

KANSAS CITY AREA LAND AUCTION

Tuesday, March 30 • 5pm CST

INFORMATION BOOKLET

Cass County, Missouri

879[±]
Acres

Offered in 26 Tracts,
Combinations or
as a Whole

- 30 Miles South of Kansas City, Missouri
- High Percentage Tillable Acres • Irrigated Cropland
- 160,000 Bushel Grain Bin Set-Up Being Offered Separately

- Several Improvements Including 16,800 Sq. Ft. Shop
- Tracts Ranging from 5[±] to 167[±] Acres
- 5 House Tracts • Wooded Recreational Land



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

DISCLAIMER:

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

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Owner: Seba Bros. Farms By & Through its Court Appointed Receiver TB Realty & Development, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 26 individual tracts, any combination of tracts & as a total 879± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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, & are capable of paying cash at closing.

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

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

DEED: Receiver shall provide a Receiver's Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION OF BARE LAND: Possession is at closing. Immediate access for farming activities prior to closing is available with an additional 10% down payment.

POSSESSION OF RESIDENCES: Possession is at closing, subject to the rights

of any tenants.

REMOVAL OF EQUIPMENT TRACTS 21,22,23, & 24: If not purchased in a combination with tract 25, shall be removed no later than May 10, 2021.

REAL ESTATE TAXES: Receiver will pay general real estate taxes and special assessments, if any, for the calendar year 2020. Buyer will pay all subsequent taxes and assessments.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Receiver disclaims any & 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: The depiction of tract boundaries and acreages are approximate & have been estimated based on available tax parcel data and aerial mapping.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or otherwise deemed appropriate in the Receiver's sole discretion. If a new survey is obtained, the survey will be sufficient to record the conveyance (but the type of survey will be determined by the Receiver) and the survey costs will be shared equally (50:50) by the Receiver and Buyer. Any survey of adjacent tracts purchased in combination will show the perimeter boundary but need not show interior tract lines.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives

are exclusive agents of the receiver.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the receiver or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 receiver or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The receiver & 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.**

SCHRADER REAL ESTATE & AUCTION CO., INC. #AC63001504 #AU01005815 #AU09200182

260-244-7606 • 1-800-451-2709 • www.schraderauction.com
e-mail: auctions@schraderauction.com

BOOKLET INDEX

- **BIDDER REGISTRATION FORMS**
- **LOCATION MAP, TRACT MAP & DETAILS**
- **MAPS**
- **IRRIGATION INFORMATION**
- **COUNTY TAX INFORMATION**
- **FSA INFORMATION**
- **PRELIMINARY TITLE**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MARCH 30, 2021
879 ACRES – CLEVELAND, MISSOURI

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, no later than Tuesday, March 23, 2021.
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
879± Acres • Cass County, Missouri
Tuesday, March 30, 2021

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 Tuesday, March 30, 2021 at 5:00 PM CST.
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, Tuesday, March 23, 2021**. Send your deposit and return this form via email to auctions@schraderauction.com.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

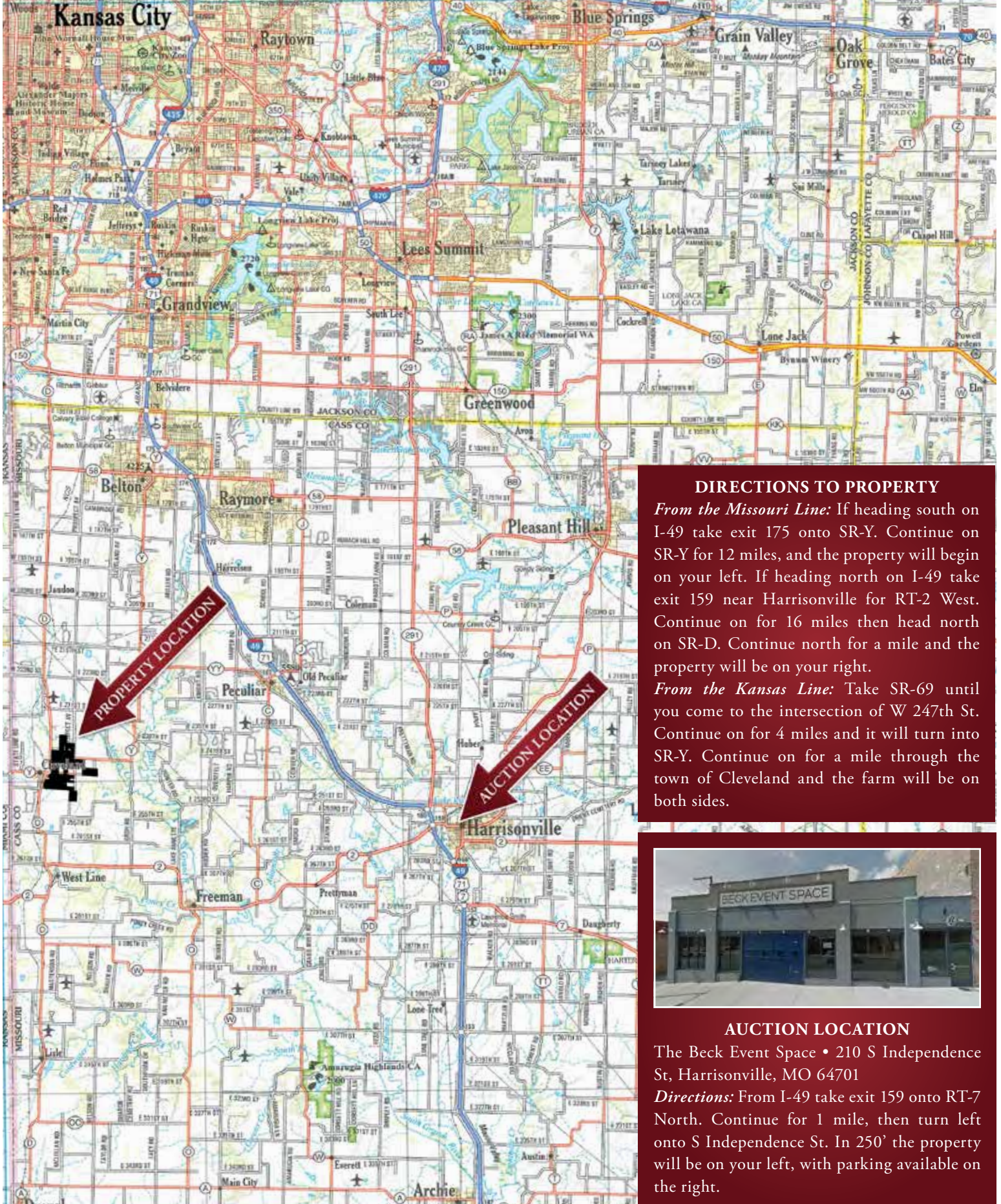
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 260-244-7606.

LOCATION MAP, TRACT MAP & DETAILS

LOCATION MAP, TRACT MAP & DETAILS



DIRECTIONS TO PROPERTY

From the Missouri Line: If heading south on I-49 take exit 175 onto SR-Y. Continue on SR-Y for 12 miles, and the property will begin on your left. If heading north on I-49 take exit 159 near Harrisonville for RT-2 West. Continue on for 16 miles then head north on SR-D. Continue north for a mile and the property will be on your right.

From the Kansas Line: Take SR-69 until you come to the intersection of W 247th St. Continue on for 4 miles and it will turn into SR-Y. Continue on for a mile through the town of Cleveland and the farm will be on both sides.



AUCTION LOCATION

The Beck Event Space • 210 S Independence St, Harrisonville, MO 64701

Directions: From I-49 take exit 159 onto RT-7 North. Continue for 1 mile, then turn left onto S Independence St. In 250' the property will be on your left, with parking available on the right.

LOCATION MAP, TRACT MAP & DETAILS



LOCATION MAP, TRACT MAP & DETAILS

TRACT	TOTAL ACREAGE	APPROX. TILLABLE	APPROX. WOODED	IMPROVEMENTS
1	60±	55	2.5	-
2	59±	52.5	-	-
3	165±	154	3	See Improvement Description
4	5±	-	-	See Improvement Description
5	20±	14.5	2	-
6	26±	20	1.5	-
7	8±	-	-	See Improvement Description
8	40±	14	15.5	-
9	53±	30.5	9.5	-
10	6±	2.5	-	See Improvement Description
11	23±	23	-	-
12	75±	67	0.5	-
13	5±	-	-	See Improvement Description
14	72±	26.5	39	See Improvement Description
15	6±	2	-	See Improvement Description
16	37±	9	23	See Improvement Description
17	5±	-	-	See Improvement Description
18	36±	24	-	See Improvement Description
19	48±	46	-	-
20	50	27.5	0.5	See Improvement Description
21	60'x30' 80,000 bushel grain bin being offered separately. Built in 2012.			
22	60'x30' 80,000 bushel grain bin being offered separately. Built in 2012.			
23	80' grain elevator leg being offered separately. 8,000 bushels/hour with single phase electric. All four drop pipes sell with the leg along with the two 6,000-bushel load-out hopper bins and super structure. Two hopper bins are 18' in diameter and 9-ring.			
24	Fairbanks weight scale being offered separately. 12'x75' with 8'x10' office.			
25	60	52	-	See Improvement Description
26	20	17.5	-	-

IMPROVEMENT DESCRIPTIONS

Tract 3 - 165± acres with Zimmatic 7-Tower Irrigation. City owns irrigation equipment, new buyer must reapply for use.

Tract 4 - 5± acres with 3 bed, 2 bath, ranch-style home that contains 1,456 sq. ft. The home has a full basement and 2-car basement garage. There is a shingle roof and vinyl siding. Renovated in 2014 with new floors and appliances.

Tract 7 - 8± acres with 3 bed, 2 bath, 1,440 sq. ft. ranch style home. There is a full basement that is half finished, steel siding, and composition shingle roof. Home was renovated in 2009. Sits beside a beautiful 1.5-acre pond and has 10'x12' utility shed and 65'x78' gravel floor barn.

Tract 10 - 6± acres with 2 bed, 2 bath, 1.5-story home. 1,377 sq. ft. on partial basement, steel siding, and composition shingle roof. Built in 1930 and renovated in 1995 with electric and plumbing, new windows, central air and heat.

Tract 13 - 5± acres with 2 bed, 1 bath, 1,612 sq. ft. one story ranch-style home. Full basement and wood siding. Built in 1975 and remodeled in 2009. Also contains 20'x60' shed, 30'x60' barn, and 24'x36' barn.

Tract 14 - 72± acres with access to Massey Creek, proving for great recreational opportunities.

Tract 15 - 6± acres with a bungalow style home containing 1,064 sq. ft. Home has a full basement with a shingle roof and steel siding. Home was renovated in 2014 with new wiring, plumbing, and central HVAC.

Tract 16 - 37± acres with access to Massey Creek, proving for great recreational opportunities.

Tract 17 - 5± acres with 2 bed, 1 bath, one story home containing 1,705 sq. ft. Crawl space foundation, vinyl siding, and composition shingle roof. Also has 60'x48' shed.

Tract 18 - 36± acres that contains 60'x40' shed and 36'x60' shed.

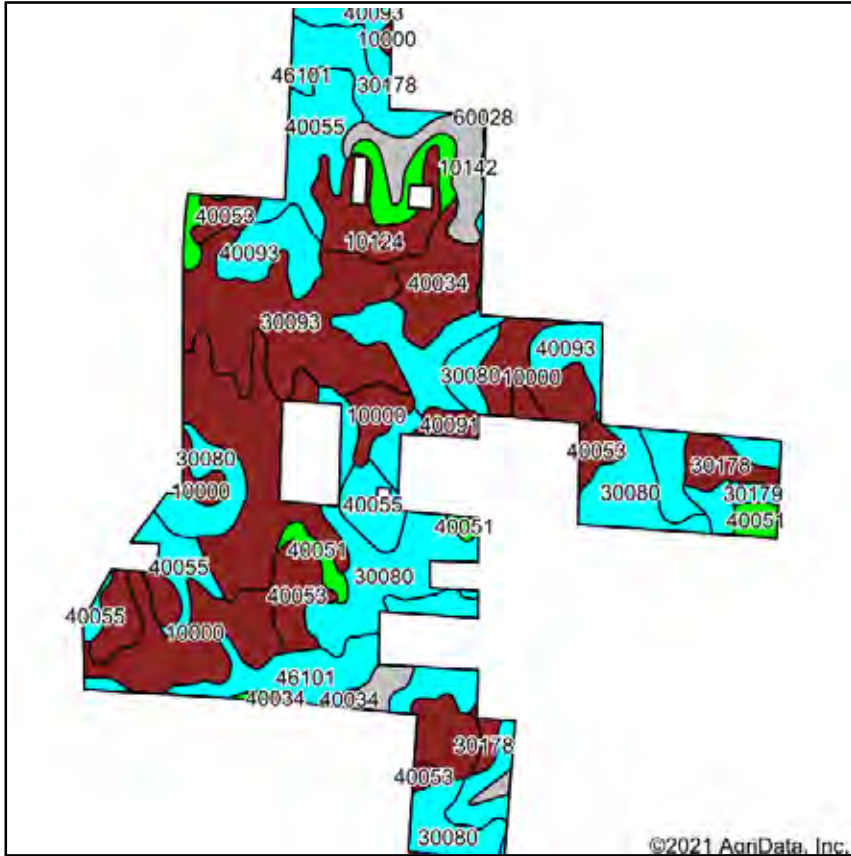
Tract 20 - 50± acres containing a 16,800 sq. ft. machine shed with concrete and gravel floors. Approximately 4,800 sq. ft. is insulated and heated with concrete floors. Has a restroom and pull-over maintenance pit.

Tract 25 - 60± acres with Zimmatic 5-Tower Irrigation. City owns irrigation equipment, new buyer must reapply for use.

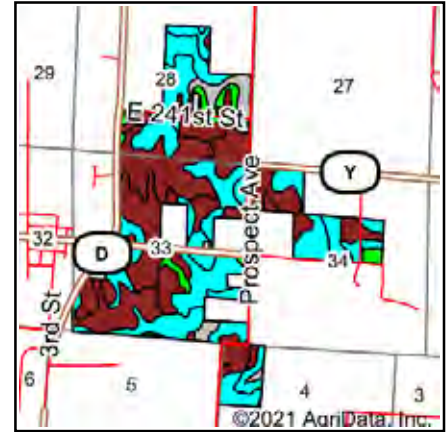
MAPS

SURETY SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **33-45N-33W**
 Township: **Union**
 Acres: **881.25**
 Date: **1/7/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30080	Greenton silty clay loam, 5 to 9 percent slopes	132.87	15.1%		IIIe	54	45	52
10000	Arisburg silt loam, 1 to 5 percent slopes	114.35	13.0%		Ile	81	81	65
30093	Haig silt loam, 0 to 2 percent slopes	88.80	10.1%		IIw	76	76	66
40093	Summit silty clay loam, 5 to 9 percent slopes	83.51	9.5%		IIIe	70	65	60
10116	Sampsel silty clay loam, 2 to 5 percent slopes	72.08	8.2%		Ile	60	60	50
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	66.07	7.5%		IIIw	78	77	66
40055	Deepwater silt loam, 5 to 9 percent slopes	65.58	7.4%		IIIe	83	83	80
40053	Deepwater silt loam, 2 to 5 percent slopes	52.98	6.0%		Ile	85	84	81
40084	Oska silty clay loam, 5 to 9 percent slopes	41.55	4.7%		IIIe	61	61	43
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	35.85	4.1%		IVe	37	37	30
40034	Barco loam, 2 to 5 percent slopes	32.01	3.6%		Ile	60	56	48
40051	Coweta loam, 5 to 14 percent slopes	31.56	3.6%		VIIs	38	38	24
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	27.91	3.2%		Ile	76	76	61
30178	Polo silt loam, 2 to 5 percent slopes	17.71	2.0%		Ile	80	80	66
40091	Summit silty clay loam, 2 to 5 percent slopes	9.66	1.1%		Ile	69	66	61
40064	Eram silty clay loam, 5 to 14 percent slopes	4.76	0.5%		VIe	64	64	40
30179	Polo silt loam, 5 to 9 percent slopes	3.87	0.4%		IIIe	86	86	67
60028	Weller silt loam, 5 to 9 percent slopes, eroded	0.13	0.0%		IIIe	77	77	56
Weighted Average						*n 68.4	*n 66.3	*n 58.8

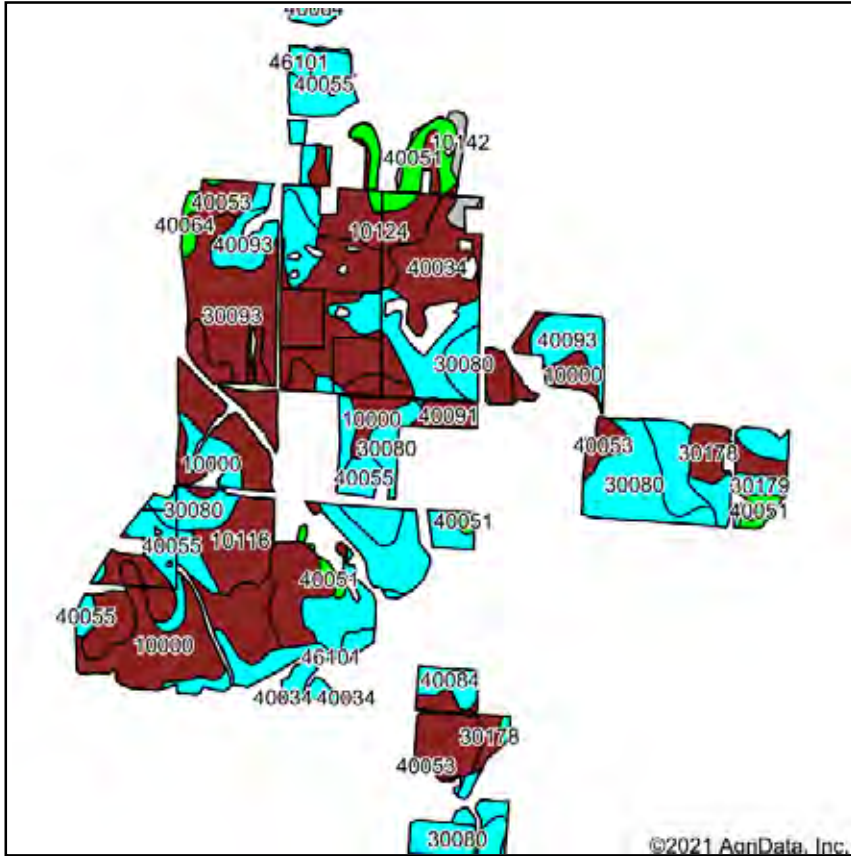
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

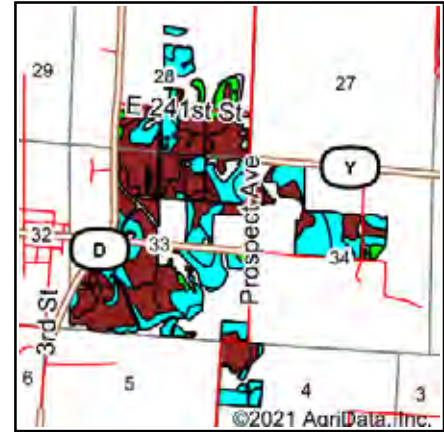
Soils data provided by USDA and NRCS.

TILLABLE SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **33-45N-33W**
 Township: **Union**
 Acres: **666.68**
 Date: **1/7/2021**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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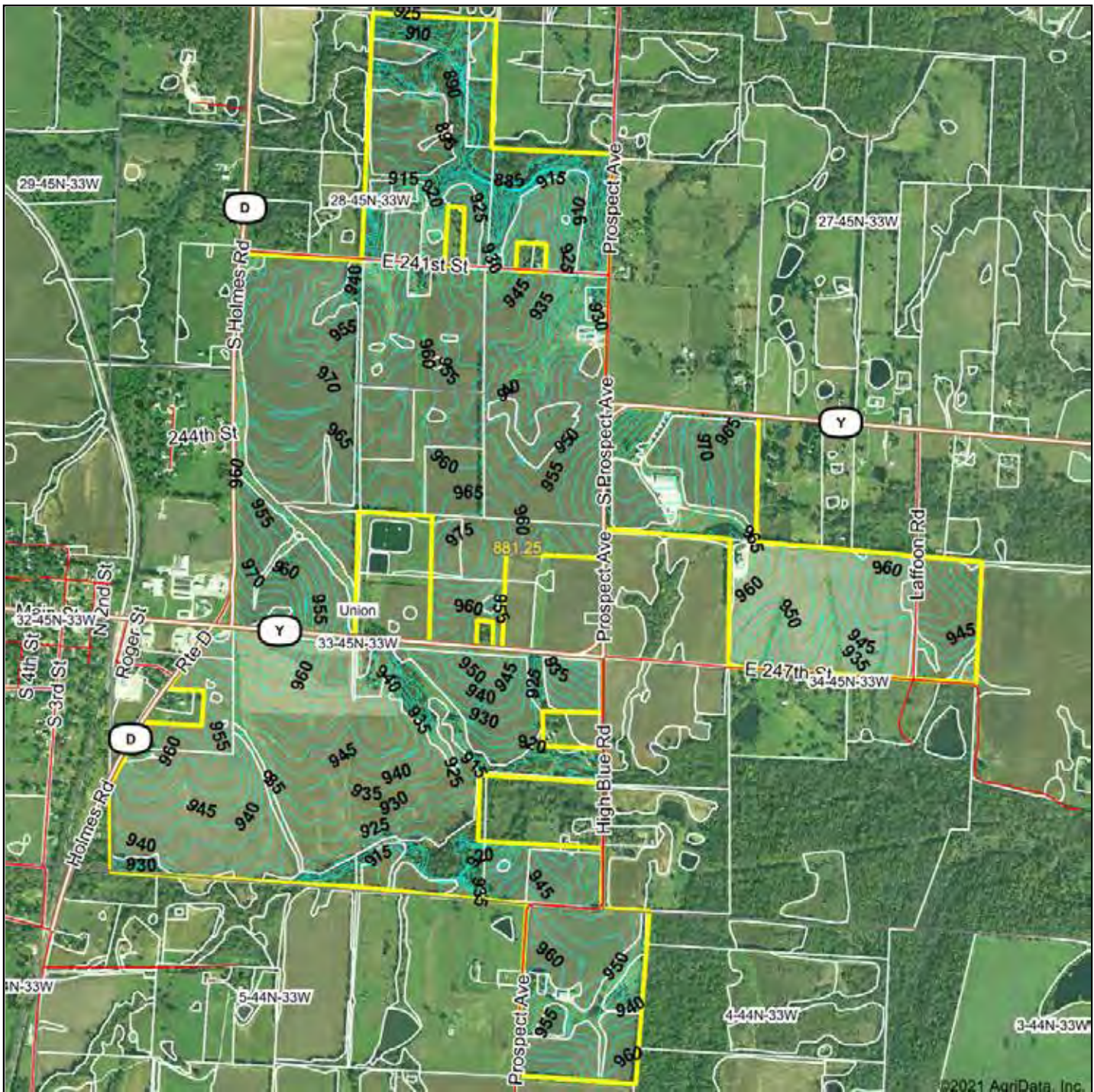


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30080	Greenton silty clay loam, 5 to 9 percent slopes	110.92	16.6%		IIIe	54	45	52
10000	Arisburg silt loam, 1 to 5 percent slopes	93.29	14.0%		Ile	81	81	65
30093	Haig silt loam, 0 to 2 percent slopes	82.78	12.4%		IIw	76	76	66
40093	Summit silty clay loam, 5 to 9 percent slopes	70.37	10.6%		IIIe	70	65	60
10116	Sampsel silty clay loam, 2 to 5 percent slopes	55.14	8.3%		Ile	60	60	50
40055	Deepwater silt loam, 5 to 9 percent slopes	51.65	7.7%		IIIe	83	83	80
40053	Deepwater silt loam, 2 to 5 percent slopes	49.38	7.4%		Ile	85	84	81
40034	Barco loam, 2 to 5 percent slopes	25.97	3.9%		Ile	60	56	48
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	25.90	3.9%		IIIw	78	77	66
10124	Sharpsburg silty clay loam, loess hill, 2 to 5 percent slopes	23.87	3.6%		Ile	76	76	61
40051	Coweta loam, 5 to 14 percent slopes	23.10	3.5%		Vls	38	38	24
40084	Oska silty clay loam, 5 to 9 percent slopes	18.34	2.8%		IIIe	61	61	43
30178	Polo silt loam, 2 to 5 percent slopes	15.70	2.4%		Ile	80	80	66
40091	Summit silty clay loam, 2 to 5 percent slopes	7.54	1.1%		Ile	69	66	61
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	5.72	0.9%		IVe	37	37	30
30179	Polo silt loam, 5 to 9 percent slopes	3.86	0.6%		IIIe	86	86	67
40064	Eram silty clay loam, 5 to 14 percent slopes	3.15	0.5%		Vle	64	64	40
Weighted Average						*n 69.7	*n 67.4	*n 60.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Topography Contours



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Source: USGS 3 meter dem

0ft 1651ft 3303ft

Interval(ft): 5.0

Min: 876.7

Max: 992.4

Range: 115.7

Average: 944.9

Standard Deviation: 21.56 ft



1/7/2021

33-45N-33W
Cass County
Missouri

Map Center: 38° 40' 45.01, -94° 34' 38.65

Maps Provided By:

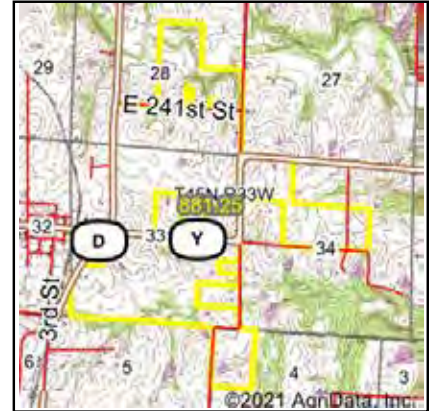
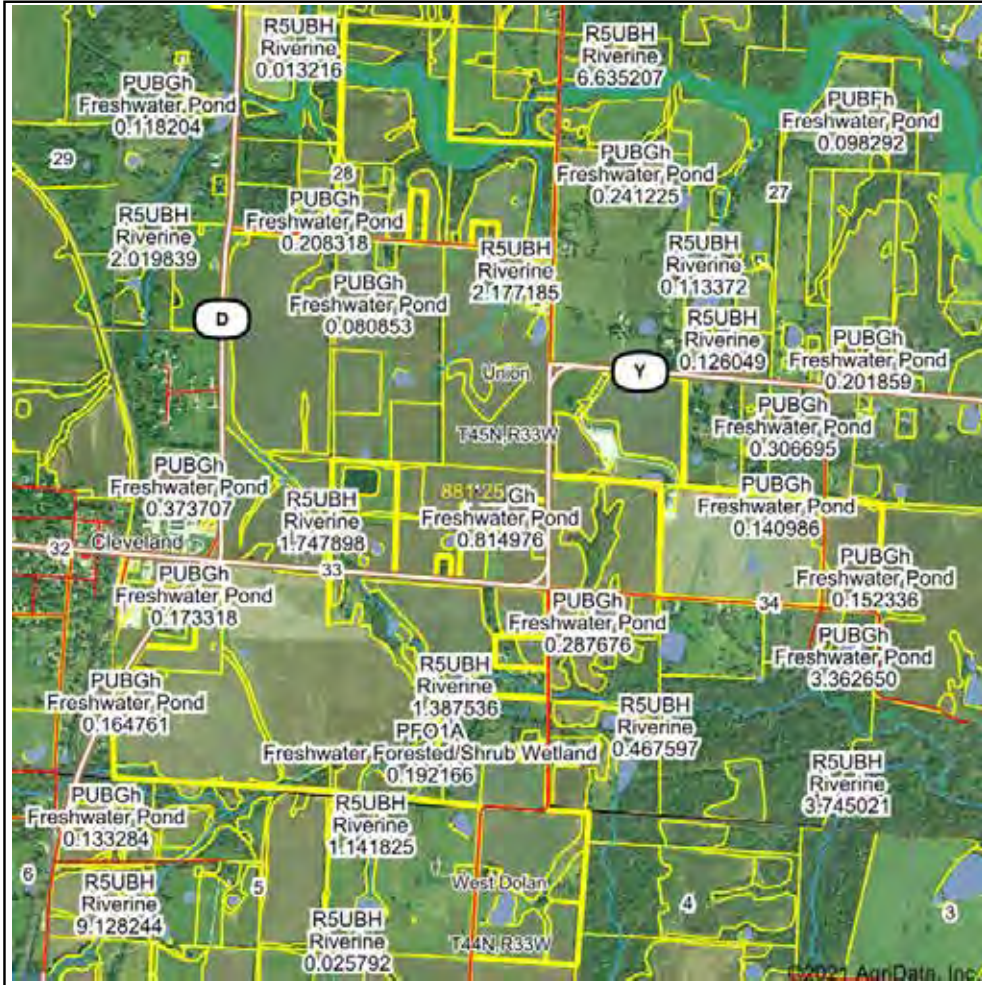


