal	Sec	Township	Range	County	State	Zip Code
1	161	5030 N COUNTY RD 25A(DWG/BLDG)				MIAMI	OH	45356
3	25	4938 N COUNTY RD 25A (DWLG)				MIAMI	OH	45356
4	250	4744 N COUNTY RD 25A(DWG/BLDG)				MIAMI	OH	45356
5	49	4764 N COUNTY RD 25A (DWLG)				MIAMI	OH	45356
2	1 FAMILY DWELLING NOT OCCUPIED BY OWNER	OH 43128	EACH RESIDENCE 4	\$57.00	\$39.00			
Loc	Acres	Legal	Sec	Township	Range	County	State	Zip Code
1	161	5030 N COUNTY RD 25A(DWG/BLDG)				MIAMI	OH	45356
3	25	4938 N COUNTY RD 25A (DWLG)				MIAMI	OH	45356
4	250	4744 N COUNTY RD 25A(DWG/BLDG)				MIAMI	OH	45356
5	49	4764 N COUNTY RD 25A (DWLG)				MIAMI	OH	45356
4	\$100,000 LIMITED POLLUTION LIABILITY EXTENSION AGGREGATE LIMIT	OH 43128	EACH PREMISES 1	\$174.00	\$0.00			
5	\$50,000 FARMOWNERS CYBER & DRONE	OH 45356	EACH 1	\$125.00	\$0.00			

**FARM PROPERTY  
NAMED INSUREDS**

**Policy Number LFP 3422005516 Policy Period: From 04/13/2020 To 04/13/2021**  
**Named Insured: CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903**

---

**Named Insureds**

---

- 1 CHRISTIAN STATLER SMART HEIRS LLC TAX ID 80-0367903**
- 2 % ALLIANCE AG LLC, JOHN TRIMMER & TRAVIS KELLEY**
- 3 BEACHLER, JINX STATLER**
- 4 BEACHLER, JAYNE STATLER**
- 5 HAGAN, CHRISTINA S**
- 6 RUDDY, LISA**
- 7 SHOEMAKER, SUZANNE S**