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Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP

Wetlands Map



State: **Missouri**
 Location: **33-45N-33W**
 County: **Cass**
 Township: **Union**
 Date: **1/7/2021**

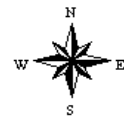


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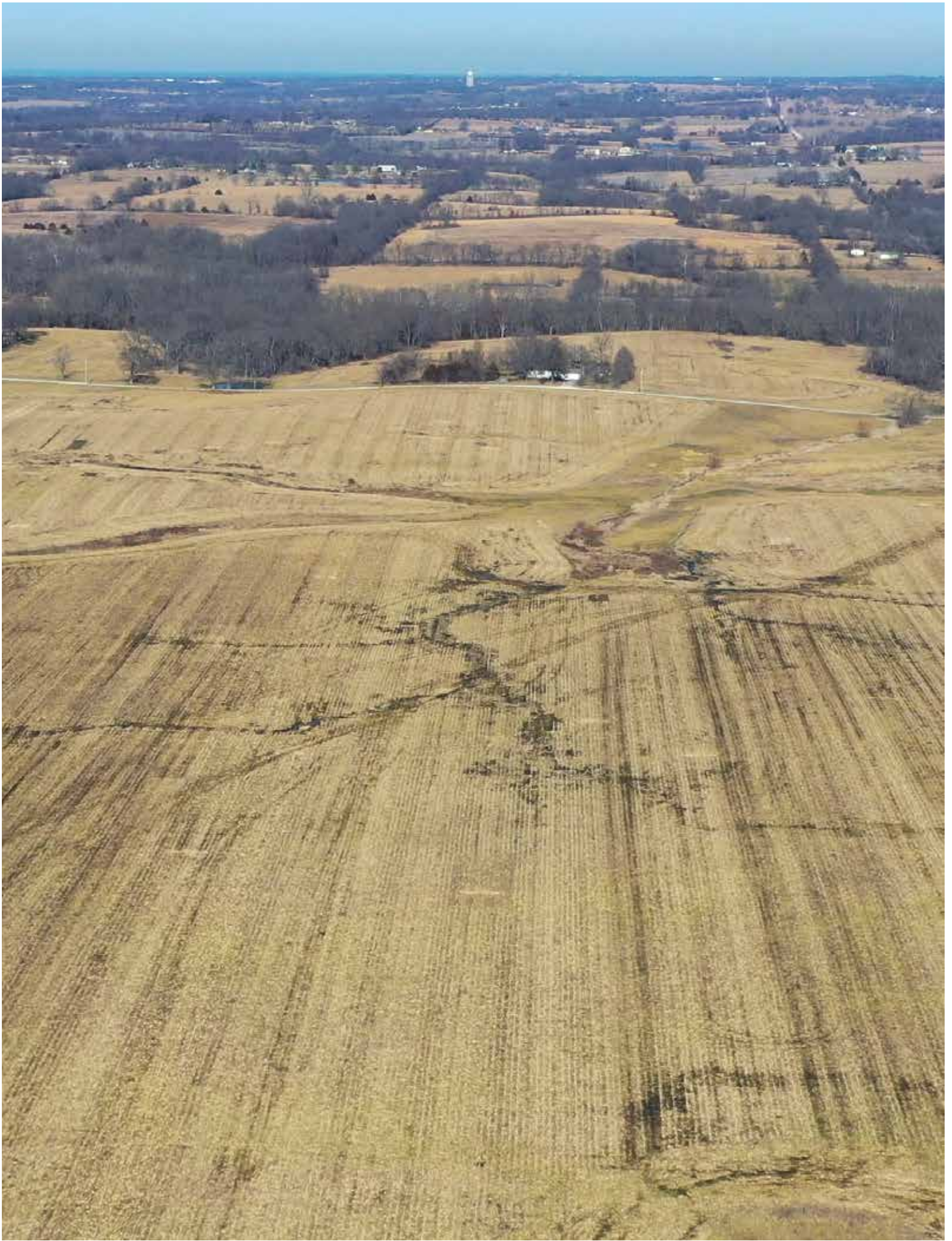
www.AgriDataInc.com



0ft 2445ft 4891ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	15.87
PUBGh	Freshwater Pond	10.98
R5UBH	Riverine	5.77
PSS1A	Freshwater Forested/Shrub Wetland	2.62
R2UBG	Riverine	2.10
R4SBC	Riverine	1.49
PUBFh	Freshwater Pond	0.69
PEM1A	Freshwater Emergent Wetland	0.10
PSS1C	Freshwater Forested/Shrub Wetland	0.09
PEM1Fh	Freshwater Emergent Wetland	0.06
	Total Acres	39.77

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



IRRIGATION INFORMATION

IRRIGATION INFORMATION

City Water Communications



Luke Schrader <luke@schraderauction.com>

Irrigation Information from City of Cleveland

1 message

Tasneam Nawaz <cleveland1@fairpoint.net>

Wed, Feb 10, 2021 at 3:10 PM

To: luke@schraderauction.com

Cc: RandyMaynard <watersup@fairpoint.net>, Dana Aksamit <acctclerkcleveland@fairpoint.net>

Sent on behalf of Water/Sewer Superintendent:

Please see attached the copy of irrigation contract. City of Cleveland owns irrigation pump at City sewer lagoon, City also owns Zimematic towers on tract#3 and tract#25; New owner of land would have to sign a lease with the City to use it. Water supply comes from City's polishing cell at the lagoon. Water can only be dropped to a 3 feet minimum level before irrigation must stop.

Please feel free to contact Randy Maynard should you have further questions regarding this.

Thank you

Tasneam Nawaz, MRCC

City Clerk, Cleveland, MO 64734

Ph: (816) 618-3412

Fax: (816) 618-3243

Email:cleveland1@fairpoint.net

Pop.661 4th Class City

IRRIGATION INFORMATION

City Water Contract

IRRIGATION AGREEMENT BY AND BETWEEN THE CITY OF CLEVELAND, MISSOURI AND SEBA BROS. FARMS, INC.

This Irrigation Agreement, entered into this 6th day of August, 2013 (the "Effective Date"), between the CITY OF CLEVELAND, MISSOURI, hereinafter referred to as "**City**" and SEBA BROS. FARMS, INC., a Missouri corporation, hereinafter referred to as "**Owner**".

WITNESSETH:

WHEREAS, City constructed a wastewater treatment system in the Southwest Quarter of the Northeast Quarter of Section 33, Township 45 North, Range 33 West, Cass County, Missouri, and

WHEREAS, it is necessary, from time to time, to reduce the accumulation of wastewater in said treatment system wastewater storage basin, which water may be utilized for agricultural irrigation purposes, and

WHEREAS, on December 17, 1991, the City and Owner entered into an agreement whereby the Owner agreed to utilize such wastewater accumulation for the irrigation of its land and the City agreed to operate and maintain the irrigation system ("Original Irrigation Agreement"), and

WHEREAS, the Original Irrigation Agreement has expired and the parties wish to enter into this Irrigation Agreement in order to continue the operation, maintenance and use of the wastewater system.

NOW, in consideration of the mutual benefits and covenants herein contained, the parties agree as follows:

1. Wastewater Acceptance: Owner agrees to accept wastewater from City to be applied to approximately 132.5 acres of agricultural land for the purposes of irrigating same. Owner will determine when and how much irrigation needs to take place and agrees to irrigate as much as practically possible. The parties agree and understand that during period of high precipitation irrigation would be impracticable and injurious to crop production and no irrigation will take place at such time. Owner further agrees to do nothing so as to cause wastewater to be drawn from the wastewater treatment system below the permissible point of withdrawal. Owners would have no liability for drawing the wastewater below the permissible point unless their actions are willful and wanton.

2. Land Description: Owner acknowledges that it is the sole owner of two parcels of land, one with approximately 42.5 acres and one with approximately 90 acres which are to be irrigated under the terms of this agreement. The legal descriptions of the two parcels of land are attached hereto and made a part hereof as Exhibit "A".

IRRIGATION INFORMATION

City Water Contract

3. Operation and Maintenance: City has provided the irrigation equipment and appurtenances complete, including pump, irrigation force main and center pivot pads. The City and the Owner will each pay one-half (1/2) of the fuel and oil expense of operating the irrigation system. All other maintenance expenses, including labor and materials for repairs and replacement, and insurance will be the responsibility of the City. Managing and operating the irrigation system will be the responsibility of the Owner.

4. Ownership of Irrigation Equipment: Ownership of the entire irrigation system shall be and remain in the name of the City of Cleveland. At the end of the term of this irrigation agreement, if the City should decide to sell said irrigation equipment, the Owners of the irrigation lands herein described shall have the right of first refusal to purchase the irrigation equipment at such price as the City may offer it for sale. The right to purchase the equipment shall be proportionate to the respective ownership of the lands to be irrigated. Owner shall be granted 20 days notice in writing of the City's intention to sell said irrigation equipment and the terms of said sale. Owners may exercise their right to purchase by either mailing via U.S. Mail with postage prepaid to the Mayor of the City of Cleveland a notice of acceptance or by hand delivering same to the Mayor within said 20 day period.

5. Equipment Replacement: City shall provide replacement of the irrigation system as required and determined by the City. "Replacement" shall mean expenditures for obtaining and installing equipment, accessories, or appurtenances which are necessary during the useful life of the system to maintain the capacity and performance for which the system was designed and constructed. In the event that City and Owner do not agree as to whether or not a particular piece of equipment needs to be replaced, City agrees to request a representative of the Department of Natural Resources to examine same and make a recommendation. If at any time Owner requests that a piece of equipment be replaced and the Department of Natural Resources representative recommends that it be replaced and the City fails to do so, such shall be cause to allow Owner to withdraw from this agreement.

6. Easements: Owner gives and grants to City an easement on and through the herein described lands for the installation, maintenance, repair, replacement and removal of the irrigation supply pipelines.

7. Term: The terms of this Irrigation Agreement shall be for a period of five (5) years from the Effective Date ("Initial Term") and shall automatically renew for four (4) additional five (5) year terms ("Extension Term"), upon the same terms and conditions, unless the Owner notifies the City in writing of its intent not to renew this Contract at least ninety (90) days prior to the expiration of the existing Term.

8. Warranty of Title: Owner covenants to and with City that subject to easements, restrictions and liens of record, Owner is lawfully seized and possessed of the lands and has a good and lawful right and power to enter into this agreement.

IRRIGATION INFORMATION

City Water Contract

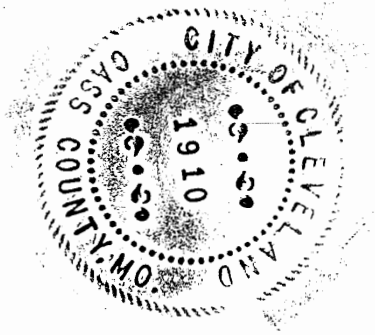
9. Covenants by City: City covenants to and with Owner as follows:
- a. That City will maintain system in accordance with Department of Natural Resources regulations and all water quality control standards of the State of Missouri.
 - b. That City will cause the wastewater to be tested at least monthly during the growing season and when advised by Owner immediately prior to Owner's beginning to take water from the wastewater storage basin and City will furnish a copy of the reports to Owner.
 - c. City further agrees to indemnify the owner against all actions, claims or demands for damages of any kind whatever which may arise because of any pollutants or anything else that may be in the waters or alleged to be in the waters which are used for irrigation from the City's wastewater treatment system. In addition, City agrees to indemnify Owner for any losses to crops caused by the wastewater used in the irrigation project other than for any negligence of the Owner. The City is further not indemnifying the Owner as to any lawsuits or actions growing out of chemicals which the Owner has placed upon the crops or upon the lands.
 - d. City further agrees to obtain a general liability insurance policy and to name Owners as additional named insureds relative to the operation of the wastewater irrigation facility.
10. City agrees to designate the wastewater superintendent of the City as the person to contact by the Owners in regard to any problems which may arise out of the operation of this contract.
11. Successors: This Agreement shall be binding upon the parties hereto and their heirs, successors and assigns and shall run with the land described in and set forth on Exhibit "A".
12. Recording: Upon execution of this Irrigation Agreement by both parties, the City shall record a copy of this Agreement with the Cass County Recorder of Deeds office at the City's expense.

IN WITNESS WHEREOF, the parties hereto have executed this Irrigation Agreement on the date and year noted above.

IRRIGATION INFORMATION

City Water Contract

CITY OF CLEVELAND	SEBA BROS. FARMS, INC.
By: <u>Patricia R. Masterson</u> Mayor	By: <u>David W. Seba</u> President
Attest: By: <u>Tasneem Nawaz</u> City Clerk	



IRRIGATION INFORMATION

City Water Contract

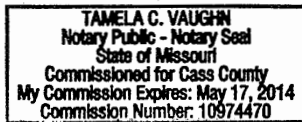
STATE OF MISSOURI)
) ss.
COUNTY OF Cass)

On this 16th day of August, 2013, before me, the undersigned Notary Public appeared David W. Seba, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and the said David W. Seba further declared himself to be President of Seba Bros. Farms, Inc.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in August the day and year first above written.

Tamela C. Vaughn
Notary Public

SEAL



IRRIGATION INFORMATION

City Water Contract

EXHIBIT A

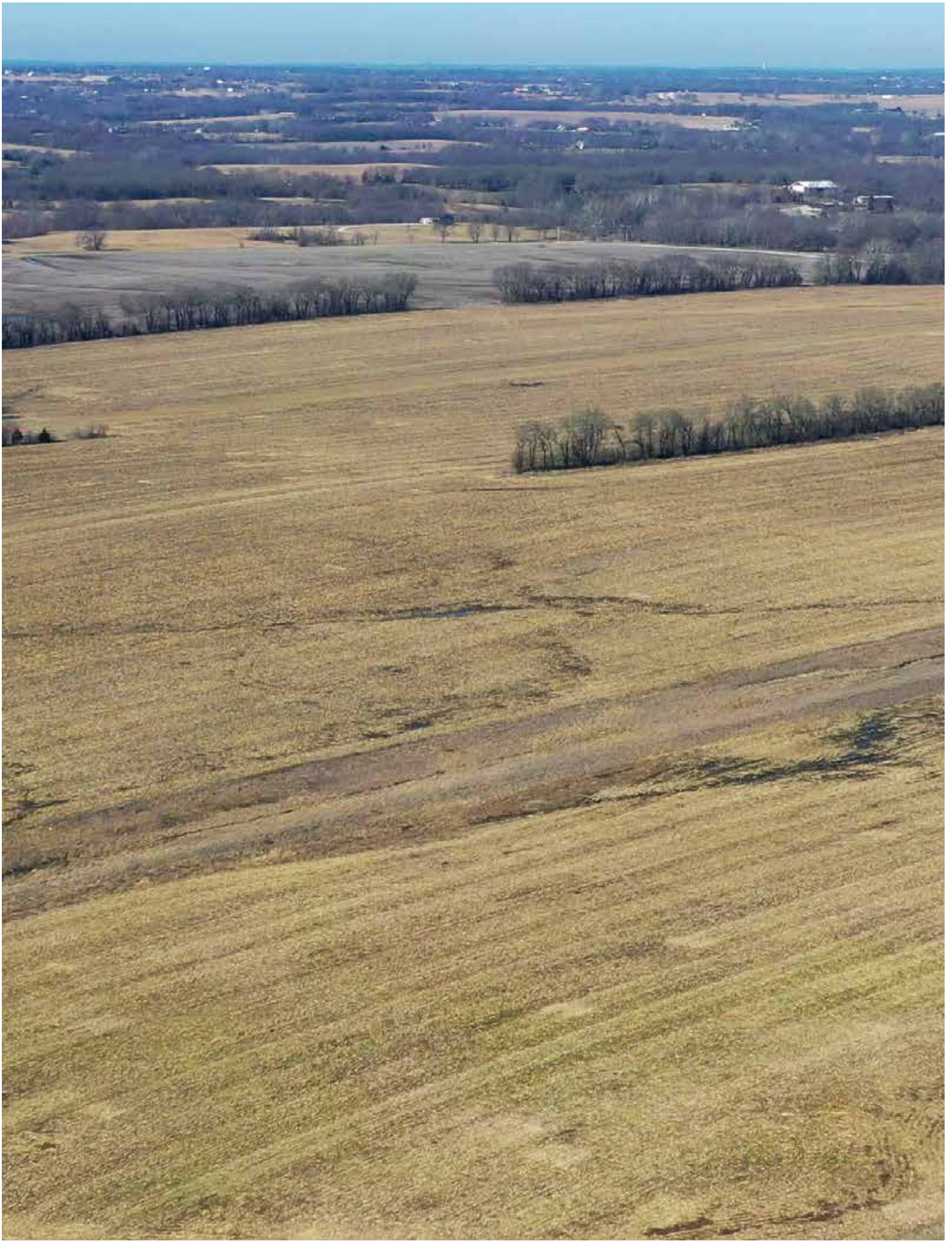
IRRIGATION PROPERTIES DESCRIPTIONS

Seba Bros. Farms, Inc. - Owner

The Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter, in Section 34, Township 45, Range 33, in Cass County, Missouri, except the Northwest Quarter of the Southwest Quarter of the Northeast Quarter thereof. Contains 71.1 acres, more or less, subject to the existing County Roads.

All that part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 45, Range 33, CASS COUNTY, MISSOURI, lying East of the centerline of Missouri State Route D (Holmes Road), as now located and establish, subject to that part thereof included in the right-of-way of said Route D.

Subject to easements, restrictions, reservations, and covenants, now of record, if any.



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tract 1

Cass County

1/22/21, 10:16 AM



Parcel Number: 06-08-28-000-000-014.000
Computer ID: 2572400
Deed Holder: SEBA BROS FARMS, INC
Property Address: E 241ST ST
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: AG LAND
Map Area: UNION RURAL
Plat Map: 1826/178
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SE SW 1826/179
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$8,450	\$0	\$0	\$0	\$8,450
Building	\$0	\$0	\$0	\$0	\$0
Total	\$8,450	\$0	\$0	\$0	\$8,450
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,010	\$0	\$0	\$0	\$1,010
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,010	\$0	\$0	\$0	\$1,010

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$8,450	\$0	\$0	\$0	\$8,450
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$8,450	\$0	\$0	\$0	\$8,450
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$8,920	\$0	\$0	\$0	\$8,920
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$8,920	\$0	\$0	\$0	\$8,920

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	5.000	2,025.00
Grade 5 - Missouri Soil Grade 5	29.000	5,539.00

COUNTY TAX INFORMATION

Tract 1

Cass County

1/22/21, 10:16 AM

Grade 6 - Missouri Soil Grade 6

6.000

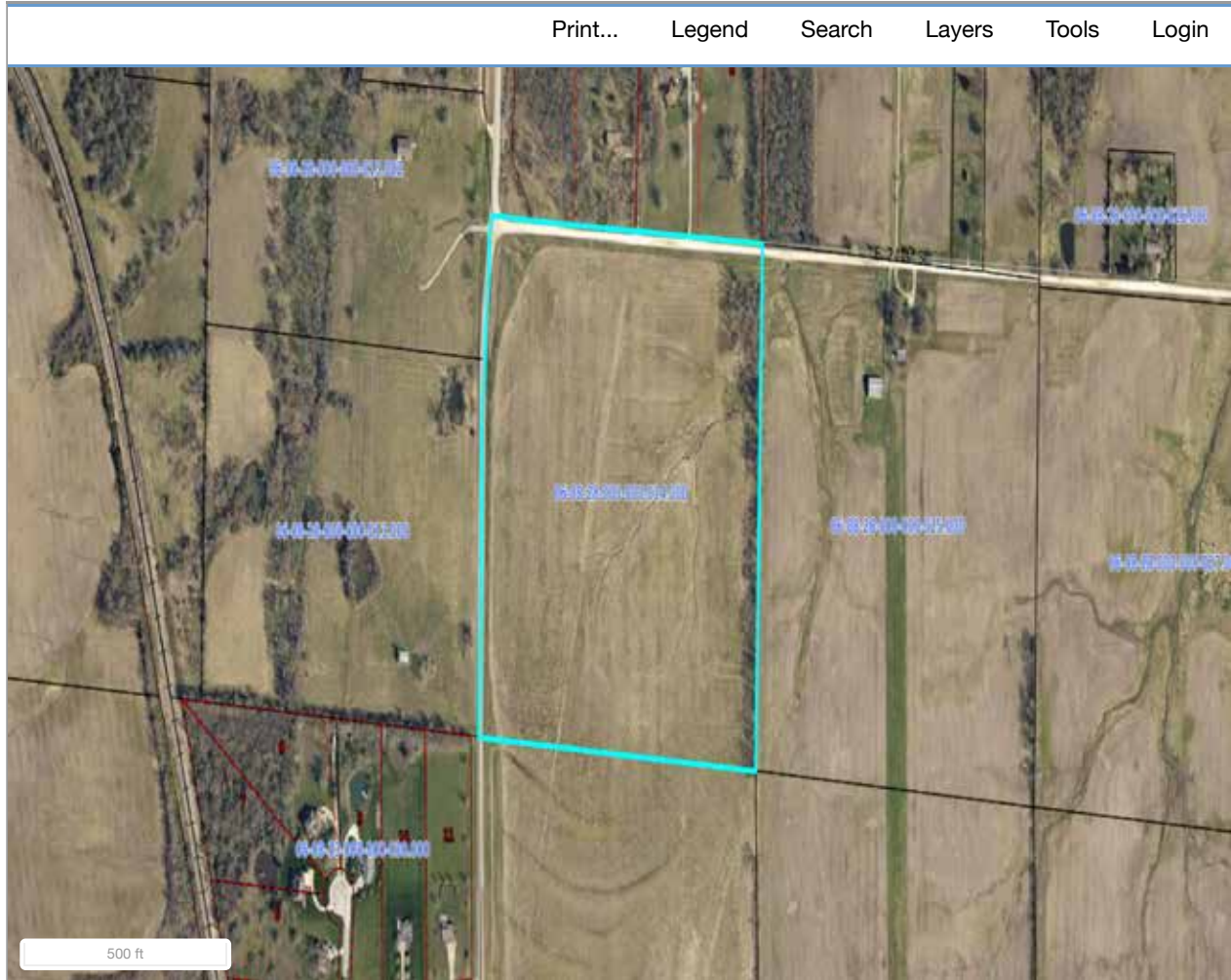
882.00

Averaged Taxable CSR: 211.150

Total Acres: 40.000

Net CSR Points: 8,446.00

GIS Map Information



COUNTY TAX INFORMATION

Tracts 1 & 2

Cass County

1/22/21, 10:16 AM



Parcel Number: 06-08-33-000-000-003.000
Computer ID: 2578400
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE Y
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 1826/178
Subdivision: NONE
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: E2 NW
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$32,080	\$0	\$0	\$0	\$32,080
Building	\$0	\$0	\$0	\$0	\$0
Total	\$32,080	\$0	\$0	\$0	\$32,080
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,850	\$0	\$0	\$0	\$3,850
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,850	\$0	\$0	\$0	\$3,850

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$32,080	\$0	\$0	\$0	\$32,080
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$32,080	\$0	\$0	\$0	\$32,080
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$32,080	\$0	\$0	\$0	\$32,080
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$32,080	\$0	\$0	\$0	\$32,080

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	79.200	32,076.00
		Averaged Taxable CSR: 405.000

COUNTY TAX INFORMATION

Tracts 1 & 2

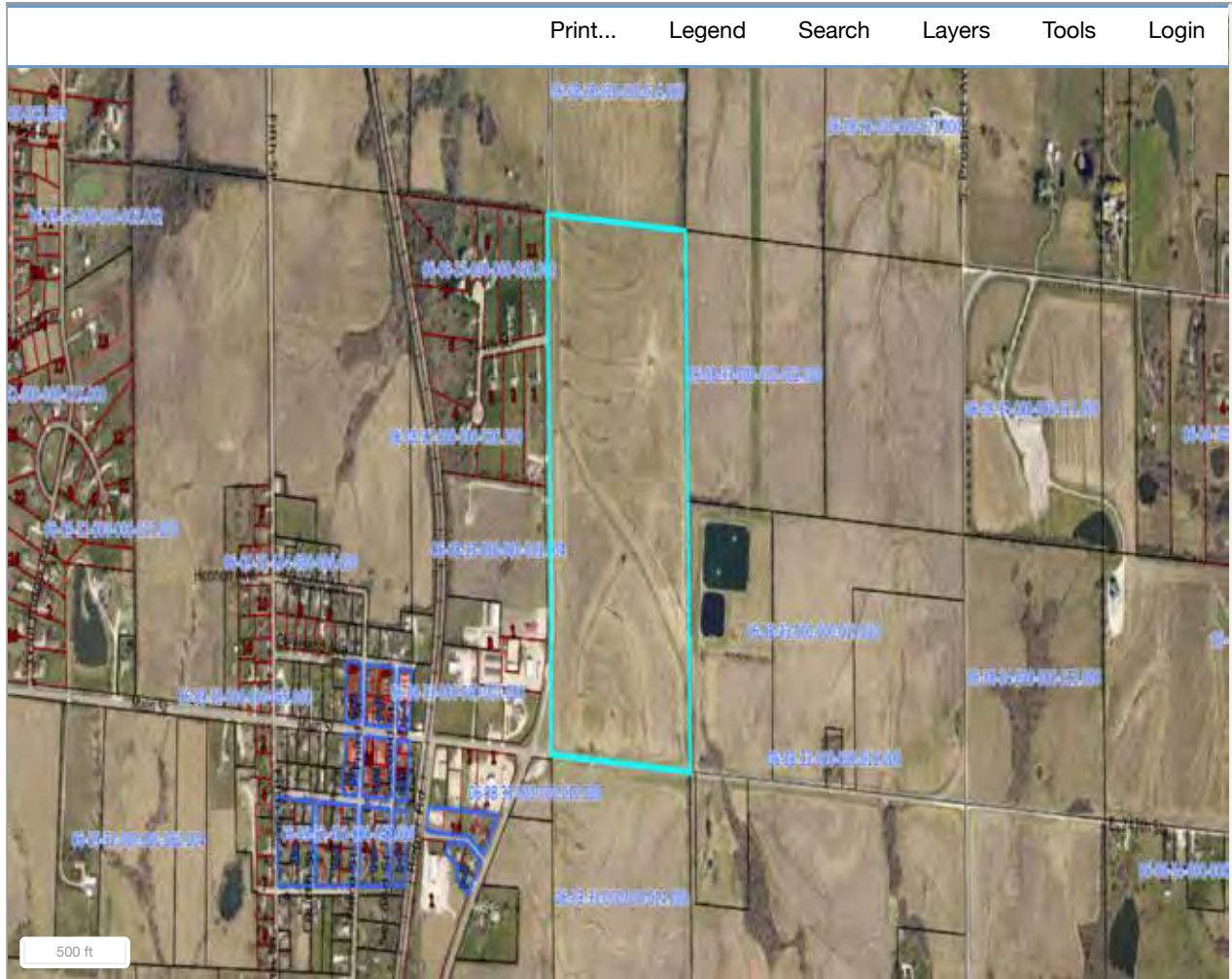
Cass County

1/22/21, 10:16 AM

Total Acres: 79.200

Net CSR Points: 32,076.00

GIS Map Information



COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:18 AM



Parcel Number: 06-08-33-000-000-013.000
Computer ID: 2578800
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE D
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 1517/38
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: SW SW EX PT IN CITY
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,640	\$0	\$0	\$0	\$14,640
Building	\$11,140	\$0	\$0	\$0	\$11,140
Total	\$25,780	\$0	\$0	\$0	\$25,780
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,760	\$0	\$0	\$0	\$1,760
Building	\$1,340	\$0	\$0	\$0	\$1,340
Total	\$3,100	\$0	\$0	\$0	\$3,100

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,640	\$0	\$0	\$0	\$14,640
Building Full Market	\$11,140	\$0	\$0	\$0	\$11,140
Total Full Market	\$25,780	\$0	\$0	\$0	\$25,780
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,650	\$0	\$0	\$0	\$14,650
Building Full Market	\$9,550	\$0	\$0	\$0	\$9,550
Total Full Market	\$24,200	\$0	\$0	\$0	\$24,200

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	3.000	1,935.00
Grade 4 - Missouri Soil Grade 4	31.000	12,555.00

COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:18 AM

Grade 6 - Missouri Soil Grade 6

1.000

147.00

Averaged Taxable CSR: 418.200

Total Acres: 35.000

Net CSR Points: 14,637.00

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Addition to Bldg	1	1960
▼ Addition to Bldg	1	1960
▼ Barn - Flat	1	1960

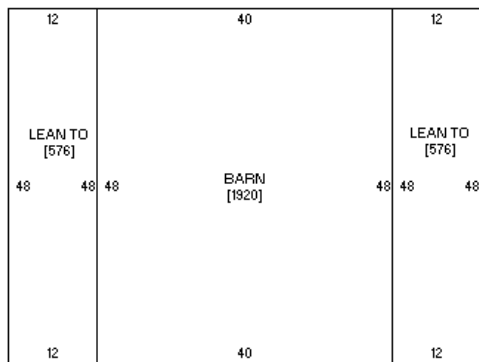
COUNTY TAX INFORMATION

Tract 3

Cass County

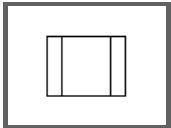
1/22/21, 10:18 AM

Sketch



Sketch of Pin 06-08-33-000-000-013.000

1 / 1



GIS Map Information

COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:19 AM



Parcel Number: 06-08-33-000-000-014.000
Computer ID: 2578300
Deed Holder: SEBA BROS FARMS, INC
Property Address: E STATE ROUTE Y
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 1599/178
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: NE SW
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$13,540	\$0	\$0	\$0	\$13,540
Building	\$0	\$0	\$0	\$0	\$0
Total	\$13,540	\$0	\$0	\$0	\$13,540
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,630	\$0	\$0	\$0	\$1,630
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,630	\$0	\$0	\$0	\$1,630

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,540	\$0	\$0	\$0	\$13,540
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$13,540	\$0	\$0	\$0	\$13,540
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,710	\$0	\$0	\$0	\$13,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$13,710	\$0	\$0	\$0	\$13,710

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 6 - Missouri Soil Grade 6	2.000	294.00
Grade 5 - Missouri Soil Grade 5	10.000	1,910.00

COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:19 AM

Grade 4 - Missouri Soil Grade 4

28.000

11,340.00

Averaged Taxable CSR: 338.600

Total Acres: 40.000

Net CSR Points: 13,544.00

GIS Map Information



COUNTY TAX INFORMATION

Tract 3

Cass County

1/22/21, 10:11 AM



Parcel Number: 06-08-33-000-000-010.000
Computer ID: 2578000
Deed Holder: SEBA BROS FARMS INC
Property Address: 24707 S STATE ROUTE D
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: COM WEST LINE
Plat Map: 3258/862
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: BG 35'S NE CR NW SW, S300' W407' NE'LY 334'
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$380	\$0	\$0	\$0	\$380
Building	\$0	\$0	\$0	\$0	\$0
Total	\$380	\$0	\$0	\$0	\$380
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$50	\$0	\$0	\$0	\$50
Building	\$0	\$0	\$0	\$0	\$0
Total	\$50	\$0	\$0	\$0	\$50

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$380	\$0	\$0	\$0	\$380
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$380	\$0	\$0	\$0	\$380
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$410	\$0	\$0	\$0	\$410
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$410	\$0	\$0	\$0	\$410

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	2.000	382.00
		Averaged Taxable CSR: 191.000

COUNTY TAX INFORMATION

Tract 3

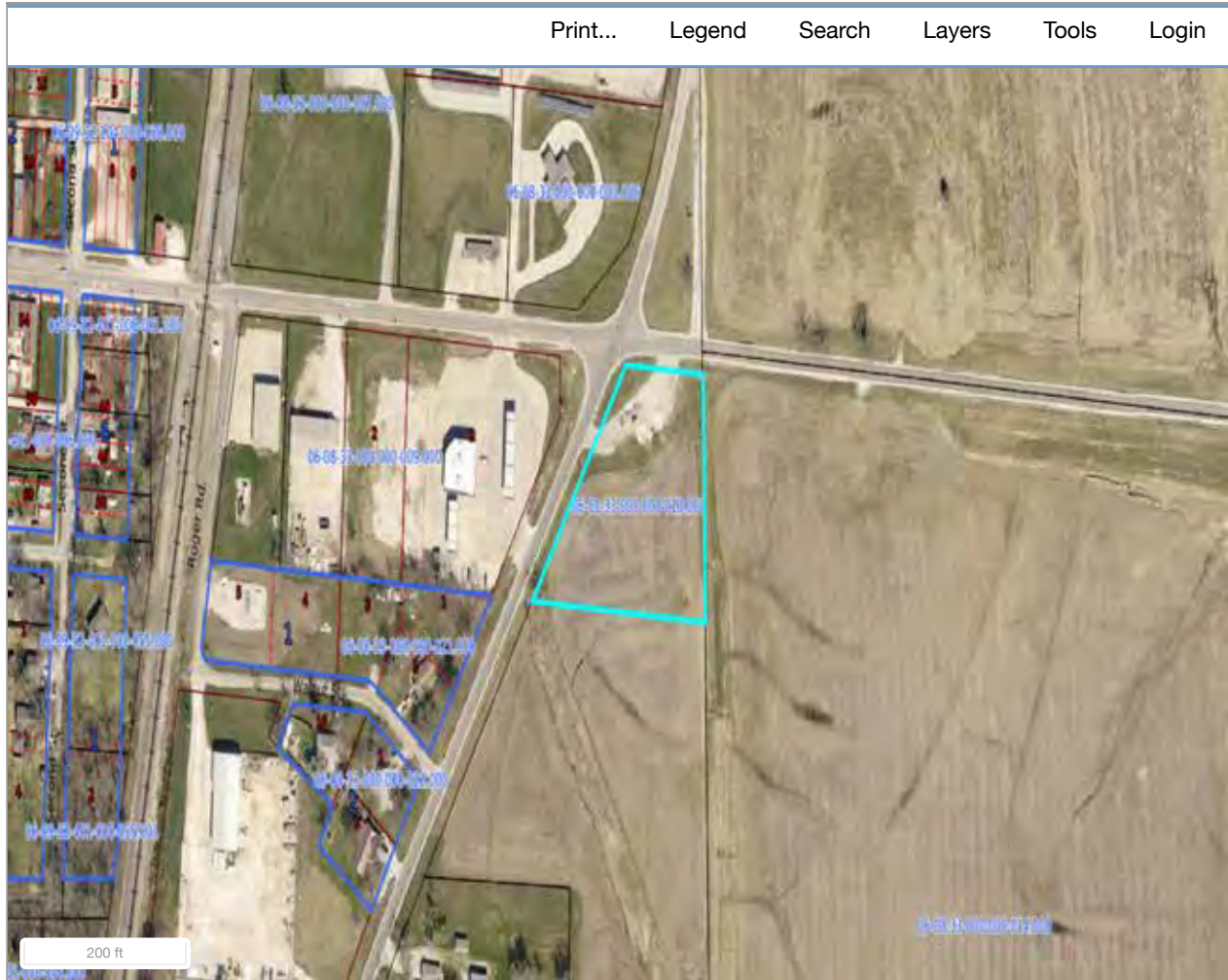
Cass County

1/22/21, 10:11 AM

Total Acres: 2.000

Net CSR Points: 382.00

GIS Map Information



COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM



Parcel Number: 06-08-33-000-000-011.001
Computer ID: 2578101
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE D
 CLEVELAND, MO 64734--000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734--000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 2461/124
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: BG 1314 & 337 S OF NW CR NW SW; S1015 W1088 NE300 E585 N375 W360 ETC
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,690	\$0	\$0	\$0	\$3,690
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,690	\$0	\$0	\$0	\$3,690
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$440	\$0	\$0	\$0	\$440
Building	\$0	\$0	\$0	\$0	\$0
Total	\$440	\$0	\$0	\$0	\$440

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,690	\$0	\$0	\$0	\$3,690
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,690	\$0	\$0	\$0	\$3,690
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,810	\$0	\$0	\$0	\$3,810
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,810	\$0	\$0	\$0	\$3,810

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	5.100	2,065.50
Grade 5 - Missouri Soil Grade 5	8.500	1,623.50

COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

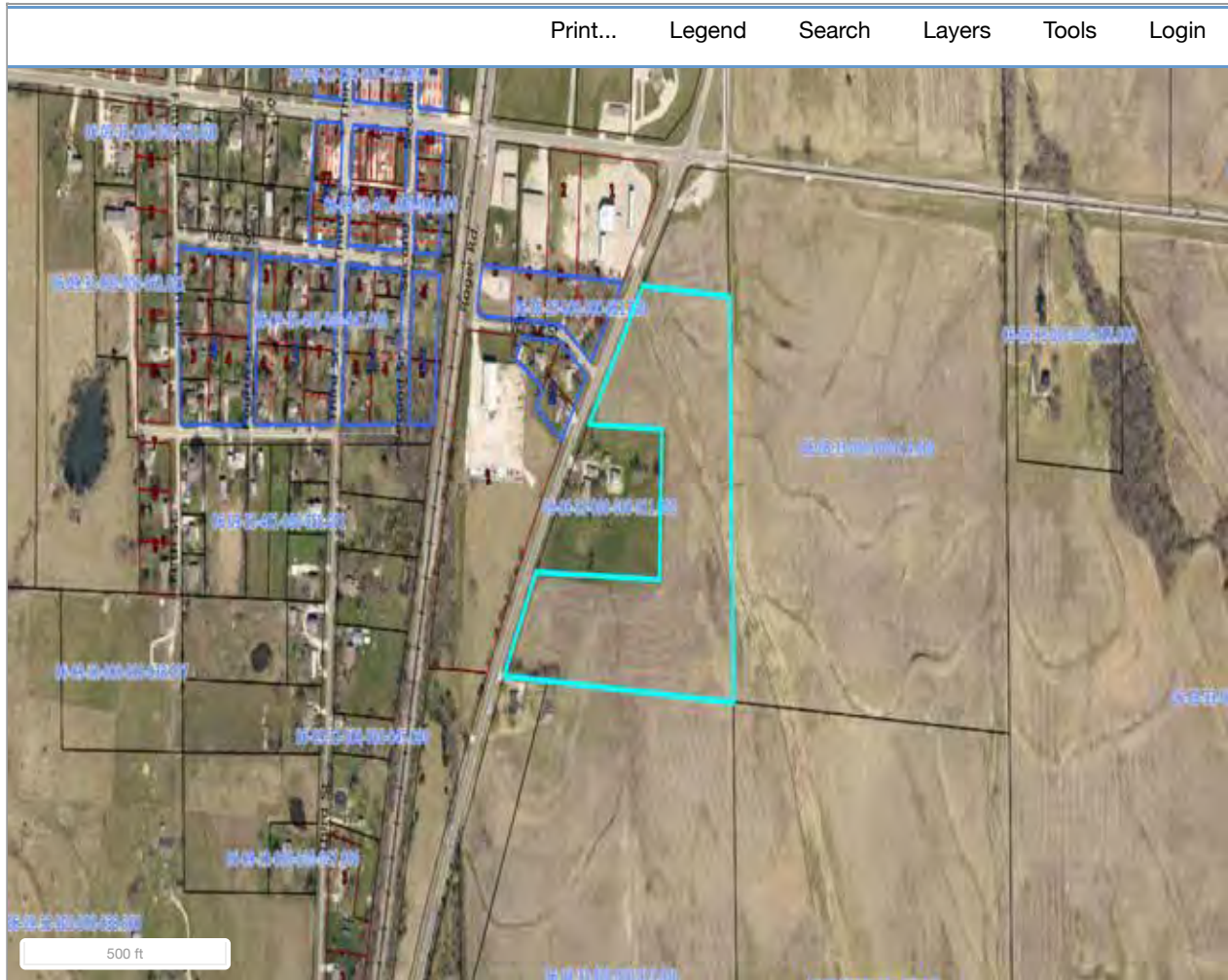
1/22/21, 10:17 AM

Total Acres: 13.600

Net CSR Points: 3,689.00

Averaged Taxable CSR: 271.250

GIS Map Information



COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM



Parcel Number: 06-08-33-000-000-012.000
Computer ID: 2605700
Deed Holder: SEBA BROS FARMS, INC
Property Address: 24903 S STATE ROUTE D
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 1517/38
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: CLEVELAND N'WLY CR SW SW S OF ST RT D
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-33-000-000-012.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,220	\$16,880	\$0	\$0	\$18,100
Building	\$0	\$93,730	\$0	\$0	\$93,730
Total	\$1,220	\$110,610	\$0	\$0	\$111,830
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$150	\$3,210	\$0	\$0	\$3,360
Building	\$0	\$17,810	\$0	\$0	\$17,810
Total	\$150	\$21,020	\$0	\$0	\$21,170

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$1,220	\$16,880	\$0	\$0	\$18,100
Building Full Market	\$0	\$93,730	\$0	\$0	\$93,730
Total Full Market	\$1,220	\$110,610	\$0	\$0	\$111,830
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$1,220	\$13,500	\$0	\$0	\$14,720
Building Full Market	\$0	\$85,850	\$0	\$0	\$85,850

COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM

Total Full Market	\$1,220	\$99,350	\$0	\$0	\$100,570
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	3.000	1,215.00
Total Acres: 3.000		Net CSR Points: 1,215.00
		Averaged Taxable CSR: 405.000

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1965	1,456

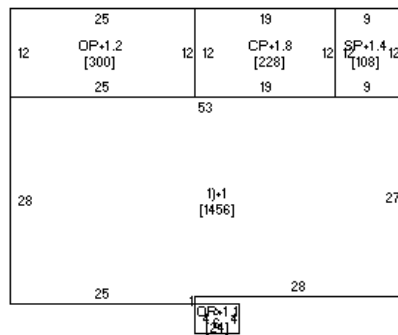
COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

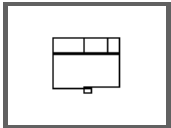
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Sketch



Sketch of Pin 06-08-33-000-000-012.000

1 / 1



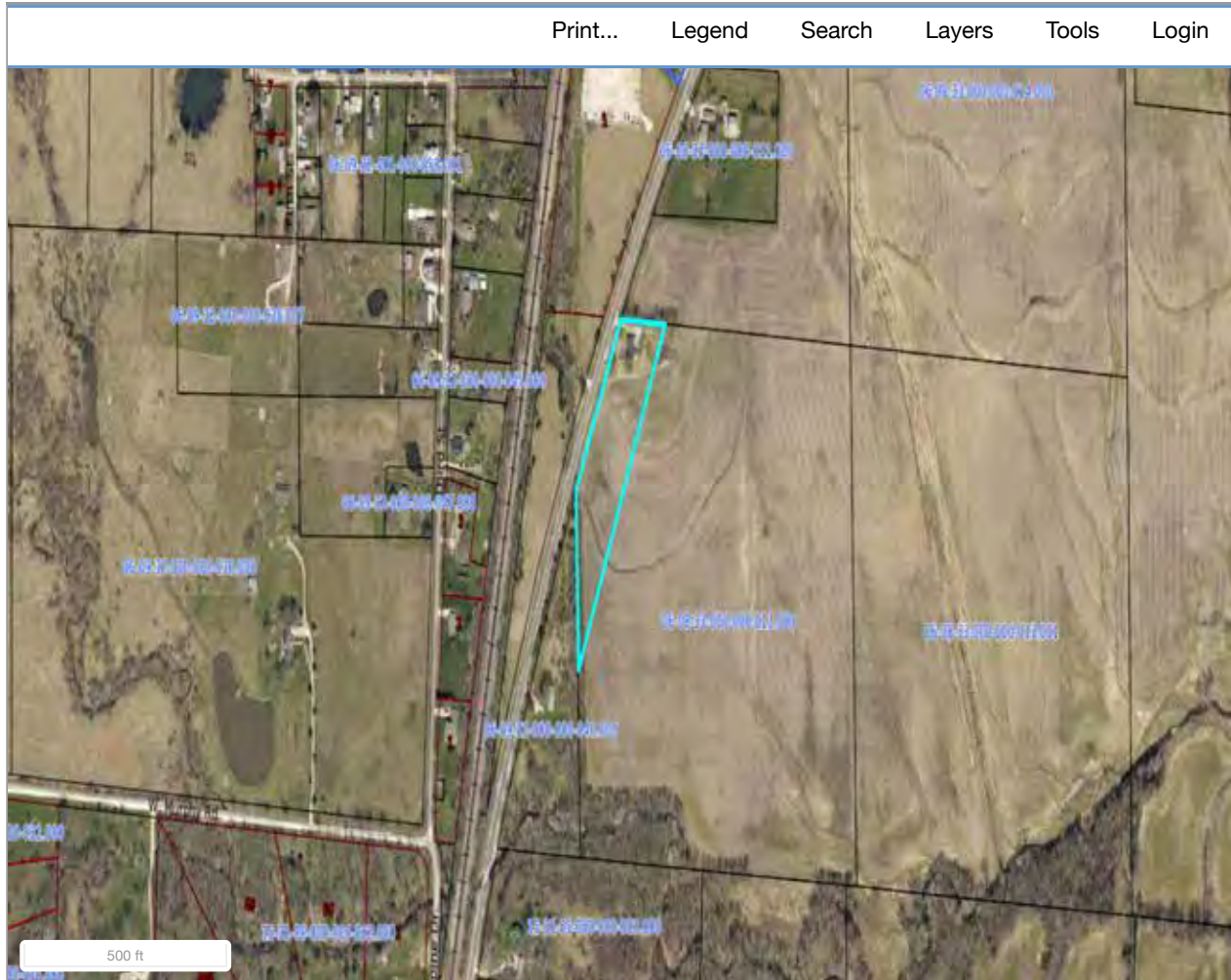
GIS Map Information

COUNTY TAX INFORMATION

Tracts 3 & 4

Cass County

1/22/21, 10:17 AM



COUNTY TAX INFORMATION

Tracts 3 & 8

Cass County

1/22/21, 10:18 AM



Parcel Number: 06-08-33-000-000-013.001
Computer ID: 2578801
Deed Holder: SEBA BROS FARMS, INC
Property Address: S STATE ROUTE D
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 1449/240
Subdivision: NONE
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: SE SW
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,820	\$0	\$0	\$0	\$14,820
Building	\$0	\$0	\$0	\$0	\$0
Total	\$14,820	\$0	\$0	\$0	\$14,820
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,780	\$0	\$0	\$0	\$1,780
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,780	\$0	\$0	\$0	\$1,780

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,820	\$0	\$0	\$0	\$14,820
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,820	\$0	\$0	\$0	\$14,820
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,930	\$0	\$0	\$0	\$14,930
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,930	\$0	\$0	\$0	\$14,930

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	3.000	1,935.00
Grade 4 - Missouri Soil Grade 4	28.000	11,340.00

COUNTY TAX INFORMATION

Tracts 3 & 8

Cass County

1/22/21, 10:18 AM

Grade 5 - Missouri Soil Grade 5
Grade 6 - Missouri Soil Grade 6

5.000
4.000

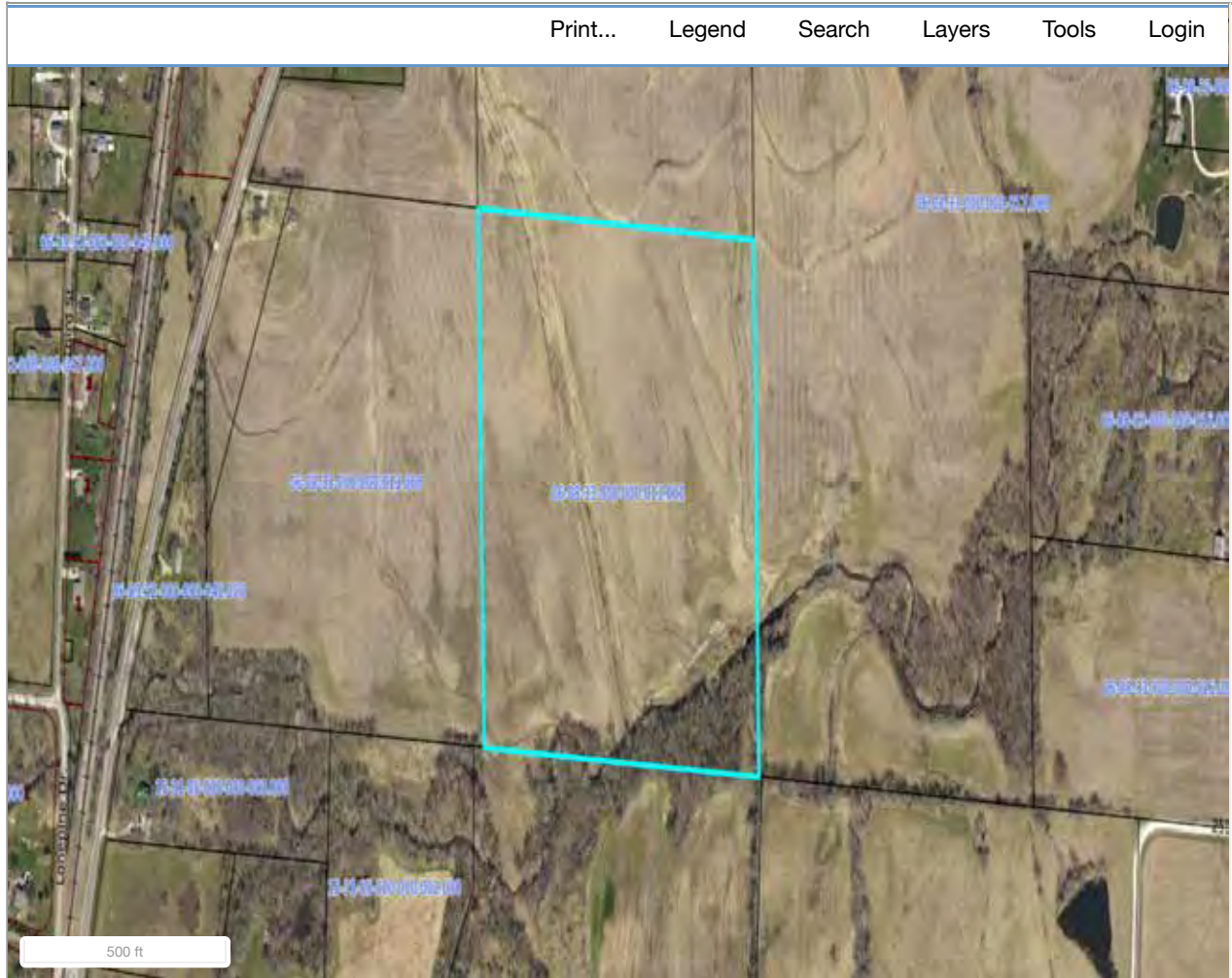
955.00
588.00

Averaged Taxable CSR: 370.450

Total Acres: 40.000

Net CSR Points: 14,818.00

GIS Map Information



COUNTY TAX INFORMATION

Tracts 3, 8 & 9

Cass County

1/22/21, 10:20 AM



Parcel Number: 06-08-33-000-000-017.000
Computer ID: 2578900
Deed Holder: SEBA BROS FARMS, INC
Property Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 1449/240
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: NE SE EX 5A & SW SE & NW SE EX N7.5A OF W16A
(NOT TO BE USED ON LEGAL DOCUMENTS)

No image to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$32,140	\$0	\$0	\$0	\$32,140
Building	\$0	\$0	\$0	\$0	\$0
Total	\$32,140	\$0	\$0	\$0	\$32,140
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,860	\$0	\$0	\$0	\$3,860
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,860	\$0	\$0	\$0	\$3,860

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$32,140	\$0	\$0	\$0	\$32,140
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$32,140	\$0	\$0	\$0	\$32,140
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$33,110	\$0	\$0	\$0	\$33,110
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$33,110	\$0	\$0	\$0	\$33,110

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	20.000	12,900.00
Grade 4 - Missouri Soil Grade 4	15.000	6,075.00

COUNTY TAX INFORMATION

Tracts 3, 8 & 9

Cass County

1/22/21, 10:20 AM

Grade 5 - Missouri Soil Grade 5
Grade 6 - Missouri Soil Grade 6

57.000
15.500

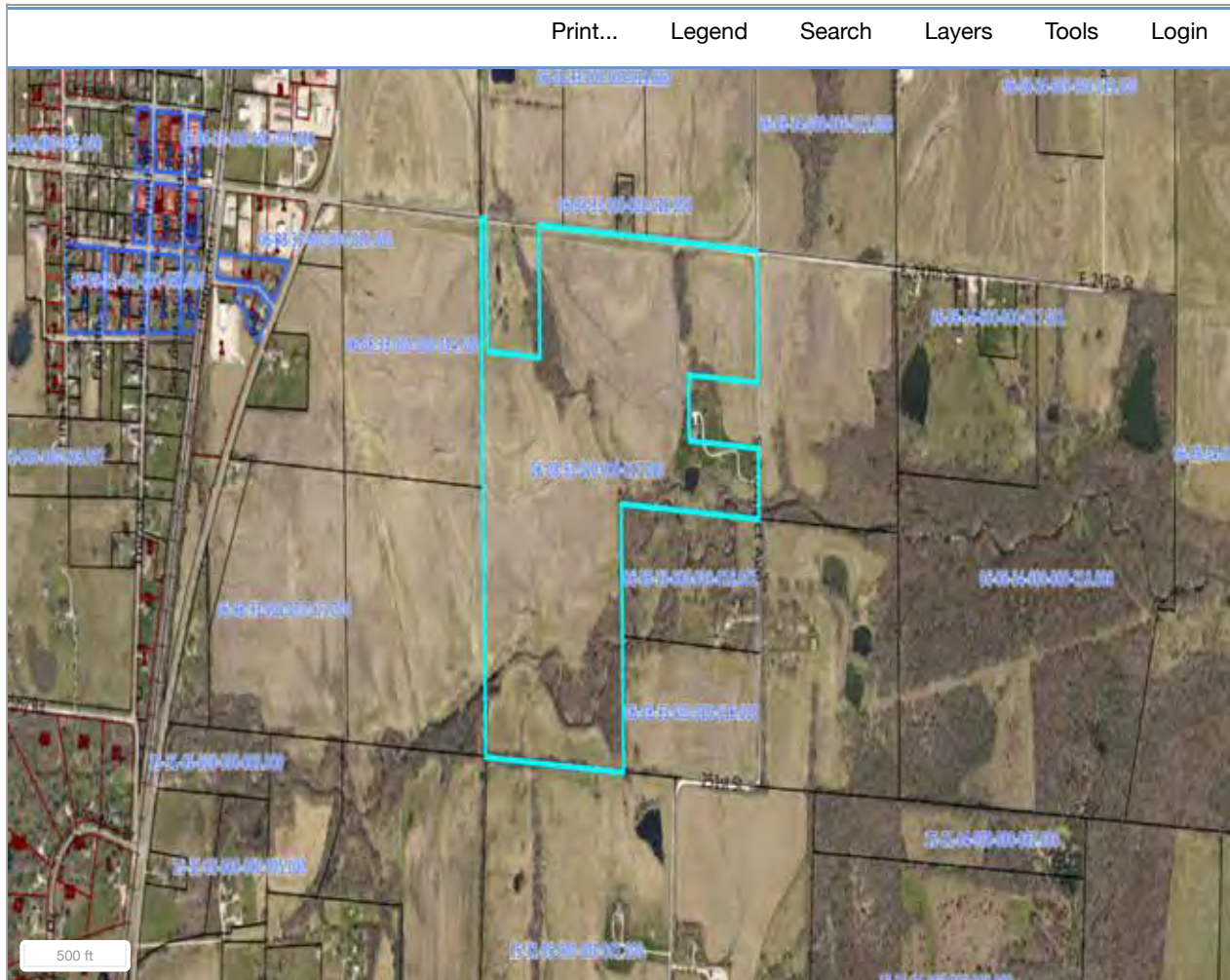
10,887.00
2,278.50

Averaged Taxable CSR: 298.981

Total Acres: 107.500

Net CSR Points: 32,140.50

GIS Map Information



COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

1/22/21, 3:43 PM



Parcel Number: 15-21-04-000-000-004.000
Computer ID: 2611000
Deed Holder: SEBA BROS FARMS, INC
Property Address: 25125 S PROSPECT AVE
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: RESIDENTIAL
Map Area: DOLAN NORTH WEST
Plat Map: 1311/248
Subdivision: NONE
Sec-Twp-Rng: 4-44-33
Lot-Block: -
Brief Legal Description: W2 LOT 7 NW
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 15-21-04-000-000-004.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$20,870	\$8,460	\$0	\$0	\$29,330
Building	\$11,250	\$61,830	\$0	\$0	\$73,080
Total	\$32,120	\$70,290	\$0	\$0	\$102,410
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,500	\$1,610	\$0	\$0	\$4,110
Building	\$1,350	\$11,750	\$0	\$0	\$13,100
Total	\$3,850	\$13,360	\$0	\$0	\$17,210

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$20,870	\$8,460	\$0	\$0	\$29,330
Building Full Market	\$11,250	\$61,830	\$0	\$0	\$73,080
Total Full Market	\$32,120	\$70,290	\$0	\$0	\$102,410
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$20,930	\$6,770	\$0	\$0	\$27,700
Building Full Market	\$10,690	\$55,640	\$0	\$0	\$66,330

COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

1/22/21, 3:43 PM

Total Full Market	\$31,620	\$62,410	\$0	\$0	\$94,030
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	4.300	821.30
Grade 4 - Missouri Soil Grade 4	49.500	20,047.50
Total Acres: 53.800		Net CSR Points: 20,868.80
Averaged Taxable CSR: 387.896		

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1971	1,440

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1974

Yard Extra Information

Description	Item Count	Year Built
▼ Shed	1	1974

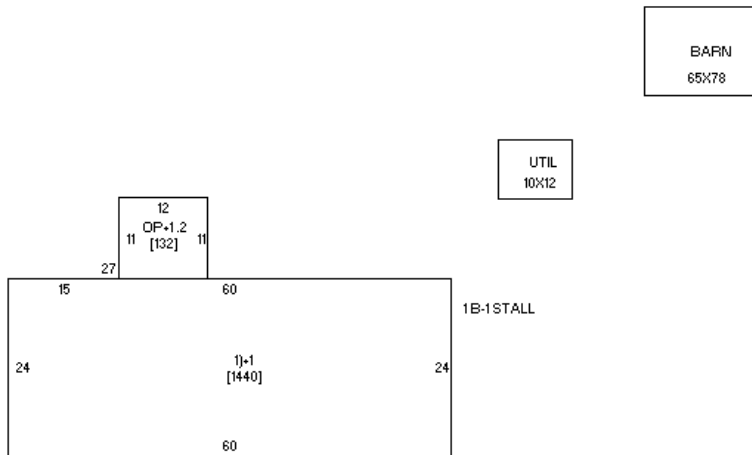
COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

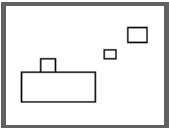
1/22/21, 3:43 PM

Sketch



Sketch of Pin 15-21-04-000-000-004.000

1 / 1



GIS Map Information

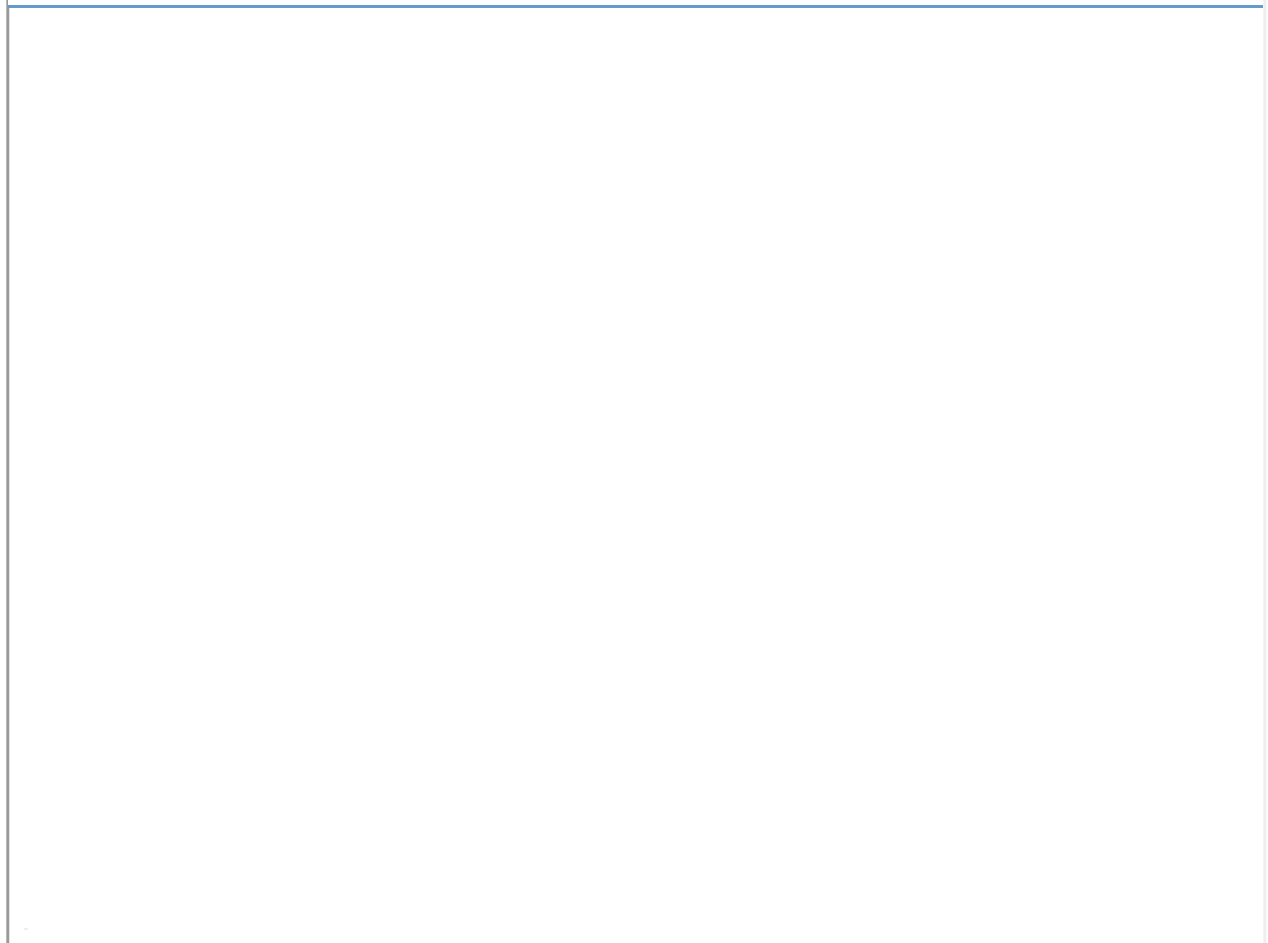
COUNTY TAX INFORMATION

Tracts 5, 6 & 7

Cass County

1/22/21, 3:43 PM

Print... Legend Search Layers Tools Login



COUNTY TAX INFORMATION

Tract 8

Cass County

1/22/21, 10:13 AM



Parcel Number: 06-08-33-000-000-016.000
Computer ID: 2577900
Deed Holder: SEBA BROS FARMS INC
Property Address: S PROSPECT AVE
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE YY
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION CTY CLEVELAND
Plat Map: 2914/107
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: S2 SE SE
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$4,500	\$0	\$0	\$0	\$4,500
Building	\$0	\$0	\$0	\$0	\$0
Total	\$4,500	\$0	\$0	\$0	\$4,500
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$540	\$0	\$0	\$0	\$540
Building	\$0	\$0	\$0	\$0	\$0
Total	\$540	\$0	\$0	\$0	\$540

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$4,500	\$0	\$0	\$0	\$4,500
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$4,500	\$0	\$0	\$0	\$4,500
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$4,710	\$0	\$0	\$0	\$4,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$4,710	\$0	\$0	\$0	\$4,710

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	11.400	2,177.40
Grade 4 - Missouri Soil Grade 4	4.100	1,660.50

COUNTY TAX INFORMATION

Tract 8

Cass County

1/22/21, 10:13 AM

Grade 6 - Missouri Soil Grade 6

4.500

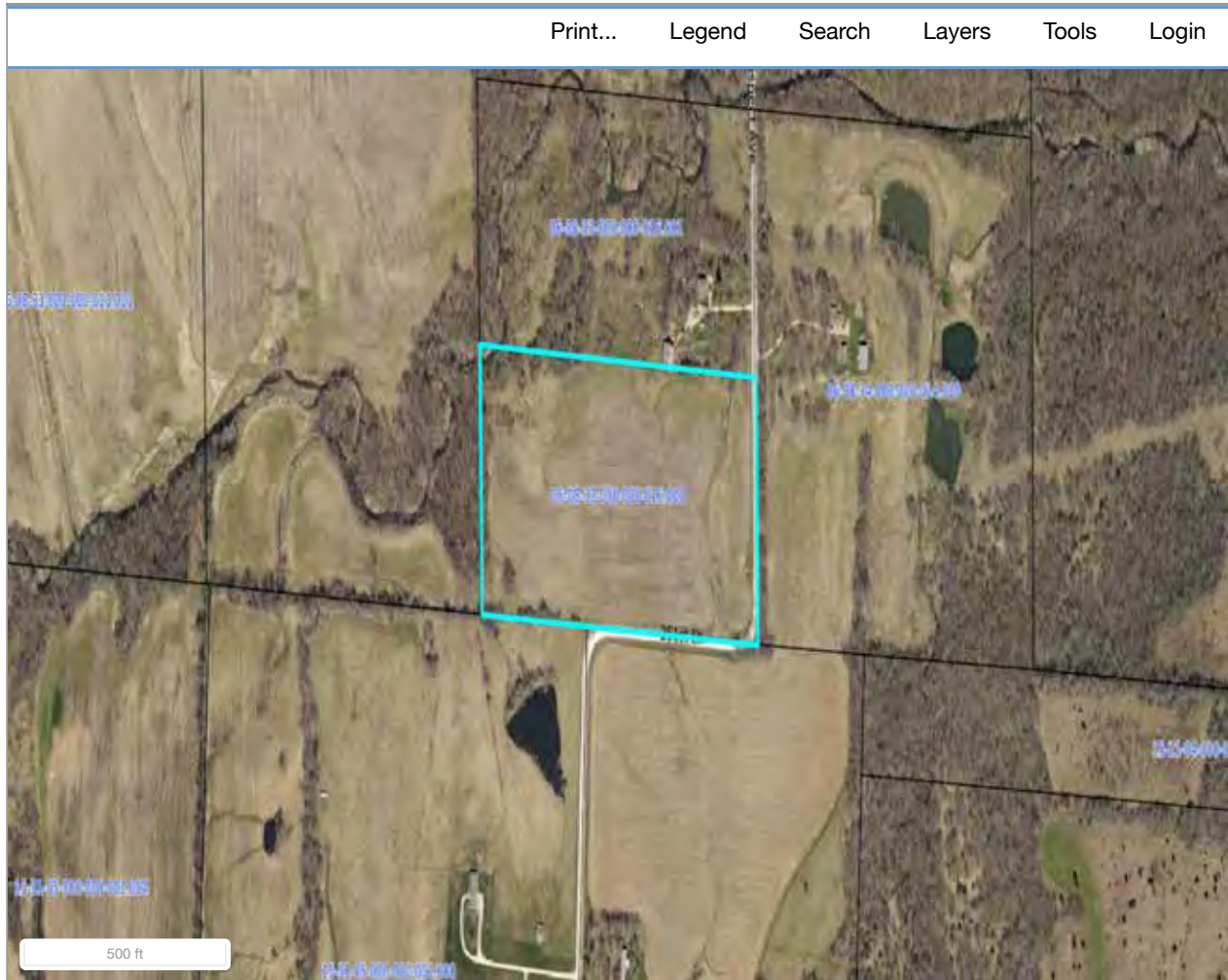
661.50

Averaged Taxable CSR: 224.970

Total Acres: 20.000

Net CSR Points: 4,499.40

GIS Map Information



COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

1/22/21, 3:59 PM



Parcel Number: 06-08-33-000-000-015.000
Computer ID: 2579300
Deed Holder: SEBA BROS LAND CO INC
Property Address: 1805 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: RESIDENTIAL
Map Area: UNION CTY CLEVELAND
Plat Map: 1308/21
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: N2 OF W 16A OF NW SE, EX W 33'
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-33-000-000-015.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$38,810	\$0	\$0	\$38,810
Building	\$0	\$78,500	\$0	\$0	\$78,500
Total	\$0	\$117,310	\$0	\$0	\$117,310
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$7,370	\$0	\$0	\$7,370
Building	\$0	\$14,920	\$0	\$0	\$14,920
Total	\$0	\$22,290	\$0	\$0	\$22,290

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$38,810	\$0	\$0	\$38,810
Building Full Market	\$0	\$78,500	\$0	\$0	\$78,500
Total Full Market	\$0	\$117,310	\$0	\$0	\$117,310
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$31,050	\$0	\$0	\$31,050
Building Full Market	\$0	\$70,800	\$0	\$0	\$70,800

COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

1/22/21, 3:59 PM

Total Full Market	\$0	\$101,850	\$0	\$0	\$101,850
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	326,700	7.500

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 1/2 Story Frame	1930	1,377

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Barn - Flat	1	1940

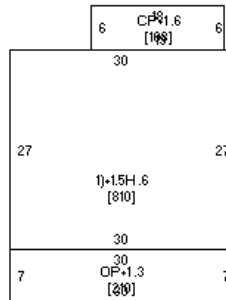
COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

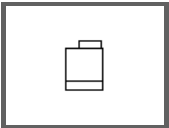
1/22/21, 3:59 PM

Sketch



Sketch of Pin 06-08-33-000-000-015.000

1 / 1



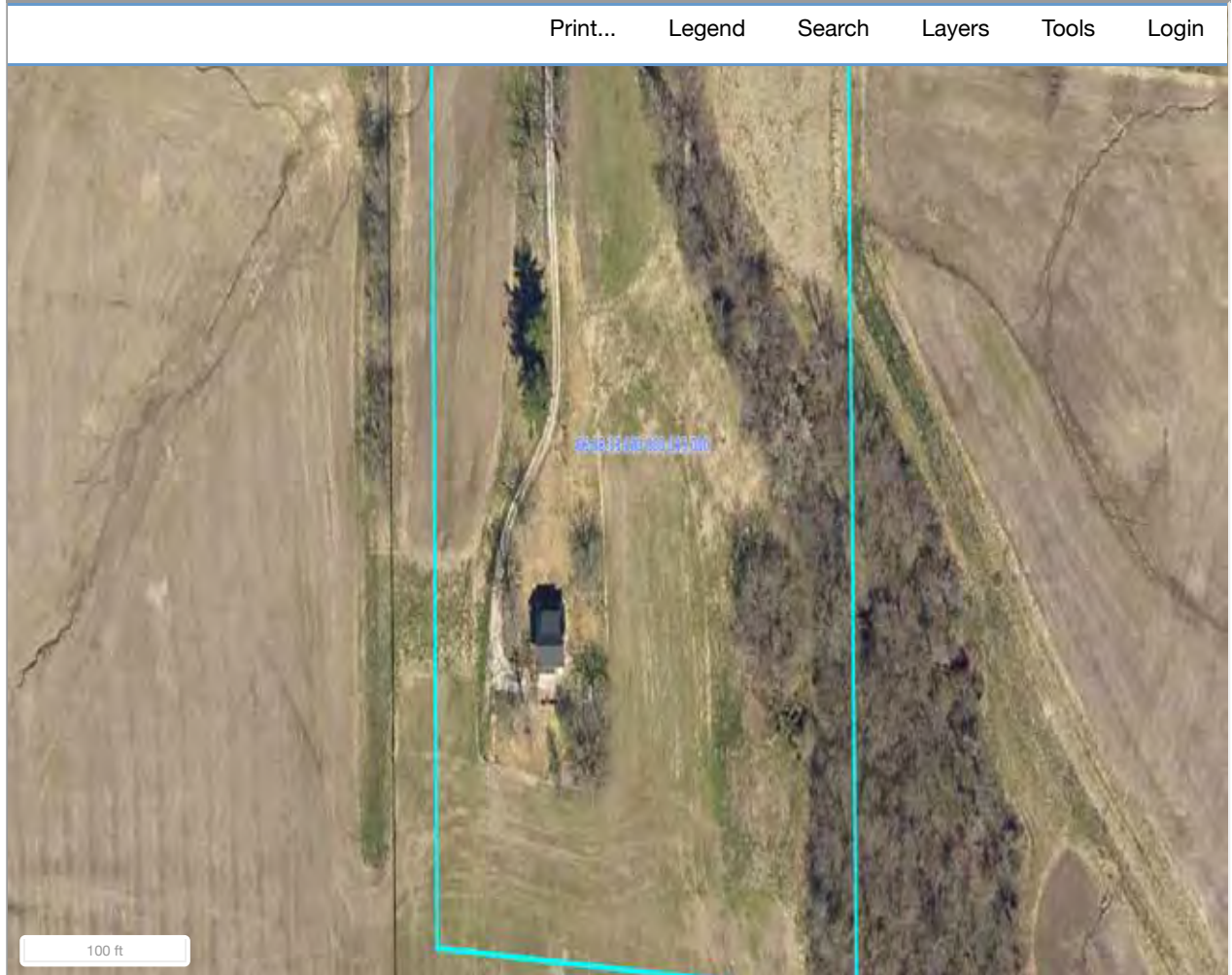
GIS Map Information

COUNTY TAX INFORMATION

Tracts 9 & 10

Cass County

1/22/21, 3:59 PM



COUNTY TAX INFORMATION

Tracts 11 & 19

Cass County

1/22/21, 10:14 AM



Parcel Number: 06-08-33-000-000-019.000
Computer ID: 2578600
Deed Holder: SEBA BROS FARMS INC
Property Address: S STATE ROUTE Y
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 3468/139
Subdivision: CLEVELAND
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: BG NWCR SWNE SE 1820 S330 NW 1047 SE1010 W180 N246 W161 ETC
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$9,840	\$0	\$0	\$0	\$9,840
Building	\$0	\$0	\$0	\$0	\$0
Total	\$9,840	\$0	\$0	\$0	\$9,840
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,180	\$0	\$0	\$0	\$1,180
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,180	\$0	\$0	\$0	\$1,180

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,840	\$0	\$0	\$0	\$9,840
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,840	\$0	\$0	\$0	\$9,840
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$10,090	\$0	\$0	\$0	\$10,090
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$10,090	\$0	\$0	\$0	\$10,090

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	5.900	3,805.50
Grade 4 - Missouri Soil Grade 4	6.320	2,559.60

COUNTY TAX INFORMATION

Tracts 11 & 19

Cass County

1/22/21, 10:14 AM

Grade 5 - Missouri Soil Grade 5

18.170

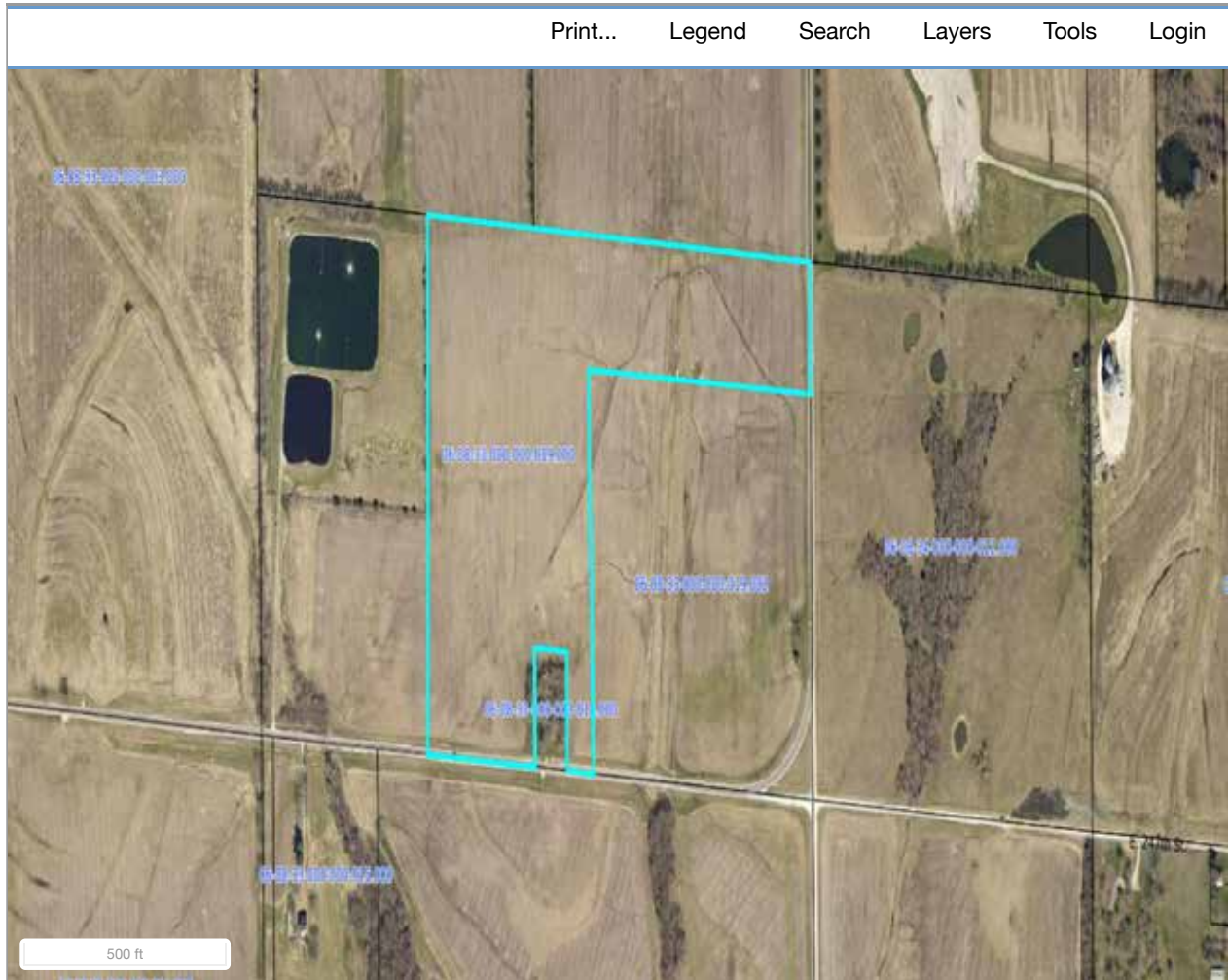
3,470.47

Averaged Taxable CSR: 323.645

Total Acres: 30.390

Net CSR Points: 9,835.57

GIS Map Information



COUNTY TAX INFORMATION

Tract 12

Cass County

1/22/21, 10:10 AM



Parcel Number: 06-08-33-000-000-002.000
Computer ID: 2578200
Deed Holder: SEBA BROS FARMS INC
Property Address: S STATE ROUTE D
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE V
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 3072/697
Subdivision: NONE
Sec-Twp-Rng: 33-44-33
Lot-Block: -
Brief Legal Description: NW4 OF NE4
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,700	\$0	\$0	\$0	\$14,700
Building	\$0	\$0	\$0	\$0	\$0
Total	\$14,700	\$0	\$0	\$0	\$14,700
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,760	\$0	\$0	\$0	\$1,760
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,760	\$0	\$0	\$0	\$1,760

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,700	\$0	\$0	\$0	\$14,700
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,700	\$0	\$0	\$0	\$14,700
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,800	\$0	\$0	\$0	\$14,800
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$14,800	\$0	\$0	\$0	\$14,800

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	7.000	1,337.00
Grade 4 - Missouri Soil Grade 4	33.000	13,365.00

COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

1/22/21, 10:08 AM



Parcel Number: 06-08-28-000-000-025.000
Computer ID: 2572900
Deed Holder: SEBA BROS FARMS INC
Property Address: 1909 E 241ST ST
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE V
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3072/697
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SW SE 705/384,495/72,688/93
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-28-000-000-025.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$12,640	\$8,460	\$0	\$0	\$21,100
Building	\$0	\$130,370	\$0	\$0	\$130,370
Total	\$12,640	\$138,830	\$0	\$0	\$151,470
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,520	\$1,610	\$0	\$0	\$3,130
Building	\$0	\$24,770	\$0	\$0	\$24,770
Total	\$1,520	\$26,380	\$0	\$0	\$27,900

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$12,640	\$8,460	\$0	\$0	\$21,100
Building Full Market	\$0	\$130,370	\$0	\$0	\$130,370
Total Full Market	\$12,640	\$138,830	\$0	\$0	\$151,470
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$12,800	\$6,770	\$0	\$0	\$19,570
Building Full Market	\$0	\$120,960	\$0	\$0	\$120,960

COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

1/22/21, 10:08 AM

Total Full Market	\$12,800	\$127,730	\$0	\$0	\$140,530
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	25.500	10,327.50
Grade 5 - Missouri Soil Grade 5	11.000	2,101.00
Grade 6 - Missouri Soil Grade 6	1.000	147.00
Grade 8 - Missouri Soil Grade 8	2.000	60.00
Total Acres: 39.500	Net CSR Points: 12,635.50	Averaged Taxable CSR: 319.886

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1963	1,612

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1982
▼ Steel Utility Building	1	1975

COUNTY TAX INFORMATION

Tract 12 & 13

Cass County

1/22/21, 10:08 AM



COUNTY TAX INFORMATION

Tract 14

Cass County

1/22/21, 10:07 AM



Parcel Number: 06-08-28-000-000-023.000
Computer ID: 2573600
Deed Holder: SEBA BROS FARMS INC
Property Address: S PROSPECT AVE
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3468/117
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: BG INT G. RIV & CTR LN SE,N924' W TO RIV SE ALG RIV TBG
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$690	\$0	\$0	\$0	\$690
Building	\$0	\$0	\$0	\$0	\$0
Total	\$690	\$0	\$0	\$0	\$690
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$80	\$0	\$0	\$0	\$80
Building	\$0	\$0	\$0	\$0	\$0
Total	\$80	\$0	\$0	\$0	\$80

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$690	\$0	\$0	\$0	\$690
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$690	\$0	\$0	\$0	\$690
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$740	\$0	\$0	\$0	\$740
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$740	\$0	\$0	\$0	\$740

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 6 - Missouri Soil Grade 6	4.700	690.90
Averaged Taxable CSR: 147.000		

COUNTY TAX INFORMATION

Tract 14

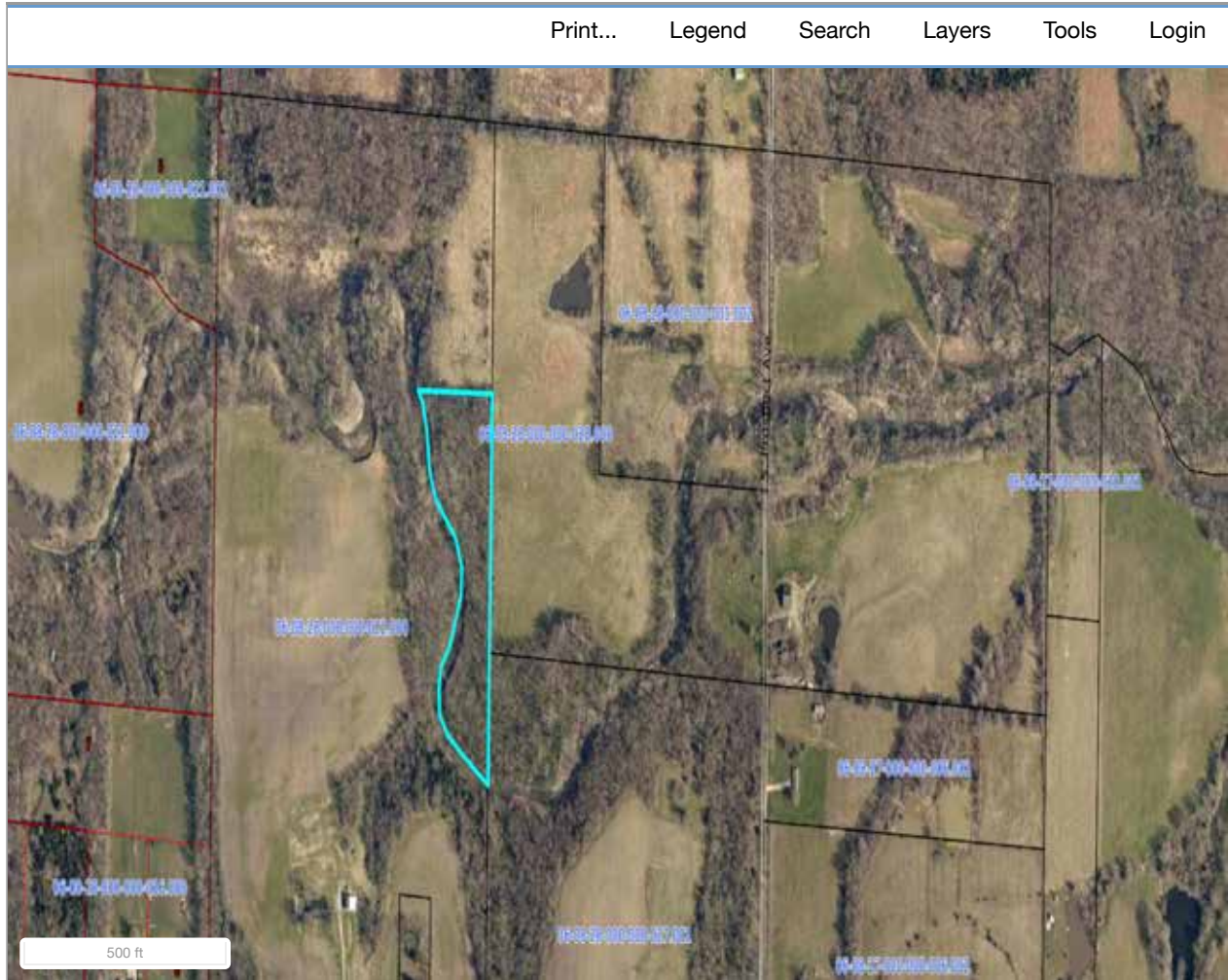
Cass County

1/22/21, 10:07 AM

Total Acres: 4.700

Net CSR Points: 690.90

GIS Map Information



COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

1/22/21, 10:05 AM



Parcel Number: 06-08-28-000-000-022.000
Computer ID: 2572500
Deed Holder: SEBA BROS FARMS INC
Property Address: 1906 E 241ST ST
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3505/468
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SW NE & NW SE EX CEM&EX BG INT RIV&E LN TOF,N924' W RIV
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-28-000-000-022.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$21,090	\$8,460	\$0	\$0	\$29,550
Building	\$10,230	\$49,460	\$0	\$0	\$59,690
Total	\$31,320	\$57,920	\$0	\$0	\$89,240
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,530	\$1,610	\$0	\$0	\$4,140
Building	\$1,230	\$9,400	\$0	\$0	\$10,630
Total	\$3,760	\$11,010	\$0	\$0	\$14,770

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$21,090	\$8,460	\$0	\$0	\$29,550
Building Full Market	\$10,230	\$49,460	\$0	\$0	\$59,690
Total Full Market	\$31,320	\$57,920	\$0	\$0	\$89,240
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$21,610	\$6,770	\$0	\$0	\$28,380
Building Full Market	\$7,350	\$46,800	\$0	\$0	\$54,150

COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

1/22/21, 10:05 AM

Total Full Market	\$28,960	\$53,570	\$0	\$0	\$82,530
▼ More Years...					

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	9.000	5,805.00
Grade 4 - Missouri Soil Grade 4	20.500	8,302.50
Grade 5 - Missouri Soil Grade 5	15.000	2,865.00
Grade 6 - Missouri Soil Grade 6	28.000	4,116.00
Total Acres: 72.500	Net CSR Points: 21,088.50	Averaged Taxable CSR: 290.876

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1926	1,064

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Barn - Flat	1	1940

Sale Information

Sale Date	Recording
▼ 11/10/2011	3505/468

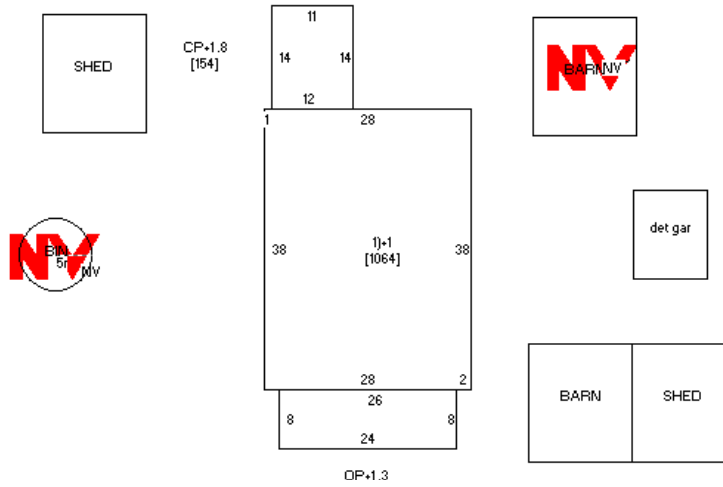
COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

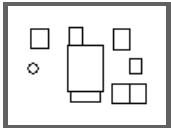
1/22/21, 10:05 AM

Sketch



Sketch of Pin 06-08-28-000-000-022.000

1 / 1



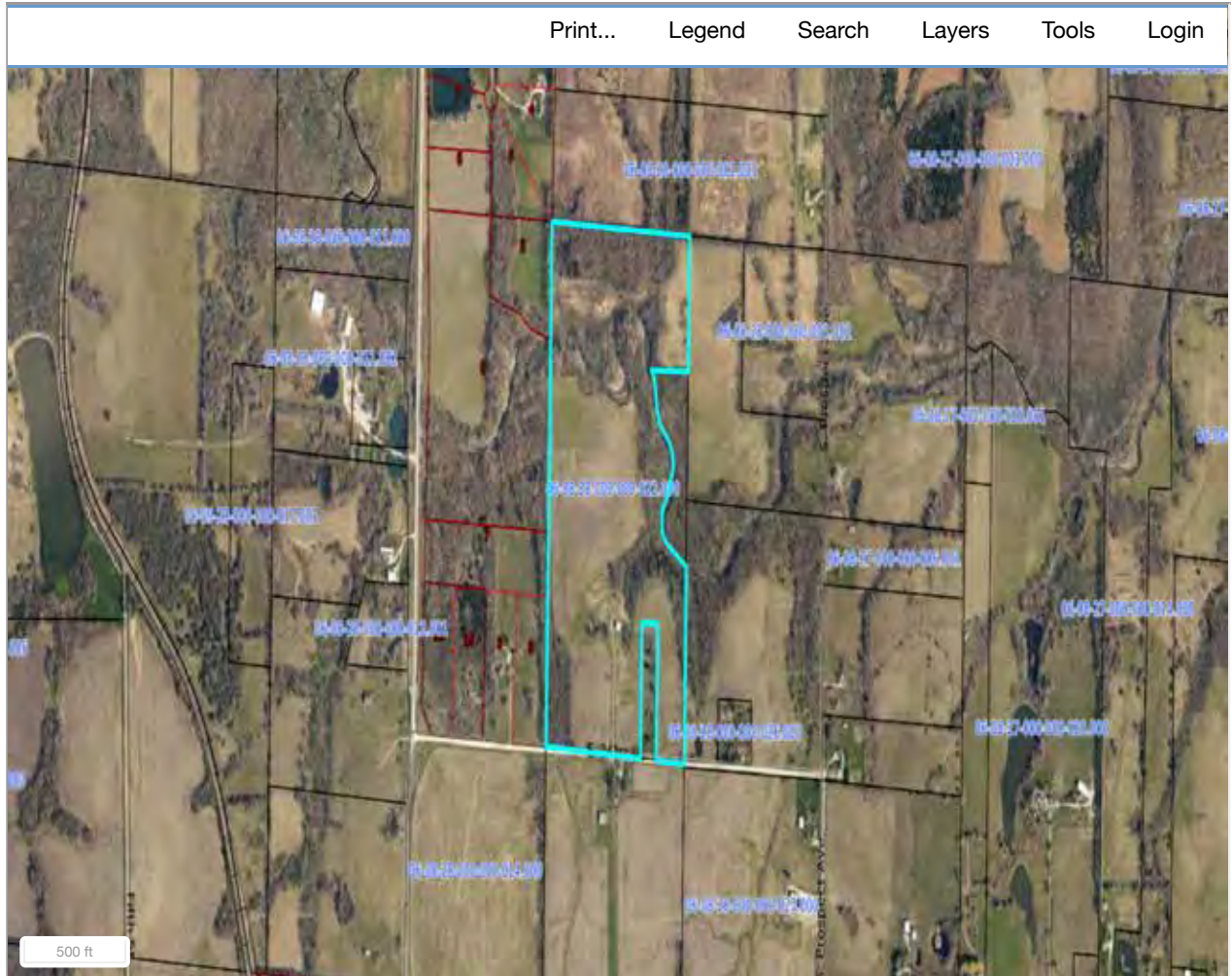
GIS Map Information

COUNTY TAX INFORMATION

Tracts 14 & 15

Cass County

1/22/21, 10:05 AM



COUNTY TAX INFORMATION

Tract 16

Cass County

1/22/21, 10:09 AM



Parcel Number: 06-08-28-000-000-027.001
Computer ID: 2573501
Deed Holder: SEBA BROS FARMS INC
Property Address: S PROSPECT AVE
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION RURAL
Plat Map: 3468/117
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: NESE EX BG 701 W SECR NESE W295XN295
 (NOT TO BE USED ON LEGAL DOCUMENTS)

No image
to display

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$9,350	\$0	\$0	\$0	\$9,350
Building	\$0	\$0	\$0	\$0	\$0
Total	\$9,350	\$0	\$0	\$0	\$9,350
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,120	\$0	\$0	\$0	\$1,120
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,120	\$0	\$0	\$0	\$1,120

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,350	\$0	\$0	\$0	\$9,350
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,350	\$0	\$0	\$0	\$9,350
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,670	\$0	\$0	\$0	\$9,670
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,670	\$0	\$0	\$0	\$9,670

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 3 - Missouri Soil Grade 3	5.650	3,644.25
Grade 4 - Missouri Soil Grade 4	3.550	1,437.75

COUNTY TAX INFORMATION

Tract 16

Cass County

1/22/21, 10:09 AM

Grade 5 - Missouri Soil Grade 5
Grade 6 - Missouri Soil Grade 6

0.760
28.040

145.16
4,121.88

Averaged Taxable CSR: 246.027

Total Acres: 38.000

Net CSR Points: 9,349.04

GIS Map Information



COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

1/22/21, 10:09 AM



Parcel Number: 06-08-28-000-000-027.000
Computer ID: 2573500
Deed Holder: SEBA BROS FARMS INC
Property Address: 24110 S PROSPECT & 24108 AVE
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 3393/358
Subdivision: NONE
Sec-Twp-Rng: 28-45-33
Lot-Block: -
Brief Legal Description: SE SE
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-28-000-000-027.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$14,530	\$8,910	\$0	\$0	\$23,440
Building	\$24,190	\$65,580	\$0	\$0	\$89,770
Total	\$38,720	\$74,490	\$0	\$0	\$113,210
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,740	\$1,690	\$0	\$0	\$3,430
Building	\$2,900	\$12,460	\$0	\$0	\$15,360
Total	\$4,640	\$14,150	\$0	\$0	\$18,790

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,530	\$8,910	\$0	\$0	\$23,440
Building Full Market	\$24,190	\$65,580	\$0	\$0	\$89,770
Total Full Market	\$38,720	\$74,490	\$0	\$0	\$113,210
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$14,590	\$6,770	\$0	\$0	\$21,360
Building Full Market	\$35,090	\$52,790	\$0	\$0	\$87,880
Total Full Market	\$49,680	\$59,560	\$0	\$0	\$109,240

COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

1/22/21, 10:09 AM

▼ More Years...

Land Information

Lot Type	Square Feet	Acres
Site and Excess	21,780	0.500

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	33.690	13,644.45
Grade 5 - Missouri Soil Grade 5	0.640	122.24
Grade 6 - Missouri Soil Grade 6	5.170	759.99
Total Acres: 39.500	Net CSR Points: 14,526.68	Averaged Taxable CSR: 367.764

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1941	1,705

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Addition to Bldg	1	1960
▼ Steel Utility Building	1	1980
▼ Steel Utility Building	1	1984
▼ Steel Utility Building	1	1960
▼ Silo - Concrete	1	1950

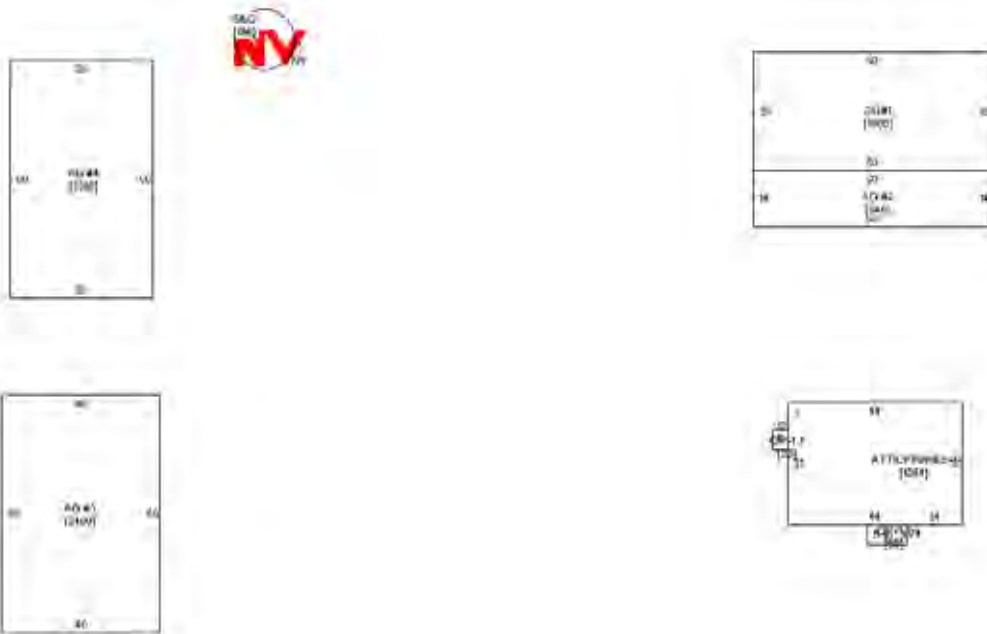
COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

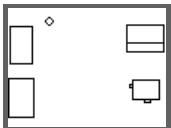
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Sketch



Sketch of Pin 06-08-28-000-000-027.000

1 / 1



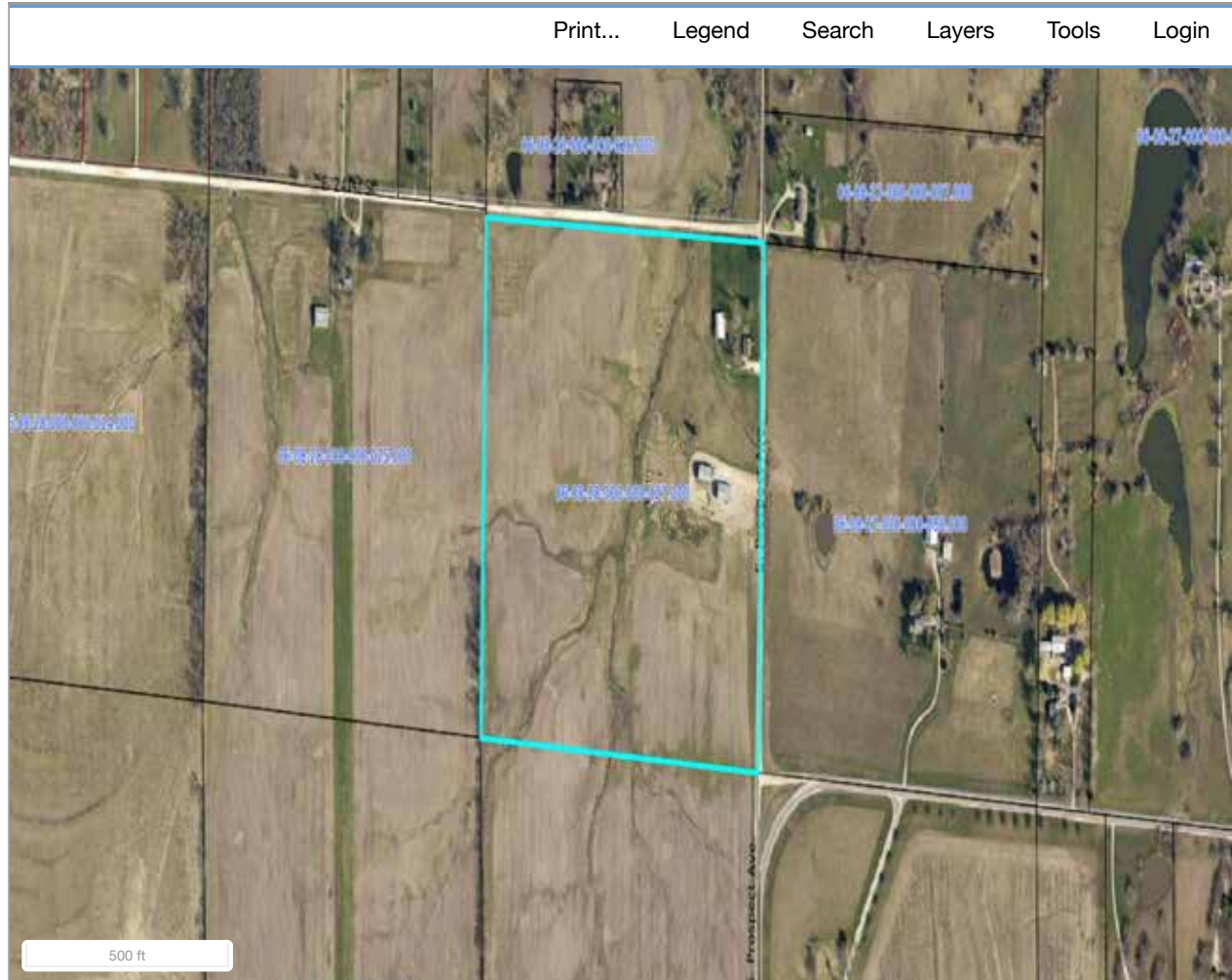
GIS Map Information

COUNTY TAX INFORMATION

Tracts 17 & 18

Cass County

1/22/21, 10:09 AM



COUNTY TAX INFORMATION

Tract 19

Cass County

1/22/21, 10:10 AM



Parcel Number: 06-08-33-000-000-001.000
Computer ID: 2578700
Deed Holder: SEBA BROS FARMS INC
Property Address: S STATE ROUTE Y
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: AG LAND
Map Area: UNION CTY CLEVELAND
Plat Map: 3468/139
Subdivision: NONE
Sec-Twp-Rng: 33-45-33
Lot-Block: -
Brief Legal Description: NE4 OF NE4
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$8,710	\$0	\$0	\$0	\$8,710
Building	\$0	\$0	\$0	\$0	\$0
Total	\$8,710	\$0	\$0	\$0	\$8,710
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,050	\$0	\$0	\$0	\$1,050
Building	\$0	\$0	\$0	\$0	\$0
Total	\$1,050	\$0	\$0	\$0	\$1,050

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$8,710	\$0	\$0	\$0	\$8,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$8,710	\$0	\$0	\$0	\$8,710
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$9,200	\$0	\$0	\$0	\$9,200
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$9,200	\$0	\$0	\$0	\$9,200

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	35.000	6,685.00
Grade 4 - Missouri Soil Grade 4	5.000	2,025.00

COUNTY TAX INFORMATION

Tract 19

Cass County

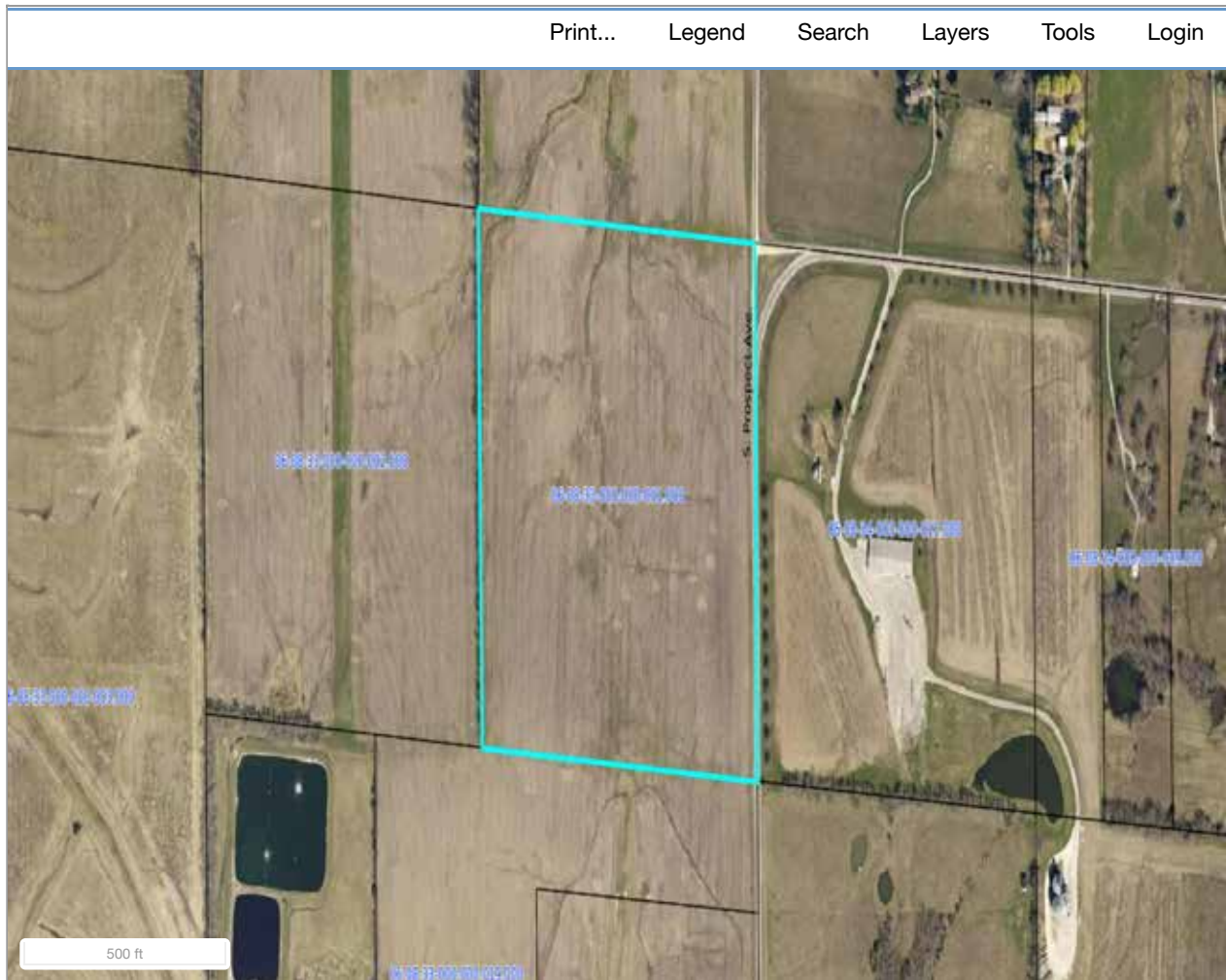
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Total Acres: 40.000

Net CSR Points: 8,710.00

Averaged Taxable CSR: 217.750

GIS Map Information

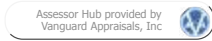


COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:20 AM



Parcel Number: 06-08-34-000-000-010.000
Computer ID: 2580300
Deed Holder: SEBA BROS FARMS, INC
Property Address: E STATE ROUTE Y
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 STATE ROUTE Y
 CLEVELAND, MO 64734-0000 USA
Class: RESIDENTIAL
Map Area: UNION RURAL
Plat Map: 1272/2
Subdivision: NONE
Sec-Twp-Rng: 34-45-33
Lot-Block: -
Brief Legal Description: W2 W2 NE NW
(NOT TO BE USED ON LEGAL DOCUMENTS)

**No image
to display**

Current Value Information

	Agricultural	Residential	Commercial\Other	Exempt	Total
FULL MARKET					
Land	\$2,620	\$0	\$0	\$0	\$2,620
Building	\$0	\$0	\$0	\$0	\$0
Total	\$2,620	\$0	\$0	\$0	\$2,620
ASSESSED					
Land	\$310	\$0	\$0	\$0	\$310
Building	\$0	\$0	\$0	\$0	\$0
Total	\$310	\$0	\$0	\$0	\$310

Prior Year Value Information

	Agricultural	Residential	Commercial\Other	Exempt	Total
2019 Appraised					
Land Full Market	\$2,620	\$0	\$0	\$0	\$2,620
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$2,620	\$0	\$0	\$0	\$2,620
2018 Appraised					
Land Full Market	\$2,710	\$0	\$0	\$0	\$2,710
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$2,710	\$0	\$0	\$0	\$2,710

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	6.700	1,279.70
Grade 4 - Missouri Soil Grade 4	3.300	1,336.50

COUNTY TAX INFORMATION

Tract 20

Cass County

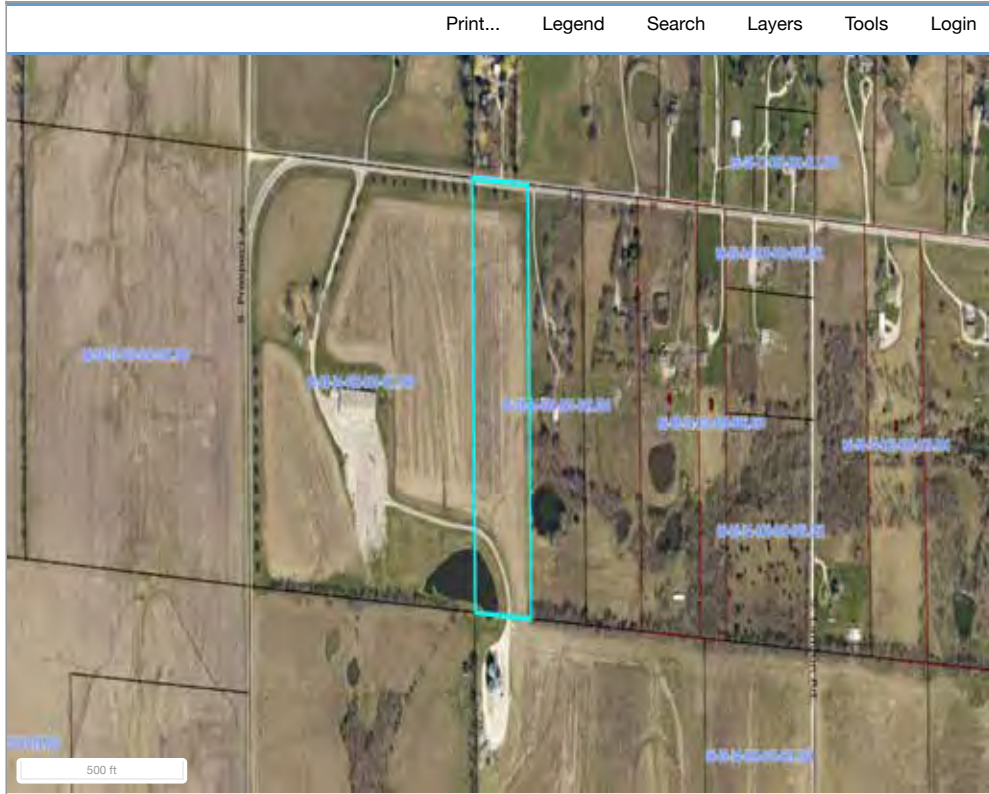
1/22/21, 10:20 AM

Total Acres: 10.000

Net CSR Points: 2,616.20

Averaged Taxable CSR: 261.620

GIS Map Information



COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:21 AM



Parcel Number: 06-08-34-000-000-011.000
Computer ID: 2579700
Deed Holder: SEBA BROS FARMS, INC
Property Address: 2707 E STATE ROUTE Y
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 1311/242
Subdivision: NONE
Sec-Twp-Rng: 34-45-33
Lot-Block: -
Brief Legal Description: NW OF NW
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-34-000-000-011.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$13,630	\$0	\$0	\$0	\$13,630
Building	\$96,670	\$0	\$0	\$0	\$96,670
Total	\$110,300	\$0	\$0	\$0	\$110,300
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$1,640	\$0	\$0	\$0	\$1,640
Building	\$11,600	\$0	\$0	\$0	\$11,600
Total	\$13,240	\$0	\$0	\$0	\$13,240

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,630	\$0	\$0	\$0	\$13,630
Building Full Market	\$96,670	\$0	\$0	\$0	\$96,670
Total Full Market	\$110,300	\$0	\$0	\$0	\$110,300
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$13,800	\$0	\$0	\$0	\$13,800
Building Full Market	\$91,320	\$0	\$0	\$0	\$91,320

COUNTY TAX INFORMATION

Tract 20

Cass County

1/22/21, 10:21 AM

Total Full Market	\$105,120	\$0	\$0	\$0	\$105,120
▼ More Years...					

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	12.000	2,292.00
Grade 4 - Missouri Soil Grade 4	28.000	11,340.00
Total Acres: 40.000	Net CSR Points: 13,632.00	Averaged Taxable CSR: 340.800

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1988

Commercial Building Information

Occupancy	Year Built	Building Area
▼ Metal Office	1990	528

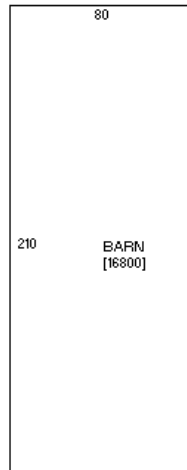
COUNTY TAX INFORMATION

Tract 20

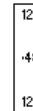
Cass County

1/22/21, 10:21 AM

Sketch

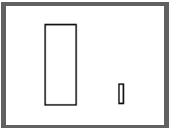


OFFICE AS PERSONAL FROM PAC VAN
[576]



Sketch of Pin 06-08-34-000-000-011.000

1 / 1



GIS Map Information

COUNTY TAX INFORMATION

Tract 25

Cass County

1/22/21, 10:21 AM



Parcel Number: 06-08-34-000-000-019.000
Computer ID: 2579800
Deed Holder: SEBA BROS FARMS, INC
Property Address: 24514 S LAFFOON RD
 CLEVELAND, MO 64734-0000 [MAP THIS ADDRESS](#)
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: RESIDENTIAL
Map Area: UNION RURAL
Plat Map: 1563/42
Subdivision: NONE
Sec-Twp-Rng: 34-45-33
Lot-Block: -
Brief Legal Description: NW SW NE
(NOT TO BE USED ON LEGAL DOCUMENTS)

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to display**

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$3,190	\$0	\$0	\$0	\$3,190
Building	\$0	\$0	\$0	\$0	\$0
Total	\$3,190	\$0	\$0	\$0	\$3,190
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$380	\$0	\$0	\$0	\$380
Building	\$0	\$0	\$0	\$0	\$0
Total	\$380	\$0	\$0	\$0	\$380

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,190	\$0	\$0	\$0	\$3,190
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,190	\$0	\$0	\$0	\$3,190
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$3,250	\$0	\$0	\$0	\$3,250
Building Full Market	\$0	\$0	\$0	\$0	\$0
Total Full Market	\$3,250	\$0	\$0	\$0	\$3,250

▼ More Years...

Agricultural Land Information

Description	Acres	CSR Points
Grade 5 - Missouri Soil Grade 5	4.000	764.00
Grade 4 - Missouri Soil Grade 4	6.000	2,430.00

COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

1/22/21, 10:21 AM



Parcel Number: 06-08-34-000-000-019.001
Computer ID: 2579801
Deed Holder: SEBA BROS FARMS, INC
Property Address: S LAFFOON RD
 CLEVELAND, MO 64734-0000
Mailing Address: 2111 E STATE ROUTE Y
 CLEVELAND, MO 64734-0146 USA
Class: AG DWELLING
Map Area: UNION RURAL
Plat Map: 1311/245
Subdivision: NONE
Sec-Twp-Rng: 34-46-33
Lot-Block: -
Brief Legal Description: SE NW & SW NE EX NW SW NE
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 06-08-34-000-000-019.001 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$20,810	\$0	\$0	\$0	\$20,810
Building	\$149,690	\$0	\$0	\$0	\$149,690
Total	\$170,500	\$0	\$0	\$0	\$170,500
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$2,500	\$0	\$0	\$0	\$2,500
Building	\$17,960	\$0	\$0	\$0	\$17,960
Total	\$20,460	\$0	\$0	\$0	\$20,460

Prior Year Value Information

2019 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$20,810	\$0	\$0	\$0	\$20,810
Building Full Market	\$149,690	\$0	\$0	\$0	\$149,690
Total Full Market	\$170,500	\$0	\$0	\$0	\$170,500
2018 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$21,270	\$0	\$0	\$0	\$21,270
Building Full Market	\$142,210	\$0	\$0	\$0	\$142,210

COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

1/22/21, 10:21 AM

Total Full Market	\$163,480	\$0	\$0	\$0	\$163,480
▼ More Years...					

Agricultural Land Information

Description	Acres	CSR Points
Grade 4 - Missouri Soil Grade 4	36.000	14,580.00
Grade 5 - Missouri Soil Grade 5	28.000	5,348.00
Grade 6 - Missouri Soil Grade 6	6.000	882.00
Total Acres: 70.000	Net CSR Points: 20,810.00	Averaged Taxable CSR: 297.286

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Bin - Steel Grain Storage	1	2008
▼ Bin - Steel Grain Storage	1	2008
▼ Bin - Grain Storage (Bushel)	1	2008
▼ Bin - Grain Storage (Bushel)	1	2000

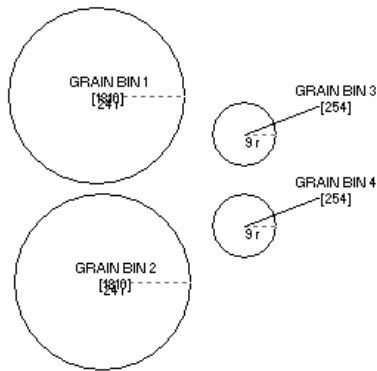
COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

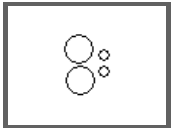
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Sketch



Sketch of Pin 06-08-34-000-000-019.001

1 / 1



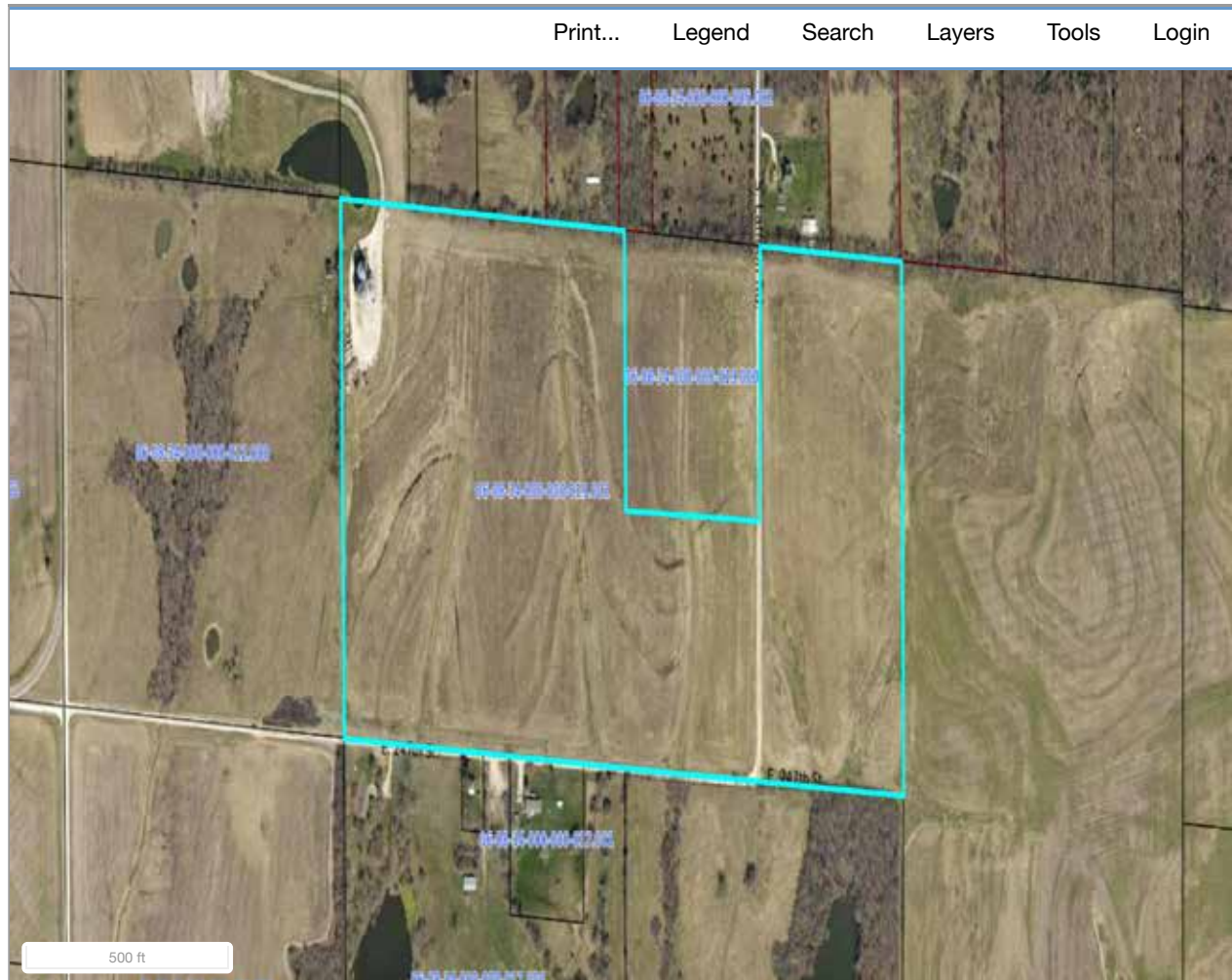
GIS Map Information

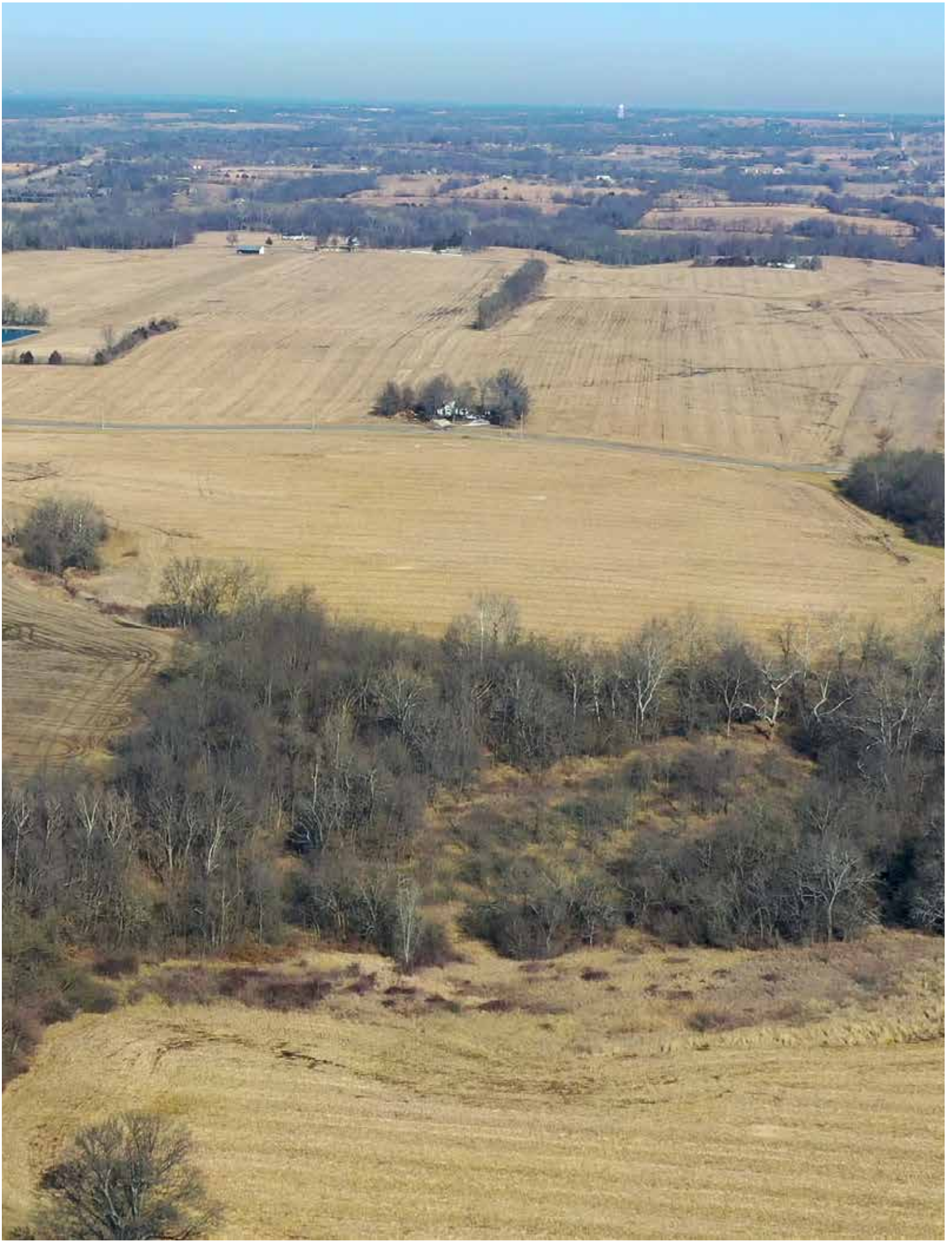
COUNTY TAX INFORMATION

Tracts 25 & 26

Cass County

1/22/21, 10:21 AM

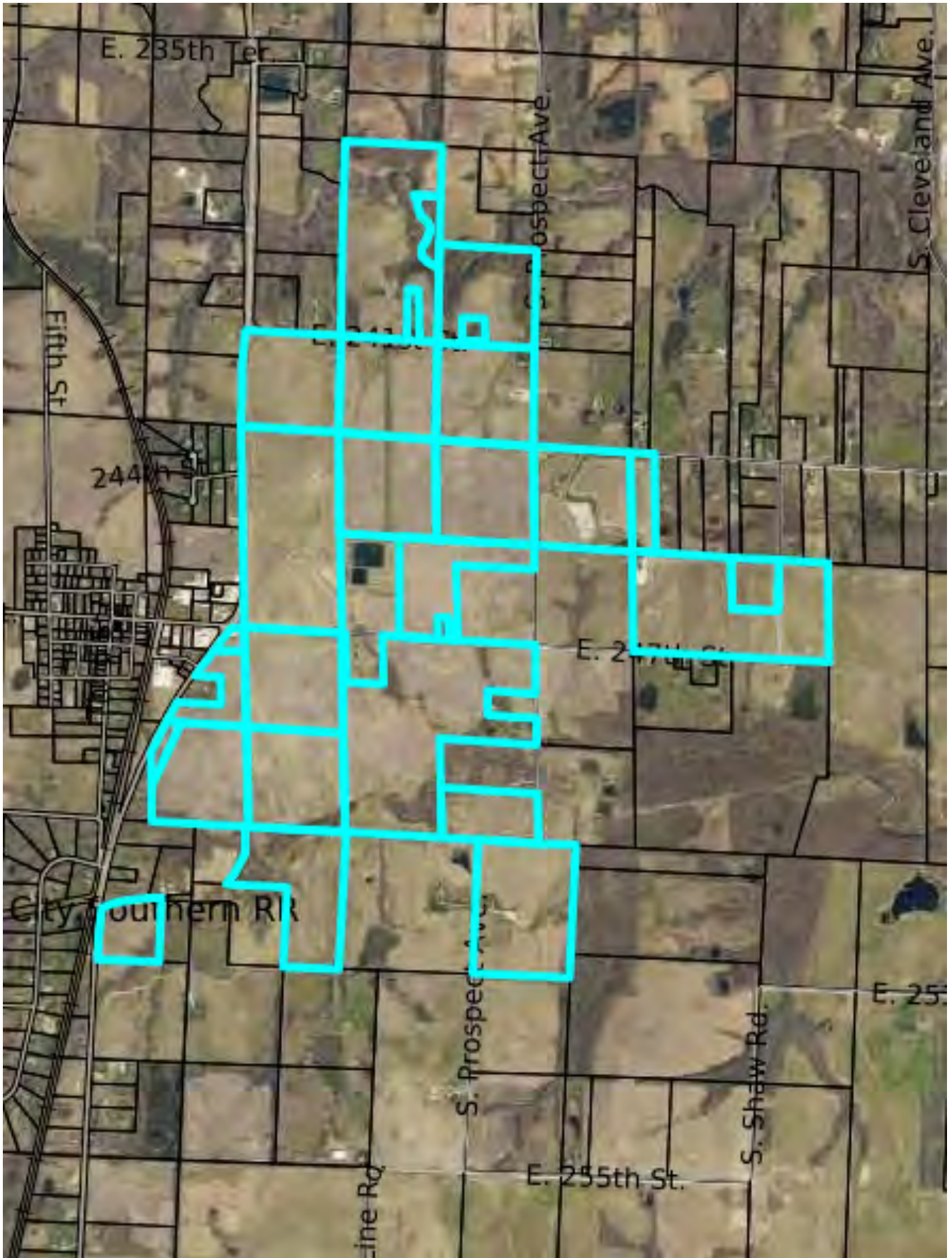




FSA INFORMATION

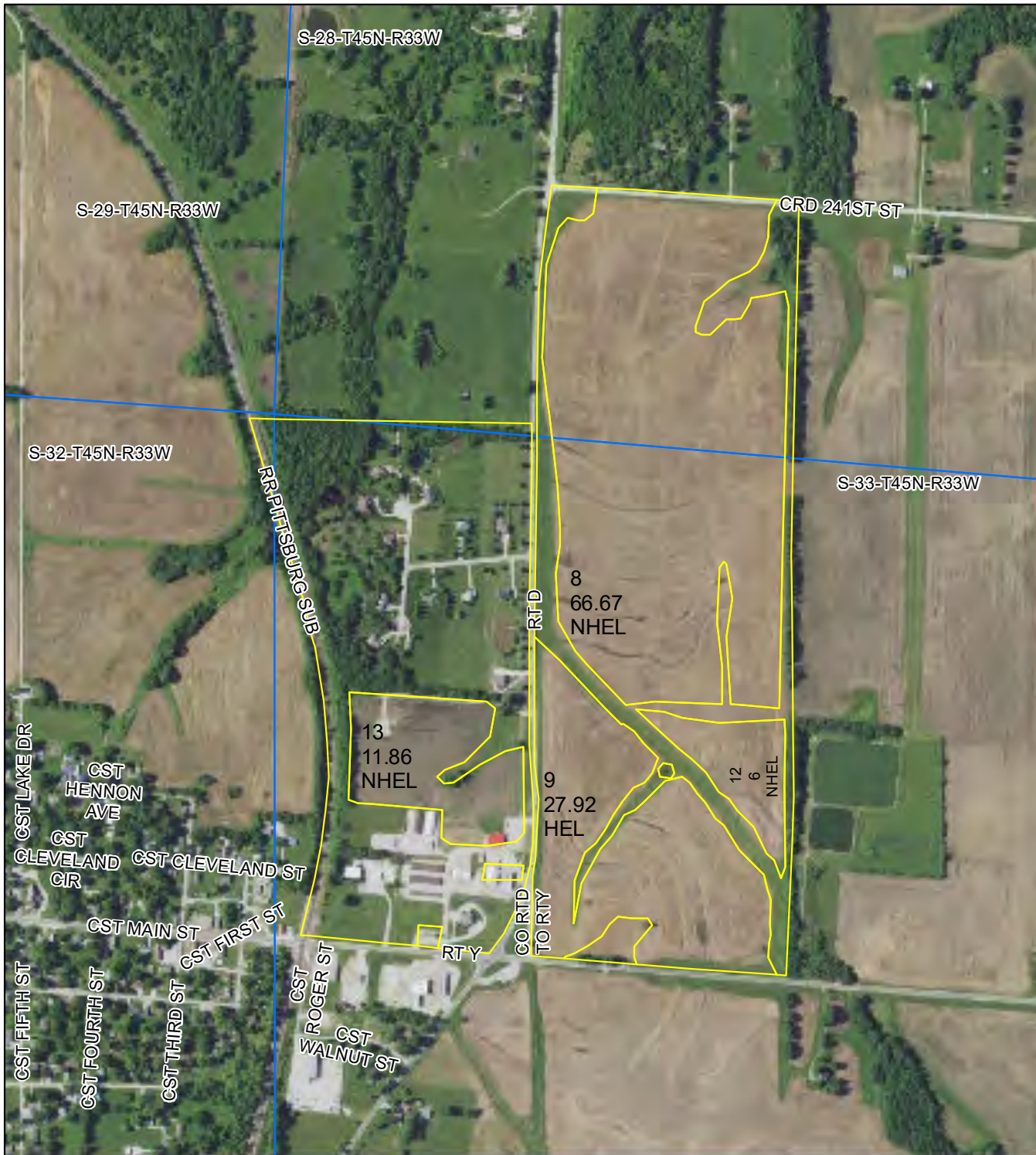
FSA INFORMATION

Assessor's Map



FSA INFORMATION

Tracts 1 & 2



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Cass Co. FSA

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
 M=GRAIN SORGHUM-GRS-GR
 SB= SOYBEANS-COM-GR
 H= MIXED FORAGE-LGM-FG
 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 8425
Tract 965

FSA INFORMATION

Tracts 1 & 2

MISSOURI CASS Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8425 Prepared : 2/23/21 3:16 PM Crop Year : 2021
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Operator Name	: SEBA BROS PARTNERSHIP LLC
Farms Associated with Operator	: 29-095-705, 29-037-3011, 20-121-4645, 29-037-5580, 29-037-6166, 20-121-6168, 29-037-8415, 29-037-8416, 29-037-8424, 29-037-8425, 29-037-8426, 29-037-8427, 29-037-8429, 29-037-8430, 29-037-8431
CRP Contract Number(s)	: None
Recon ID	: 29-037-2018-54
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
193.11	112.45	112.45	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	112.45	17.10		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.48	0.00	59	
Corn	10.45	0.00	86	
Soybeans	65.23	0.00	28	0
TOTAL	83.16	0.00		

NOTES

Tract Number	: 965
Description	: S28&33-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: SEBA BROS FARMS INC, CHARLIE LAFOLOTTE
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
193.11	112.45	112.45	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	112.45	17.10	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 1 & 2

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8425
Prepared : 2/23/21 3:16 PM
Crop Year : 2021

DCP Crop Data

Tract 965 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.48	0.00	59
Corn	10.45	0.00	86
Soybeans	65.23	0.00	28
TOTAL	83.16	0.00	

NOTES

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FSA INFORMATION

Tracts 3,4,8,9 & 10



Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Cass Co. FSA 1 inch equals 660 feet

Program Year: 2021
Created: 1/12/2021
Flown: 2018-10-22

All Measurements are For FSA Programs Only

Farm 8416
Tract 30593

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
 M= GRAIN SORGHUM-GRS-GR
 SB= SOYBEANS-COM-GR
 H= MIXED FORAGE-LGM-FG
 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

crp
 clu
 plss

FSA INFORMATION

Tracts 3,4,8,9 & 10

MISSOURI CASS Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8416 Prepared : 2/23/21 3:19 PM Crop Year : 2021
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Operator Name	: SEBA BROS PARTNERSHIP LLC
Farms Associated with Operator	: 29-095-705, 29-037-3011, 20-121-4645, 29-037-5580, 29-037-6166, 20-121-6168, 29-037-8415, 29-037-8416, 29-037-8424, 29-037-8425, 29-037-8426, 29-037-8427, 29-037-8429, 29-037-8430, 29-037-8431
CRP Contract Number(s)	: None
Recon ID	: 29-037-2018-48
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
270.42	209.35	209.35	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	209.35	17.30		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN, SORGH

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.20	0.00	57	
Corn	17.00	0.00	87	
Grain Sorghum	9.40	0.00	71	
Soybeans	106.60	0.00	27	0
TOTAL	150.20	0.00		

NOTES

Tract Number	: 30593
Description	: S33-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
270.42	209.35	209.35	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	209.35	17.30	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 3,4,8,9 & 10

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8416
Prepared : 2/23/21 3:19 PM
Crop Year : 2021

Tract 30593 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.20	0.00	57
Corn	17.00	0.00	87
Grain Sorghum	9.40	0.00	71
Soybeans	106.60	0.00	27
TOTAL	150.20	0.00	

NOTES

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FSA INFORMATION

Tracts 5-7



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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Cass Co. FSA

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
 M=GRAIN SORGHUM-GRS-GR
 SB= SOYBEANS-COM-GR
 H= MIXED FORAGE-LGM-FG
 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

**Farm 7184
Tract 4045**

FSA INFORMATION

Tracts 5-7

MISSOURI

CASS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7184

Prepared : 2/23/21 3:32 PM

Crop Year : 2021

Operator Name : S&K FAMILY FARMS LLC
 Farms Associated with Operator : 29-037-2828, 29-037-3874, 29-037-7184, 29-037-8532
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
53.47	36.75	36.75	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	36.75	5.30		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.49	0.00	40	
Corn	9.88	0.00	92	
Soybeans	27.23	0.00	32	0
TOTAL	39.60	0.00		

NOTES

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Tract Number : 4045

Description : B7 S4-T44N-R33W
 FSA Physical Location : MISSOURI/CASS
 ANSI Physical Location : MISSOURI/CASS
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SEBA BROS FARMS INC
 Other Producers : BLAKE SEBA, BRIAN T KURZ - RENEGADE RESEARCH LLC
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
53.47	36.75	36.75	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	36.75	5.30	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 5-7

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7184
Prepared : 2/23/21 3:32 PM
Crop Year : 2021

DCP Crop Data

Tract 4045 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.49	0.00	40
Corn	9.88	0.00	92
Soybeans	27.23	0.00	32
TOTAL	39.60	0.00	

NOTES

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FSA INFORMATION

Tracts 8 & 9



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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Cass Co. FSA

- W= WHEAT-SRW-GR
- C= CORN-YEL-GRN
- M=GRAIN SORGHUM-GRS-GR
- SB= SOYBEANS-COM-GR
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- P= MIXED FORAGE-LGM-GZ
- ALL LAND IS CONSIDERED NON-IRRIGATED
- *Unless notated on Map

1 inch equals 400 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 2893
Tract 370

FSA INFORMATION

Tracts 8 & 9

MISSOURI CASS Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2893 Prepared : 2/23/21 3:32 PM Crop Year : 2021
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Operator Name	: SEBA BROS FARMS INC
Farms Associated with Operator	: 20-121-900, 29-037-2816, 29-037-2893, 29-037-3039, 20-121-3318, 20-121-4586, 29-037-4766, 29-037-5246, 29-037-5250, 29-037-5279, 29-037-5344, 29-037-5657, 29-037-6372, 29-037-6785, 29-037-7015, 29-037-7016, 20-121-7624, 29-037-7881, 29-037-7890, 29-037-8531, 20-121-8672, 20-121-8673
CRP Contract Number(s)	: None
Recon ID	: None
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.65	38.65	38.65	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	38.65	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

Tract Number	: 370
Description	: B6 S33-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: CASS COUNTY MISSOURI, SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.65	38.65	38.65	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	38.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

FSA INFORMATION

Tracts 8 & 9

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2893

Prepared : 2/23/21 3:32 PM

Crop Year : 2021

Tract 370 Continued ...

NOTES

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FSA INFORMATION

Tracts 11 & 19



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

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

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Cass Co. FSA

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
 M=GRAIN SORGHUM-GRS-GR
 SB= SOYBEANS-COM-GR
 H= MIXED FORAGE-LGM-FG
 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 7016
Tract 31346

FSA INFORMATION

Tracts 11 & 19

MISSOURI
CASS



United States Department of Agriculture
Farm Service Agency

FARM : 7016

Prepared : 2/23/21 3:26 PM

Form: FSA-156EZ

Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SEBA BROS FARMS INC
Farms Associated with Operator : 20-121-900, 29-037-2816, 29-037-2893, 29-037-3039, 20-121-3318, 20-121-4586, 29-037-4766, 29-037-5246, 29-037-5250, 29-037-5279, 29-037-5344, 29-037-5657, 29-037-6372, 29-037-6785, 29-037-7015, 29-037-7016, 20-121-7624, 29-037-7881, 29-037-7890, 29-037-8531, 20-121-8672, 20-121-8673
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
54.97	50.36	50.36	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	50.36	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

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Tract Number : 31345
Description : S33-T45N-R33W
FSA Physical Location : MISSOURI/CASS
ANSI Physical Location : MISSOURI/CASS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LINDA THOMAS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
23.35	19.71	19.71	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	19.71	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

FSA INFORMATION

Tracts 11 & 19

MISSOURI CASS Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7016 Prepared : 2/23/21 3:26 PM Crop Year : 2021
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Tract 31345 Continued ...

NOTES

Tract Number : 31346

Description : S33-T45N-R33W
FSA Physical Location : MISSOURI/CASS
ANSI Physical Location : MISSOURI/CASS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SEBA BROS FARMS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
31.62	30.65	30.65	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	30.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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FSA INFORMATION

Tracts 12 & 13



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Cass Co. FSA

- W= WHEAT-SRW-GR
- C= CORN-YEL-GRN
- M=GRAIN SORGHUM-GRS-GR
- SB= SOYBEANS-COM-GR
- H= MIXED FORAGE-LGM-FG
- P= MIXED FORAGE-LGM-GZ
- ALL LAND IS CONSIDERED NON-IRRIGATED
- *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

**Farm 8415
Tract 29477**

FSA INFORMATION

Tracts 12 & 13

MISSOURI CASS Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8415 Prepared : 2/23/21 3:17 PM Crop Year : 2021
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Operator Name	: SEBA BROS PARTNERSHIP LLC
Farms Associated with Operator	: 29-095-705, 29-037-3011, 20-121-4645, 29-037-5580, 29-037-6166, 20-121-6168, 29-037-8415, 29-037-8416, 29-037-8424, 29-037-8425, 29-037-8426, 29-037-8427, 29-037-8429, 29-037-8430, 29-037-8431
CRP Contract Number(s)	: None
Recon ID	: 29-037-2018-48
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.88	65.56	65.56	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	65.56	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.20	0.00	57	
Corn	2.60	0.00	87	
Grain Sorghum	0.70	0.00	70	
TOTAL	8.50	0.00		

NOTES

Tract Number	: 29477
Description	: B6 S28-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.88	65.56	65.56	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	65.56	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 12 & 13

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8415
Prepared : 2/23/21 3:17 PM
Crop Year : 2021

DCP Crop Data

Tract 29477 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.20	0.00	57
Corn	2.60	0.00	87
Grain Sorghum	0.70	0.00	70
TOTAL	8.50	0.00	

NOTES

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FSA INFORMATION

Tracts 14-16



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

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

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Cass Co. FSA

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
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 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 6166
Tract 29475

FSA INFORMATION

Tracts 14-16

MISSOURI CASS Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6166 Prepared : 2/23/21 3:14 PM Crop Year : 2021
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Operator Name	: SEBA BROS PARTNERSHIP LLC
Farms Associated with Operator	: 29-095-705, 29-037-3011, 20-121-4645, 29-037-5580, 29-037-6166, 20-121-6168, 29-037-8415, 29-037-8416, 29-037-8424, 29-037-8425, 29-037-8426, 29-037-8427, 29-037-8429, 29-037-8430, 29-037-8431
CRP Contract Number(s)	: None
Recon ID	: None
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
71.10	30.21	30.21	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	30.21	4.10		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	18.38	0.00	86	
Soybeans	5.82	0.00	29	0
TOTAL	24.20	0.00		

NOTES

Tract Number	: 29475
Description	: B6 S28-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
71.10	30.21	30.21	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	30.21	4.10	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 14-16

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6166
Prepared : 2/23/21 3:14 PM
Crop Year : 2021

DCP Crop Data

Tract 29475 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.38	0.00	86
Soybeans	5.82	0.00	29
TOTAL	24.20	0.00	

NOTES

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FSA INFORMATION

Tracts 16-19



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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Cass Co. FSA

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
 M=GRAIN SORGHUM-GRS-GR
 SB= SOYBEANS-COM-GR
 H= MIXED FORAGE-LGM-FG
 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 3039
Tract 31347

FSA INFORMATION

Tracts 16-19

MISSOURI CASS Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3039 Prepared : 2/23/21 3:15 PM Crop Year : 2021
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Operator Name	: SEBA BROS FARMS INC
Farms Associated with Operator	: 20-121-900, 29-037-2816, 29-037-2893, 29-037-3039, 20-121-3318, 20-121-4586, 29-037-4766, 29-037-5246, 29-037-5250, 29-037-5279, 29-037-5344, 29-037-5657, 29-037-6372, 29-037-6785, 29-037-7015, 29-037-7016, 20-121-7624, 29-037-7881, 29-037-7890, 29-037-8531, 20-121-8672, 20-121-8673
CRP Contract Number(s)	: None
Recon ID	: None
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.19	67.63	67.63	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	67.63	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

Tract Number	: 31347
Description	: S28-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
115.19	67.63	67.63	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	67.63	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

FSA INFORMATION

Tracts 16-19

MISSOURI

CASS

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3039

Prepared : 2/23/21 3:15 PM

Crop Year : 2021

Tract 31347 Continued ...

NOTES

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FSA INFORMATION

Tract 20



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
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Cass Co. FSA

W= WHEAT-SRW-GR
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 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless notated on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 8429
Tract 30594

FSA INFORMATION

Tract 20

MISSOURI CASS Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8429 Prepared : 2/23/21 3:21 PM Crop Year : 2021
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Operator Name	: SEBA BROS PARTNERSHIP LLC
Farms Associated with Operator	: 29-095-705, 29-037-3011, 20-121-4645, 29-037-5580, 29-037-6166, 20-121-6168, 29-037-8415, 29-037-8416, 29-037-8424, 29-037-8425, 29-037-8426, 29-037-8427, 29-037-8429, 29-037-8430, 29-037-8431
CRP Contract Number(s)	: None
Recon ID	: 29-037-2018-54
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.37	33.80	33.80	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	33.80	6.50		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.33	0.00	59	
Corn	3.25	0.00	86	
Soybeans	20.30	0.00	28	0
TOTAL	25.88	0.00		

NOTES

Tract Number	: 30594
Description	: S34-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
49.37	33.80	33.80	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	33.80	6.50	0.00	0.00	0.00	0.00

FSA INFORMATION

Tract 20

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8429
Prepared : 2/23/21 3:21 PM
Crop Year : 2021

DCP Crop Data

Tract 30594 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.33	0.00	59
Corn	3.25	0.00	86
Soybeans	20.30	0.00	28
TOTAL	25.88	0.00	

NOTES

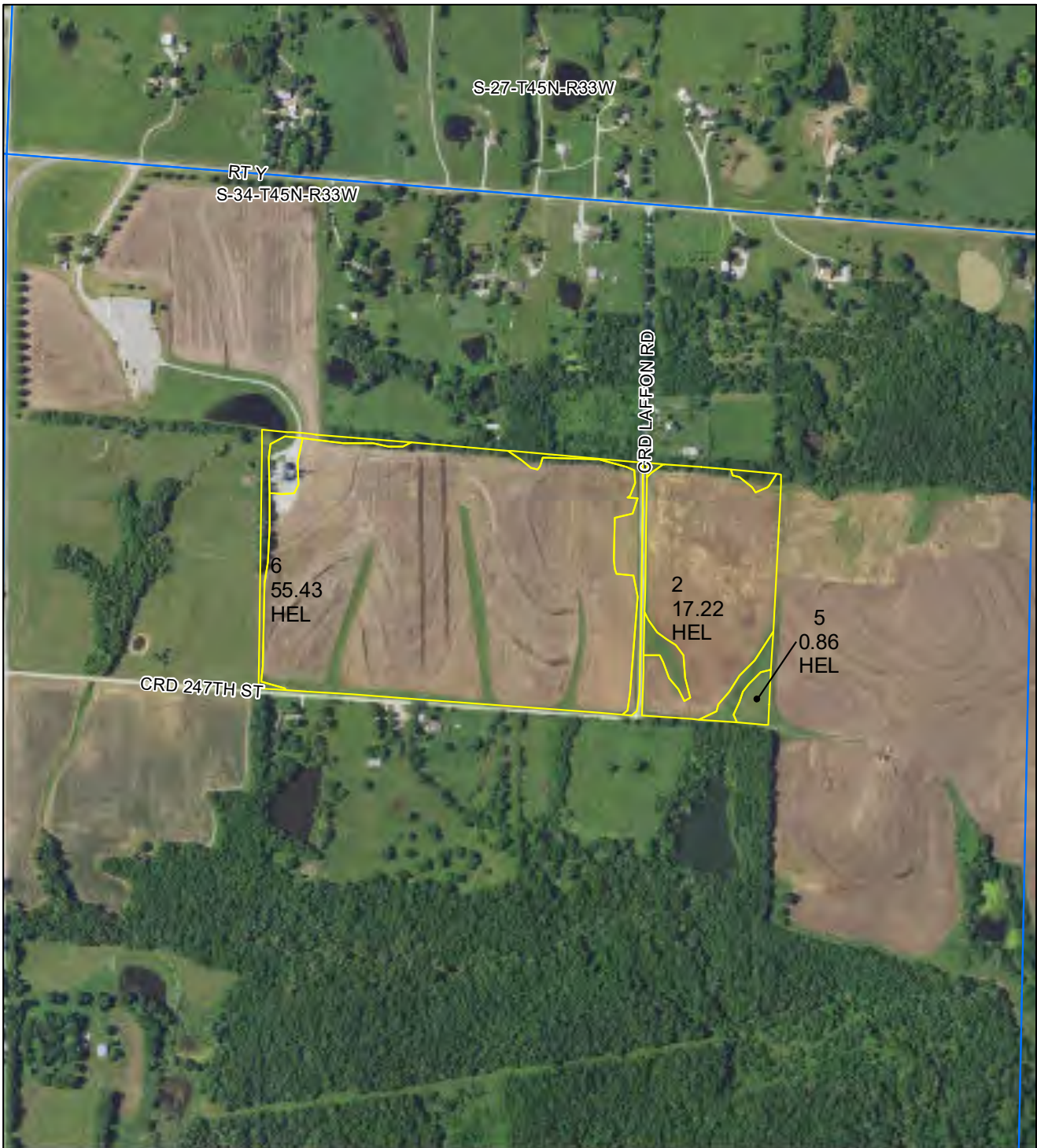
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FSA INFORMATION

Tracts 21-26



All Measurements are for
FSA Programs Only

Wetland Determination Identifiers

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

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Cass Co. FSA

W= WHEAT-SRW-GR
 C= CORN-YEL-GRN
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 SB= SOYBEANS-COM-GR
 H= MIXED FORAGE-LGM-FG
 P= MIXED FORAGE-LGM-GZ
 ALL LAND IS CONSIDERED NON-IRRIGATED
 *Unless noted on Map

1 inch equals 660 feet

Program Year: 2021

Created: 1/12/2021

Flown: 2018-10-22



- clu
- crp
- plss

Farm 8427
Tract 28662

FSA INFORMATION

Tracts 21-26

MISSOURI CASS Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8427 Prepared : 2/23/21 3:24 PM Crop Year : 2021
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Operator Name	: SEBA BROS PARTNERSHIP LLC
Farms Associated with Operator	: 29-095-705, 29-037-3011, 20-121-4645, 29-037-5580, 29-037-6166, 20-121-6168, 29-037-8415, 29-037-8416, 29-037-8424, 29-037-8425, 29-037-8426, 29-037-8427, 29-037-8429, 29-037-8430, 29-037-8431
CRP Contract Number(s)	: None
Recon ID	: 29-037-2018-54
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.46	73.51	73.51	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	73.51	12.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.94	0.00	59	
Corn	6.90	0.00	86	
Soybeans	43.08	0.00	28	0
TOTAL	54.92	0.00		

NOTES

Tract Number	: 28662
Description	: B6 S34-T45N-R33W
FSA Physical Location	: MISSOURI/CASS
ANSI Physical Location	: MISSOURI/CASS
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: SEBA BROS FARMS INC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.46	73.51	73.51	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	73.51	12.00	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 21-26

MISSOURI
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8427
Prepared : 2/23/21 3:24 PM
Crop Year : 2021

DCP Crop Data

Tract 28662 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.94	0.00	59
Corn	6.90	0.00	86
Soybeans	43.08	0.00	28
TOTAL	54.92	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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PRELIMINARY TITLE

PRELIMINARY TITLE

File No: 10338STL



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

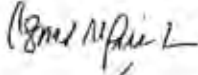


THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company
By: 
AGENT:  

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter signature by the Company or its issuing agent that may be in electronic form..

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PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

PRELIMINARY TITLE

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

PRELIMINARY TITLE

File No: 10338STL



Fidelity National Title Insurance Company

Escrow Officer: Laura Vermeland
Escrow Officer Email: lvermeland@stltitle.com

Title Officer: Jeanie Niemeyer

File No: 10338STL

Client File #:
Revision #: 1, Print Date: February 24, 2021

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A
Issued by
Fidelity National Title Insurance Company

1. Commitment Date: **February 21, 2021, at 8:00 AM**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured:
Proposed Policy Amount:
 - (b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title to the said estate or interest in the Land is at the Commitment Date vested in:
Seba Bros. Farms, Inc., a Missouri corporation, successor to Seba Bros. Land Co., Inc. by reason of name change with Missouri Secretary of State
5. The land is described as follows:
SEE ATTACHED EXHIBIT "A"

Fidelity National Title Insurance Company
Countersigned: St. Louis Title, LLC
License No. 8019762

By: 
Authorized Signatory

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PRELIMINARY TITLE

File No: 10338STL

EXHIBIT "A"

TRACT 1:

The Northwest Quarter of the Northwest Quarter, Section 34, Township 45, Range 33, in Cass County, Missouri.

TRACT 2:

The West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 34, Township 45, Range 33, Cass County, Missouri, SUBJECT TO that part thereof in road.

TRACT 3:

The Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter, in Section 34, Township 45, Range 33, in Cass County, Missouri, EXCEPT the Northwest Quarter of the Southwest Quarter of the Northeast Quarter thereof, SUBJECT TO the existing county roads.

TRACT 4:

The Northwest Quarter of the Southwest Quarter of the Northeast Quarter in Section 34, Township 45, Range 33, in Cass County, Missouri.

TRACT 5:

The Northeast Quarter of the Southeast Quarter of Section 33, Township 45, Range 33 and the East 24 acres of the Northwest Quarter of the Southeast Quarter of Section 33, Township 45, Range 33, EXCEPT that part conveyed to Harold A. Seba and Robyn J. Seba, husband and wife by Warranty Deed of record in Book 1471 page 134.

and

The Southwest Quarter of the Southeast Quarter and the South Half and the West 33 feet of the North Half of the West 16 acres of the Northwest Quarter of the Southeast Quarter, all in Section 33, Township 45, Range 33, Cass County, Missouri.

TRACT 6:

The Northeast Quarter of the Southwest Quarter of Section 33, Township 45, Range 33, Cass County, Missouri.

TRACT 7:

The Southeast Quarter of the Southwest Quarter of Section 33, in Township 45, of Range 33, in Cass County, Missouri.

TRACT 8:

The South Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 45, Range 33, in Cass County, Missouri.

TRACT 9:

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PRELIMINARY TITLE

File No: 10338STL

The North Half of the West 16 acres, EXCEPT the West 33 feet thereof, of the Northwest Quarter of the Southeast Quarter of Section 33, Township 45, Range 33, Cass County, Missouri.

TRACT 10:

Part of a tract of land described in Book 1410 page 287 in the Office of the Recorder of Deeds, Cass County, Missouri, being part of Lot 7 of the Northeast Quarter and part of Lot 7 of the Northwest Quarter all in Section 5, Township 44, Range 33, Cass County, Missouri, described as follows:

Beginning at the Northwest corner of Lot 7, of the Northwest Quarter of Section 5, aforesaid, run thence East along the North line thereof, 1980.05 feet to the True Point of Beginning of the tract to be described; continuing thence East along the North line of Lot 7 of the Northwest Quarter of said Section 5, 554.87 feet to the Northwest corner of Lot 7 of the Northeast Quarter of said Section 5; thence South 89 degrees 53 minutes 56 seconds East along the North line of Lot 7 of the Northeast Quarter of said Section 5, 737.21 feet; thence South 00 degrees 42 minutes 57 seconds East, 1888.35 feet to a point on the South line of Lot 7 of the Northeast Quarter of said Section 5; thence South 89 degrees 07 minutes 59 seconds West along the South line thereof, 737.14 feet to the Southwest corner of Lot 7 of the Northeast Quarter of said Section 5; thence North 00 degrees 42 minutes 57 seconds East along the West line of Lot 7 of the Northeast Quarter of said Section 5, 1100.74 feet; thence West, 819.00 feet to the approximate center line of an existing ditch; thence North 35 degrees 40 minutes 00 seconds East along the centerline of said ditch, 186.17 feet; thence North 26 degrees 35 minutes 30 seconds East along said centerline, 140.77 feet; thence North 29 degrees 11 minutes 17 seconds East along said centerline, 169.31 feet; thence North 375.06 feet to the True Point of Beginning.

TRACT 11:

All that part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 45, Range 33, Cass County, Missouri, lying East of the centerline of Missouri State Route D (Homes Road), as now located and established, SUBJECT TO that part thereof included in the right-of-way of said Route D.

TRACT 12:

Part of a tract of land described in Book 704 page 46 in the Office of the Recorder of Deeds in Cass County, Missouri, being part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 45, Range 33, Cass County, Missouri, described as follows:

From the Northwest corner of the Southwest Quarter of Section 33, aforesaid, run thence South 89 degrees 36 minutes 59 seconds East along the North line thereof, 1314.24 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 33; thence South 4 degrees 38 minutes 08 seconds East along the East line of said Quarter Quarter Section, 337.54 feet to the True Point of Beginning of the tract to be described; continuing thence South 4 degrees 38 minutes 08 seconds East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 33, 1015.00 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 33; thence North 89 degrees 47 minutes 36 seconds West along the South line of said Quarter Quarter Section, 1087.71 feet to a point on the East right-of-way line of

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PRELIMINARY TITLE

File No: 10338STL

Missouri State Route D as now located; thence along said right-of-way line on a curve to the right having a radius of 7274.41 feet, a chord bearing of North 27 degrees 25 minutes 18 seconds East and an arc length of 300.67 feet; thence North 89 degrees 21 minutes 12 seconds East, 584.99 feet; thence North 0 degrees 38 minutes 48 seconds West, 374.82 feet; thence South 89 degrees 21 minutes 12 seconds West, 360.00 feet to a point on the East right-of-way line of said Missouri State Route D; thence along said right-of-way line on a curve to the right having a radius of 7274.41 feet, a chord bearing of North 33 degrees 04 minutes 59 seconds East and an arc length of 262.44 feet; thence North 34 degrees 06 minutes 59 seconds East along said right-of-way line, 174.25 feet; thence South 89 degrees 55 minutes 06 seconds East, 405.51 feet to the True Point of Beginning.

TRACT 13:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 33, Township 45 North, Range 33 West of the 5th Principal Meridian in Cleveland, Cass County, Missouri, thence on an assumed bearing of South 04 degrees 38 minutes 08 seconds East a distance of 35.15 feet to a point in the South right-of-way line of Route Y for the Point of Beginning of the land to be described; thence continuing on South 04 degrees 38 minutes 08 seconds East a distance of 302.41 feet; thence North 89 degrees 55 minutes 06 seconds West a distance of 405.51 feet to a point in the Southeasterly right-of-way line of Route D; thence North 34 degrees 20 minutes 37 seconds East along said right-of-way line a distance of 334.15 feet; thence along a curve to the left having a radius of 1186.28 feet and an arc distance of 33.14 feet to a point in the South right-of-way line of Route Y; thence South 89 degrees 07 minutes 08 seconds East along said right-of-way line a distance of 174.26 feet to the Point of Beginning.

TRACT 14:

The Southeast Quarter of the Southwest Quarter of Section 28, Township 45, Range 33, Cass County, Missouri.

TRACT 15:

The Northeast Quarter of the Northwest Quarter of Section 33, Township 45, Range 33, Cass County, Missouri, and;
The Southeast Quarter of the Northwest Quarter of Section 33, Township 45, Range 33, Cass County, Missouri.

TRACT 16:

The Southwest Quarter of the Southeast Quarter all in Section 28, Township 45, Range 33, EXCEPT that part thereof in road, Cass County.

TRACT 17:

The Northwest Quarter of the Northeast Quarter of Section 33, in Township 45, Range 33, Cass County, Missouri.

TRACT 18:

Part of the Southwest Quarter of the Northeast Quarter, and part of the East Half of the Northeast Quarter, in Section 33, Township 45, Range 33, Cass County, Missouri, described as follows:

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PRELIMINARY TITLE

File No: 10338STL

From the Southeast corner of the Northeast Quarter of Section 33, aforesaid, run thence North 89 degrees 37 minutes 02 seconds West along the South line thereof, 1047.55 feet; thence North 3 degrees 56 minutes 34 seconds West, 33.08 feet to a point on the North right of way line of Missouri State Route Y as now located, said point being the True Point of Beginning of the tract to be described; thence North 89 degrees 34 minutes 32 seconds West along the North right of way line of said Missouri State Route Y, 151.06 feet to a point on the East line of a tract of land described in Book 1632 page 206 in the office of the Recorder of Deeds in Cass County, Missouri, thence North 1 degree 32 minutes 44 seconds West along the East line of said tract of land, 212.79 feet to the Northeast corner of said tract of land; thence South 89 degrees 43 minutes 20 seconds West along the North line of said tract of land, 160.50 feet to the Northwest corner of said tract of land; thence South 2 degrees 58 minutes 59 seconds East along the West line of said tract of land, 211.32 feet to a point on the North right of way line of said Missouri State Route Y; thence North 89 degrees 46 minutes 32 seconds West along said right of way line, 488.41 feet to a point on the East line of a tract of land described in Book 2175 page 47; thence North 3 degrees 45 minutes 53 seconds West along the East line of said tract of land and a tract of land described in Book 1205 page 196 in the office of the Recorder of Deeds in Cass County, Missouri, 1311.48 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 33; thence South 89 degrees 40 minutes 01 seconds East along the North line of said Quarter Quarter Section, 516.99 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 33; thence North 3 degrees 56 minutes 34 seconds West, 1345.99 feet to the Northwest corner of said Quarter Quarter Section; thence South 89 degrees 30 minutes 55 seconds East along the North line of said Quarter Quarter Section, 1321.22 feet to the Northeast corner of the Northeast Quarter of said Section 33; thence South 3 degrees 56 minutes 51 seconds East along the East line of the Northeast Quarter of said Section 33, 180.57 feet to a point on the West right of way line of Missouri State Route Y as now located; thence along said right of way line on a curve to the left, having a radius of 353.31 feet, a chord bearing of South 9 degrees 20 minutes 28 seconds West, and an arc length of 164.44 feet; thence South 3 degrees 59 minutes 32 seconds East along said right of way line, 497.19 feet; thence South 3 degrees 58 minutes 32 seconds East along said right of way line, 804.80 feet; thence North 89 degrees 36 minutes 31 seconds West, 1010.70 feet; thence South 3 degrees 56 minutes 34 seconds, East 1010.70 feet to the True Point of Beginning.

TRACT 19:

The Southeast Quarter of the Southeast Quarter of Section 28, Township 45, Range 33, Cass County, Missouri, EXCEPT that part in road.

TRACT 20:

The Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of the Southeast Quarter of Section 28, EXCEPT a tract described as 4.7 acres, more or less, beginning on the North bank of Grand River and on the line dividing on the East and West halves of the Southeast Quarter of said Section 28; thence North on subdivision line 56 rods; thence West to center of river; thence Southeasterly with meanderings of said river to Place of Beginning; and ALSO EXCEPT a tract beginning 19.86 chains South and 4.2 chains West of the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section; thence North 686 feet; thence West 2.25 chains; thence South 686 feet; thence East to the Place of Beginning, all in Township 45, Range 33, Cass County, Missouri.

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PRELIMINARY TITLE

File No: 10338STL

TRACT 21:

Part of the Northeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Southwest Quarter of the Northeast Quarter, in Section 28, Township 45, Range 33, Cass County, Missouri, described as beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 28, aforesaid, run thence South 2 degrees 15 minutes 13 seconds East along the East line thereof, 1321.74 feet to the Southeast corner of said Quarter Quarter Section; thence North 89 degrees 38 minutes 27 seconds West along the South line of said Quarter Quarter Section, 1319.05 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 28; thence North 2 degrees 09 minutes 55 seconds West along the West line of said Quarter Quarter Section, 1006.02 feet to a point in the approximate centerline of Grand River as now located; thence Northerly along the meanderings of the approximate centerline of Grand River the following courses: North 70 degrees 58 minutes 49 seconds West, 95.44 feet; thence North 62 degrees 22 minutes 26 seconds West, 85.33 feet; thence North 44 degrees 07 minutes 33 seconds West, 74.28 feet; thence North 28 degrees 48 minutes 08 seconds West, 80.61 feet; thence North 2 degrees 56 minutes 15 seconds East, 30.31 feet; thence North 30 degrees 10 minutes 46 seconds East, 32.46 feet; thence North 37 degrees 39 minutes 25 seconds East, 57.85 feet; thence North 26 degrees 15 minutes 05 seconds East, 60.58 feet; thence North 7 degrees 41 minutes 11 seconds East, 95.81 feet; thence North 5 degrees 20 minutes 56 seconds West, 66.66 feet; thence North 20 degrees 06 minutes 48 seconds West, 37.35 feet; thence North 40 degrees 49 minutes 56 seconds West, 178.25 feet; thence North 34 degrees 05 minutes 01 seconds West, 49.20 feet; thence North 7 degrees 13 minutes 42 seconds West, 86.63 feet; thence North 20 degrees 02 minutes 35 seconds West, 79.32 feet; thence North 28 degrees 22 minutes 22 seconds West, 59.82 feet; thence leaving the approximate centerline of said Grand River, North 87 degrees 15 minutes 54 seconds East along an existing fence line and the projection thereof, 357.39 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 28; thence South 2 degrees 10 minutes 44 seconds East along said East line, 639.90 feet to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 28; thence South 89 degrees 37 minutes 24 seconds East along the North line of said Quarter Quarter Section, 1317.03 feet to the Point of Beginning; EXCEPT THEREFROM the following described tract of land: From the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 28, aforesaid, run thence South 2 degrees 15 minutes 13 seconds East along the East line thereof, 1280.74 feet to the center of the County Road running West; thence South 89 degrees 26 minutes 17 seconds West, along the centerline of said County Road, 701.00 feet to the True Point of Beginning; thence continuing South 89 degrees 26 minutes 17 seconds West, 295.16 feet; thence North 0 degrees 33 minutes 43 seconds West, 295.16 feet; thence North 89 degrees 26 minutes 17 seconds East, 295.16 feet; thence South 0 degrees 33 minutes 43 seconds East, 295.15 feet to the Point of Beginning.

TRACT 22:

Part of a tract of land described in Book 1410 page 218 and Book 741 page 126 in the Office of the Recorder of Deeds, in Cass County, Missouri, being part of the West Half of Lot 7 of the Northwest Quarter of fractional Section 5, Township 44, Range 33, Cass County, Missouri, described as follows:

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PRELIMINARY TITLE

File No: 10338STL

Beginning at the Northwest corner of Lot 7 of the Northwest Quarter of fractional Section 5, aforesaid, run thence South 00 degrees 21 minutes 27 seconds East along the West line thereof, 1938.90 feet to the Southwest corner of said Lot 7; thence North 89 degrees 08 minutes 25 seconds East along the South line thereof, 42.55 feet to a point on the East right-of-way line of Missouri State Route D as now located, said point being the True Point of Beginning of the tract to be described; thence North 0 degrees 26 minutes 122 seconds West along said right-of-way, 12.90 feet; thence along said right-of-way line on a curve to the right, having a radius of 7274.41 feet, a chord bearing of North 02 degrees 13 minutes 32 seconds East, and an arc length of 676.00 feet; thence North 61 degrees 21 minutes 47 seconds East, 115.26 feet; thence North 74 degrees 19 minutes 17 seconds East, 183.22 feet; thence North 84 degrees 25 minutes 00 seconds East, 484.62 feet; thence South 0 degrees 33 minutes 00 seconds East, 828.18 feet to a point on the South line of Lot 7 of the Northwest Quarter of said fractional Section 5; thence South 89 degrees 08 minutes 25 seconds West along said South line, 794.08 feet to the True Point of Beginning.

TRACT 23:

The West Half of Lot 7 of the Northwest Quarter of Section 4, in Township 44, Range 33, in Cass County, Missouri.

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ALTA Commitment for Title Insurance 8-1-16 w-KS MO Mod
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PRELIMINARY TITLE

File No: 10338STL

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

Issued by
Fidelity National Title Insurance Company

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4.
5. If the closing for the subject property is to be conducted by the Company, all funds due from the purchaser or purchaser's lender must be in the form of a Cashier's Check, Certified Check or wire transfer. If any part of the sale proceeds is required for the payoff of existing mortgages, or other liens, then such funds must be in the form of a wire transfer.

The above applies to all closings unless specific arrangements are made with the Company. Due to the Company's lack of control of electronic funds transfers through the Federal Reserve System, the Company cannot accept financial responsibility for any delays in the clearing of wire transferred funds.

6. In the event any party to the transaction contemplates the use of a Power of Attorney, the Company requires that the proposed Power of Attorney form be submitted for approval not less than three (3) business days prior to the scheduled closing. The Company may then make additional requirements or exceptions to this Commitment.
7. If requested by the Company, provide evidence satisfactory to the Company that the improvements located on the subject property do not or will not consist of a house trailer, mobile home or manufactured housing unit.
8. If there has been construction, improvements or repairs to or upon the subject property within the last twelve (12) months, neither this commitment, nor any policy of title insurance issued pursuant to this commitment, will insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

The Company may provide, but is not obligated to provide, such insurance upon the lender, builder or owner making satisfactory arrangements with the Company for the furnishing for review of final affidavits, lists of contractors and suppliers, schedule of disbursements, final waivers of lien, and other information and indemnities that the Company may require. The Company will charge a to be determined fee for such a review. If such insurance is to be requested or required, the Company must be informed of same prior to any closing.

Should any portion of the loan proceeds secured by any Deed of Trust to be insured hereunder be used for construction, improvements or repairs, the Company must be notified in writing, and hereby reserves the right to add additional requirements or exceptions to this commitment. Failure to notify the Company in writing before closing will invalidate any mechanic's lien coverage given by the policy.

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PRELIMINARY TITLE

File No: 10338STL

9. Section 381.022.5 RSMo (effective 08/28/2016) requires, in part, that a title insurer, title agency or title agent may not act as an escrow, settlement, or closing agent in a residential real estate transaction unless, as part of the same transaction, the title agency or title agent issues a commitment, binder, or title insurance policy, and Closing Protection Letters (CPL) have been issued protecting the buyer/lender and seller interests.

The statute does not specifically define the CPL, but each title underwriter has filed with the Missouri Department of Insurance a form CPL which generally indemnifies a buyer, lender or seller solely against losses, not to exceed the amount of the settlement funds, only because of the following acts of the title agency or title agent: (a) acts of theft of settlement funds or fraud with regard to settlement funds; and (b) failure to comply with written closing instructions by the proposed insureds when agreed to by the title agency or title agent relating to the title insurance coverage.

The issuance of the CPL is mandatory, and the statute does not permit any waiver of the protections provided by the CPL by any party to the transaction.

Each CPL has a fee of \$25.00.

10. Original "wet ink" signatures for all documents to be recorded, or digital reproductions of "wet ink" signatures on other documents, shall be required for all documents that require a signature, unless such requirement is expressly waived by the Company. Under no circumstances shall the use of e-mails, text messages or other electronic communications constitute an agreement to accept electronic or computer generated signatures with respect to the transaction contemplated by this commitment.
11. The Company has prepared this Commitment assuming the issuance of a standard form ALTA 2006 (Rev. 2016) owner and/or lender policy without any endorsements. The prospective owner and/or lender must notify the Company in writing not less than ten (10) business days prior to closing if the owner and/or lender requires any specific endorsement(s) to the policy. The Company may then make additional requirements or exceptions to this Commitment.
12. If the proposed insured elects to obtain a Surveyor's Real Property Report of the subject land in lieu of a survey prepared in accordance with Missouri Minimum Standards for Property Boundary Surveys, also known as a boundary or stake survey, the following exception will appear in Schedule B of the Owner's Policy when issued:
- Any discrepancies between the actual boundaries of the land and the apparent boundaries as indicated by fences, plantings or other improvements.
13. Standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment must be provided. Note: Due to office closures related to COVID-19 we may be temporarily unable to record documents in the normal course of business.
14. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
15. Any documents requiring notarization to be tendered to Company that will be notarized by a notary public appointed by The State of Virginia must be delivered for review no less than 72 hours prior to closing.
16. Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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PRELIMINARY TITLE

File No: 10338STL

17. Pay any unpaid Sewer Assessments, if any.
18. Pay any unpaid Subdivision Assessments, if any.
19. Pay 2020 delinquent general taxes by the County of Cass.

NOTE: The following is provided for informational purposes only. While we have obtained this information from sources we consider to be reliable, we do not guarantee its accuracy. You should contact the Assessor's office to verify the information.

TRACT 1:

Property Address: 2707 East State Route Y
Tax I.D. No.: 2579700
2020 St./Co./Ci. Real Estate Tax: \$1,076.50 (delinquent)
2020 Assessed Value: \$13,240.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 2:

Property Address: East State Route Y
Tax I.D. No.: 2580300
2020 St./Co./Ci. Real Estate Tax: \$24.19 (delinquent)
2020 Assessed Value: \$310.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 3:

Property Address: South Laffoon Road
Tax I.D. No.: 2579801
2020 St./Co./Ci. Real Estate Tax: \$1,663.52 (delinquent)
2020 Assessed Value: \$20,460.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 4:

Property Address: 24514 South Laffoon Road
Tax I.D. No.: 2579800
2020 St./Co./Ci. Real Estate Tax: \$30.91 (delinquent)
2020 Assessed Value: \$380.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

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PRELIMINARY TITLE

File No: 10338STL

TRACT 5:

Property Address: 2111 East State Route Y
Tax I.D. No.: 2578900
2020 St./Co./Ci. Real Estate Tax: \$313.85 (delinquent)
2020 Assessed Value: \$3,860.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 6:

Property Address: East State Route Y
Tax I.D. No.: 2578300
2020 St./Co./Ci. Real Estate Tax: \$132.54 (delinquent)
2020 Assessed Value: \$1,630.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 7:

Property Address: South State Route D
Tax I.D. No.: 2578801
2020 St./Co./Ci. Real Estate Tax: \$144.73 (delinquent)
2020 Assessed Value: \$1,780.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 8:

Property Address: South Prospect Avenue
Tax I.D. No.: 2577900
2020 St./Co./Ci. Real Estate Tax: \$43.91 (delinquent)
2020 Assessed Value: \$540.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 9:

Property Address: 1805 East State Route Y
Tax I.D. No.: 2579300
2020 St./Co./Ci. Real Estate Tax: \$1,812.32 (delinquent)
2020 Assessed Value: \$22,290.00 (Residential)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 10:

Property Address: 251st Street
Tax I.D. No.: 2613604
2020 St./Co./Ci. Real Estate Tax: \$159.02 (delinquent)
2020 Assessed Value: \$1,880.00 (Agricultural)
2020 Mill Levy: .074619
2019 and prior are paid

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PRELIMINARY TITLE

File No: 10338STL

TRACT 11 (1 OF 2):

Property Address: 24903 South State Route D

Tax I.D. No.: 2605700

2020 St./Co./Ci. Real Estate Tax: \$1,832.31 (delinquent)

2020 Assessed Value: \$150.00 (Agricultural);\$21,020.00 (Residential)

2020 Mill Levy: .076352

2019 and prior are paid

TRACT 11 (2 OF 2):

Property Address: South State Route D

Tax I.D. No.: 2578800

2020 St./Co./Ci. Real Estate Tax: \$252.03 (delinquent)

2020 Assessed Value: \$3,100.00 (Agricultural)

2020 Mill Levy: .071724

2019 and prior are paid

TRACT 12:

Property Address: South State Route D

Tax I.D. No.: 2578101

2020 St./Co./Ci. Real Estate Tax: \$35.77 (delinquent)

2020 Assessed Value: \$440.00 (Agricultural)

2020 Mill Levy: .071724

2019 and prior are paid

TRACT 13:

Property Address: 24707 South State Route D

Tax I.D. No.: 2578000

2020 St./Co./Ci. Real Estate Tax: \$4.32 (delinquent)

2020 Assessed Value: \$50.00 (Agricultural)

2020 Mill Levy: .076352

2019 and prior are paid

TRACT 14:

Property Address: East 241st Street

Tax I.D. No.: 2572400

2020 St./Co./Ci. Real Estate Tax: \$82.13 (delinquent)

2020 Assessed Value: \$1,010.00 (Agricultural)

2020 Mill Levy: .071724

2019 and prior are paid

TRACT 15:

Property Address: South State Route Y

Tax I.D. No.: 2578400

2020 St./Co./Ci. Real Estate Tax: \$313.02 (delinquent)

2020 Assessed Value: \$3,850.00 (Agricultural)

2020 Mill Levy: .071724

2019 and prior are paid

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PRELIMINARY TITLE

File No: 10338STL

TRACT 16:

Property Address: 1909 East 241st Street
Tax I.D. No.: 2572900
2020 St./Co./Ci. Real Estate Tax: \$2,268.43 (delinquent)
2020 Assessed Value: \$1,520.00 (Agricultural); \$26,380.00 (Residential)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 17:

Property Address: South State Route D
Tax I.D. No.: 2578200
2020 St./Co./Ci. Real Estate Tax: \$143.10 (delinquent)
2020 Assessed Value: \$1,760.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 18 (1 OF 2):

Property Address: South State Route Y
Tax I.D. No.: 2578600
2020 St./Co./Ci. Real Estate Tax: \$95.94 (delinquent)
2020 Assessed Value: \$1,180.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 18 (2 OF 2):

Property Address: South State Route Y
Tax I.D. No.: 2578700
2020 St./Co./Ci. Real Estate Tax: \$85.37 (delinquent)
2020 Assessed Value: \$1,050.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 19:

Property Address: 24110 South Prospect & 24108 Avenue
Tax I.D. No.: 2573500
2020 St./Co./Ci. Real Estate Tax: \$1,527.74 (delinquent)
2020 Assessed Value: \$4,640.00 (Agricultural); \$14,150.00 (Residential)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 20:

Property Address: 1906 East 241st Street
Tax I.D. No.: 2572500
2020 St./Co./Ci. Real Estate Tax: \$1,200.88 (delinquent)
2020 Assessed Value: \$3,760.00 (Agricultural); \$11,010.00 (Residential)
2020 Mill Levy: .071724
2019 and prior are paid

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PRELIMINARY TITLE

File No: 10338STL

TRACT 21 (1 OF 2):
Property Address: South Prospect Avenue
Tax I.D. No.: 2573600
2020 St./Co./Ci. Real Estate Tax: \$6.51 (delinquent)
2020 Assessed Value: \$80.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 21 (2 OF 2):
Property Address: South Prospect Avenue
Tax I.D. No.: 2573501
2020 St./Co./Ci. Real Estate Tax: \$91.07 (delinquent)
2020 Assessed Value: \$1,120.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 22:
Property Address: South State Route D
Tax I.D. No.: 2616500
2020 St./Co./Ci. Real Estate Tax: \$52.06 (delinquent)
2020 Assessed Value: \$640.00 (Agricultural)
2020 Mill Levy: .071724
2019 and prior are paid

TRACT 23:
Property Address: 25125 South Prospect Avenue
Tax I.D. No.: 2611000
2020 St./Co./Ci. Real Estate Tax: \$1,455.75 (delinquent)
2020 Assessed Value: \$3,850.00 (Agricultural); \$13,360.00 (Residential)
2020 Mill Levy: .074619
2019 and prior are paid

NOTE RE: SCHEDULE B-II STANDARD EXCEPTION DELETIONS:

Items 1 and 5 will be deleted from the Policy to be issued pursuant to this Commitment upon receipt by the Company of the Company's appropriately executed and acceptable, standard-form Closing Affidavit.

Items 2, 3 and 4 will be deleted from the Policy to be issued pursuant to this Commitment upon receipt by the Company of a current survey certified to be in accordance with the Missouri Minimum Standards for Property Boundary Surveys, and accurately reflects all improvements. An ALTA/NSPS survey acceptable to the Company must be furnished if the property is not a one-to-four family residential.

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

Issued by
Fidelity National Title Insurance Company

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
5. 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.
6. **All assessments and taxes for the year 2020 and all subsequent years for the County of Cass.**
7. **The land in question is within the boundary of Public Water Supply District No. 7, as shown by Decree of the Circuit Court of Cass County, Missouri, dated June 30, 1972, a copy of which is of record as Indenture Book 154, in the office of Recorder of Deeds, Cass County, Missouri and as amended to permit the construction, maintenance and operation of common sewer treatment facilities, filed July 07, 1999, as fully shown by instrument of record in Book 1794 at Page 179.**
8. **Terms and conditions of right-of-way easement in favor of State of Missouri, recorded June 02, 1955, as fully shown by instrument of record in Book 399 at Page 180. (Affects Tracts 1, 2 and 23)**
9. **Terms and conditions of right-of-way easement in favor of Public Water Supply District No. 7, dated August 30, 1979, filed October 10, 1979, as fully shown by instrument of record in Book 754 at Page 121. (Affects Tracts 1, 2 and 23)**
10. **Terms and conditions of easement in favor of the State of Missouri, as shown by instrument dated June 20, 1955, filed July 25, 1955, as fully shown by instrument of record in Book 399, Page 184. (Affects Tract 1)**
11. **Terms and conditions of easement in favor of Kansas City Power & Light Company, as shown by instrument dated January 20, 1955, filed December 22, 1955, as fully shown by instrument of record in Book 369 at Page 191. (Affects Tract 1)**
12. **Terms and conditions of right-of-way easement in favor of Public Water Supply District No. 7, as shown by instrument dated April 10, 1979, filed May 18, 1979, as Indenture Book 248 at Page 44. (Affects Tracts 1 and 2)**
13. **Easement in favor of Kansas City Power & Light Company filed of record in Book 1070 at page 156. (Affects Tract 1)**
14. **Rights acquired by the County of Cass for road purposes, as fully shown by instrument dated April 08, 1941, filed April 29, 1941, as fully shown by instrument of record in Book 322 at Page 309. (Affects Tract 23)**

PRELIMINARY TITLE

15. Terms and conditions of easement in favor of Kansas City Power & Light Company, dated January 06, 1972, filed January 19, 1972, as fully shown by instrument of record in Book 554 at Page 470 and as dated September 29, 1981 and recorded October 07, 1981, as fully shown by instrument of record in Book 808 at Page 31. (Affects Tract 23)
16. Terms and conditions of easement in favor of Kansas City Power & Light Company, dated September 18, 1930, filed December 02, 1930, as fully shown by instrument of record in Book 290 at Page 618. (Affects Tracts 5 and 9)
17. Terms and conditions of right-of-way easement in favor of Kansas City Power & Light Company, dated May 24, 1944, filed July 01, 1944, as fully shown by instrument of record in Book 336 at Page 566.(Affects Tracts 5 and 9)
18. Terms and conditions of easement in favor of the State of Missouri, dated June 06, 1955, filed July 25, 1955, as fully shown by Instrument of record in Book 399, Page 185. (Affects Tracts 5 and 9)
19. Terms and conditions of right-of-way easement in favor of the State of Missouri, dated September 12, 1955, filed September 14, 1955, as fully shown by instrument of record in Book 399 at Page 205. (Affects Tracts 5 and 9)
20. Terms and conditions of right-of-way easement in favor of Cities Service Gas Company, dated August 13, 1963, filed August 23, 1963, as fully shown by instrument of record in Book 458 at Page 385. (Affects Tracts 5 and 9)
21. Terms and conditions of right-of-way easement in favor of Public Water Supply District No. 7, dated June 25, 1979, filed August 16, 1979, as shown by Indenture Book 248 at Page 207. (Affects Tracts 5 and 9)
22. Terms and conditions of right-of-way easement in favor of the City of Cleveland, filed October 01, 1991, as fully shown by instrument of record in Book 1183 at Pages 199 and 200. (Affects Tracts 5 and 9)
23. Terms and conditions of right-of-way easement in favor of H.F. Sinclair, dated March 07, 1917, recorded April 27, 1917, as fully shown by instrument of record in Book 227 at Page 124; assigned to Sinclair-Cudahy Pipe Line Company, dated September 28, 1917, recorded October 13, 1917, as fully shown by instrument of record in Book 227 at Page 476; further assigned to O.R. Burden Construction Corp., dated August 05, 1955, recorded August 08, 1955, as fully shown by instrument of record in Book 400 at Page 451 and a Purchase Option in favor of Tower Pipeline, Inc., as fully shown by instrument of record in Book 914 at Page 115. (Affects Tracts 6, 7, 14, 15 and 20)
24. Terms and conditions of easement in favor of Kansas City Power & Light Company, dated September 19, 1930, recorded December 02, 1930, as fully shown by instrument of record in Book 290 at Pages 624 and 625. (Affects Tracts 6, 7, 14 and 15)
25. Survey filed February 11, 2008 as Document No. 405134 in Survey Book 19 at page 83. (Affects Tract 10)
26. Survey filed February 11, 2008 as Document No. 405135 in Survey Book 19 at page 84. (Affects Tract 22)
27. Easement granted to the State of Missouri for Highway purposes, as shown by deed of record in Book 355 at Page 479. (Affects Tract 11)
28. Terms and conditions of utility easement in favor of the City of Cleveland, dated March 14, 1967, recorded March 12, 1968, as fully shown by instrument of record in Book 513 at Page 485. (Affects Tract 11)
29. Terms and conditions of right-of-way easement in favor of the City of Cleveland, filed October 1, 1991, as fully shown by instrument of record in Book 1183 at Page 202. (Affects Tract 11)
30. Terms and conditions of easement in favor of the City of Cleveland, dated November 23, 1990, recorded October 28, 1991, as fully shown by instrument of record in Book 1188 at Page 55. (Affects Tract 11)
31. Terms and conditions of right-of-way easement in favor of Public Water Supply District No. 7, dated November 15, 1979, recorded December 13, 1979, as fully shown by instrument of record in Indenture Book 248 at Page 432. (Affects Tracts 3 and 6)
32. Terms and conditions of easements granted to Kansas City Power & Light Company, dated January 14, 1946, recorded April 29, 1946, as fully shown by instrument of record in Book 352 at Page 8 and by instrument dated December 22, 1947, recorded February 11,

PRELIMINARY TITLE

- 1948, as fully shown by instrument of record in Book 352 at Page 29 and instrument dated June 19, 1984, recorded June 25, 1984, as fully shown by instrument of record in Book 870 at Page 119. (Affects Tracts 3 and 4)
33. Terms and conditions of right-of-way easement in favor of the State of Missouri, as it appears in the Report of Commissioners dated March 15, 1956, recorded March 15, 1956, as fully shown by instrument of record in Book 406 at Page 186. (Affects Tracts 6 and 18)
 34. Terms and conditions of permanent and construction right-of-way easement in favor of the City of Cleveland, as shown by instrument recorded October 28, 1991, as fully shown by instrument of record in Book 1188 at Page 54. (Affects Tract 6)
 35. Terms and conditions of right-of-way conveyance in favor of the County of Cass, State of Missouri, filed April 15, 1941, as fully shown by instrument of record in Book 322 at Page 291. (Affects Tracts 15 and 16)
 36. Terms and conditions of easement in favor of Kansas City Power & Light Company, filed April 29, 1946, as fully shown by instrument of record in Book 352 at Page 4. (Affects Tracts 15 and 16)
 37. Terms and conditions of easement in favor of the State of Missouri, acting by and through the State Highway Commission of Missouri, filed April 14, 1947, as fully shown by instrument of record in Book 355 at Page 469. (Affects Tracts 15 and 16)
 38. Terms and conditions of easement in favor of the State of Missouri, acting through the State Highway Commission of Missouri, filed October 31, 1967, as fully shown by instrument of record in Book 518 at Page 194. (Affects Tracts 15 and 16)
 39. Terms and conditions of easement in favor of the State of Missouri, acting through the State Highway Commission of Missouri, filed September 14, 1955, as fully shown by instrument of record in Book 399 at Page 203. (Affects Tracts 15 and 16)
 40. Terms and conditions of water main easement in favor of the City of Cleveland, Missouri, filed August 03, 1999, as fully shown by instrument of record in Book 1803 at Page 106. (Affects Tracts 15 and 16)
 41. Terms and conditions of irrigation agreement between the City of Cleveland and Seba Bros. Properties, Inc., dated December 17, 1991, filed December 24, 1991, as fully shown by instrument of record in Book 1196 at Page 231. (Affects Tract 3)
 42. Terms and conditions of easement between Seba Bros. Properties, Inc., and Kansas City Power & Light Company, as fully shown by instrument of record in Book 1725 at Page 77. (Affects Tract 3)
 43. Easements or right-of-ways in favor of Public Water Supply District No. 7 of Cass County, Missouri, of record in Book 2932 at Page 535, Book 2932 at Page 537, Book 2932 at Page 540, Book 2932 at Page 542 and Book 2932 at Page 545. (Affects Tracts 1, 2, 3, 4, 5, 6, 7, 11, 12, 14, 15, 16 and 23)
 44. Terms and conditions of right-of-way in favor of H.F. Sinclair, of record in Book 227 at Pages 124 and 476. By subsequent matters of record name has been changed to Service Pipe Line Company, of record in Book 370 at Page 411, and further changed to Amoco Pipeline Company, of record in Book 498 at Page 436. (Affects Tract 17)
 45. Terms and conditions of Oil, Gas and Mineral Lease between T.E. Reedy and M.J. Reedy and Western Chemical Aniline Asphalt Co., of record in Book 227 at Page 314. (Affects Tract 16)
 46. Easement or right-of-way in favor of H.F. Sinclair, of record in Book 227 at Page 124, which has been assigned to O.R. Burden Construction Corp., of record in Book 400 at Page 451. (Affects Tract 16)
 47. Easements or right-of-ways in favor of Cities Service Gas Company, of record in Book 288 at Page 373 and Book 458 at Page 386. (Affects Tract 10 and 22)
 48. Easement or right-of-way in favor of Cities Service Gas Company, of record in Book 288 at Page 566. (Affects Tract 8)
 49. The land in question is within the boundary of Public Water Supply District No. 7, as shown by Decree of the Circuit Court of Cass County, Missouri, dated June 30, 1972, a copy of which is of record as Indenture Book 154, in the Office of the Recorder of Deeds, Cass County, Missouri, and as amended to permit the construction, maintenance and operation of common sewer treatment facilities, filed July 07, 1999, as fully shown by instrument of record in Book 1794 at Page 179. (Affects Tracts 10, 16, 17 and 22)

PRELIMINARY TITLE

50. Easement or right-of-way in favor of Public Water Supply District No. 7, of record in Book 248 at Page 60. (Affects Tracts 10 and 22)
51. Rights acquired to Cass County, Missouri for road purposes of record in Book 322 at Pages 309 & 312. (Affects Tract 8)
52. Easement or right-of-way in favor of Stanolind Pipe Line Company, of record in Book 329 at Page 476. (Affects Tract 12)
53. Easement or right-of-way in favor of Kansas City Power & Light Company, of record in Book 352 at Page 8. (Affects Tract 16)
54. Easements or right-of-ways in favor of State of Missouri, of record in Book 355, Page 473, and Book 355, Page 471. (Affects Tract 12)
55. Easements or right-of-ways in favor of City of Cleveland, of record in Book 513 at Page 484 and Book 524 at Page 353. (Affects Tract 12)
56. Easement or right-of-way in favor of Kansas City Power & Light Company, of record in Book 715 at Page 220. (Affects Tract 12)
57. Easement or right-of-way in favor of Kansas City Power & Light Company, of record in Book 790 at Page 79. (Affects Tracts 10 and 22)
58. Easement or right-of-way in favor of Public Water Supply District No. 7, of record in Book 794 at Page 12. (Affects Tract 8)
59. Easement or right-of-way in favor of City of Cleveland, of record in Book 1231 at Page 201. (Affects Tract 12)
60. A portion of the land in question is within the boundaries of Public Water Supply District No. 2 Terms and conditions of Decree affecting the land and other property as set forth in Book 1230 at Page 5. (Affects Tracts 16 and 17)
61. Terms and conditions of a perpetual easement for the maintenance and repair of a gas pipe line over and across the South Half of the Southeast Quarter of the Southeast Quarter of Section 33, Township 45, Range 33, as now located and established as shown by Trustee's Deed of record in Book 2130 at Page 104. (Affects Tract 8)
62. Easement or right-of-way in favor of Public Water Supply District No. 7 of Cass County, Missouri, of record in Book 2932 at Page 537. (Affects Tract 12)
63. The subject property may be located within the boundaries of Western Cass Fire Protection District, as set forth in the instrument recorded in Book 831 at Page 86 and in Book 835 at Page 25, and may be subject to assessments by reason thereof. (Affects Tract 8)
64. Easements or right-of-ways in favor of the State of Missouri filed of record in Book 355 at pages 471 and 473, in Book 399 at page 204 and in Book 433 at Page 293. (Affects Tract 13)
65. Easement or right-of-way in favor of the City of Cleveland, Missouri filed in Book 524 at page 337. (Affects Tract 13)
66. Irrigation Agreement filed August 9, 2013 by and between the City of Cleveland, Missouri and Seba Bros. Farms, Inc. as Document No. 529217 in Book 3723 at page 313. (Affects Tracts 3 and 11)
67. Part of the land in question is within the boundaries of Public Water Supply District No. 2., as shown by Decree of the Circuit Court of Cass County, Missouri, filed in Book 513 at pages 282 and 283 and in Book 1230 at page 5. (Affects Tracts 3, 6, 16, 17, 18, 20 and 21)
68. Easement and right-of-way in favor of Kansas City Power & Light Company filed of record in Book 352 at page 134. (Affects Tract 18)
69. Easement or right-of-way in favor of Cudahy Pipe Line Company filed of record in Book 227 at page 122, which was last assigned to O.R. Burden Construction Corp by the instrument recorded in Book 400 at page 451. (Affects Tract 18)
70. Easement or right-of-way in favor of Kansas City Power & Light Company filed of record in Book 352 at page 14. (Affects Tract 19)
71. Easement or right-of-way in favor of AKAWA Natural Gas, LLC, a Kansas limited liability company filed of record in Book 2215 at page 62. (Affects Tract 19)
72. Easement or right-of-way in favor of Kansas City Power & Light Company filed of record in Book 352 at page 3. (Affects Tract 20)

PRELIMINARY TITLE

73. Easement or right-of-way in favor of Water Supply District No. 2 filed of record in Book 543 at pages 162 and 347. (Affects Tract 20)
74. Gas Lease in favor Osborn Energy, LLC filed of record in Book 2215 at page 63. (Affects Tract 19)
75. Nothing herein, including the legal description, shall be construed as insuring acreage.
76. Financing statements, if any, affecting crops grown, or to be grown on the land in question.
77. Rights of the United States of America and the Public in and to lands lying below the high water line of the Grand River and in and to the land lying between the harbor or levy lines, as established by any governmental authority and the low water line of the Grand River.

NOTE: The policy, when issued, will not insure the title described herein as to any land which may comprise the bed of the Grand River.

Subject to any Federal Flood Control Act, Submerged Land Act or other related legislation.

Subject to any inconsistencies of the above boundaries caused by accretions, avulsions, or relictions.

Provided no portion of the herein described property lies within any islands, now or formerly existing in the Grand River. (Affects Tracts 20 and 21)

78. Rights of riparian owners in and to the free and unobstructed flow of the Grand River. (Affects Tracts 20 and 21)
79. Sewer assessments, if any.
80. Subdivision assessments, if any.
81. Rights of parties in possession or with an equitable interest under any unrecorded instruments, including (without limitation) leases, month-to-month tenancies, contracts for deed or installment sale contracts.
82. Deed of Trust executed by Seba Bros. Farms, Inc., a Missouri corporation, successor to Seba Bros. Land Co., Inc. and Seba Bros Properties, Inc., by reason of name change with Missouri Secretary of State to Trustee Corporation, Inc., trustee for BMO Harris Bank N.A., dated May 9, 2016 and recorded on May 12, 2016 in Book 4001 page 13.

NOTE: The above Deed of Trust secures future advances pursuant to Section 443.055 of the RSMo.

Assignment of Rents to BMO Harris Bank N.A., by the instrument recorded in Book 4001 page 14.

Modification of the above Assignment of Rents by an instrument recorded on April 3, 2017 in Book 4112 page 71.

Modification of the above Deed of Trust by an instrument recorded on April 3, 2017 in Book 4112 page 76.

83. Deed of Trust executed by Seba Bros. Farms, Inc., a Missouri corporation, successor to Seba Bros. Land Co., Inc. and Seba Bros Properties, Inc., by reason of name change with Missouri Secretary of State to Trustee Corporation, Inc., Trustee for BMO Harris Bank N.A., dated September 16, 2016 and recorded on October 5, 2016 in Book 4054 page 1.

NOTE: The above Deed of Trust secures future advances pursuant to Section 443.055 of the RSMo.

Modification of the above Deed of Trust by an instrument recorded on April 3, 2017 in Book 4112 page 75.

84. Transcript Judgment rendered August 2, 2018 in the Circuit Court of the County of Cass, against Seba Bros. Farms, Inc. in favor of Lippert Family Trust for being Cause No. 18CA-TJ00067.
85. NOTE: We find pending in the Circuit Court of Cass County, Cause No. 18CA-CC00394, styled Travis Marr vs. Seba Bros. Farms, Inc., et al. At the date hereof, this case has not come to judgment.

PRELIMINARY TITLE

86. NOTE: We find pending in the Circuit Court of Cass County, Cause No. 20CA-CC00198, styled Michael C. Oyster vs. Seba Bros. Farms, Inc., et al. At the date hereof, this case has not come to judgment.
87. NOTE: We find pending in the Circuit Court of Cass County, Cause No. 20CA-CC00233, styled Deere Credit, Inc., a/k/a John Deere Financial vs. Deba Bros Farms Inc et al. At the date hereof, this case has not come to judgment.

PRELIMINARY TITLE

File No: 10338STL

St. Louis Title, LLC PRIVACY POLICY NOTICE

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain non-public information. We understand that you may be concerned about what we will do with such information-particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. To help explain and provide you with a privacy notice, we adopted this Privacy Policy to govern the use and handling of your personal information. The provisions of this Privacy Policy Notice apply to former and current customers of ours unless otherwise stated.

Applicability

This Privacy Policy governs our use of the information that you provide us. It does not govern the manner how we may use information we obtained from any other source, such as information obtained from a public record, or from another person or entity. To provide protection to you, we also adopted broader guidelines that govern our use of non-public personal information regardless of its source. We call our guidelines Terms of Use, a copy of which can be found on our website at www.stltitle.com.

Types of Information

Depending on the types of services you are utilizing, the types of non-public personal information that we collect include:

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- Information about your transactions with us, our affiliated companies, or others such as your lender or real estate agent.
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Information we collect assists us to handle your transaction. Therefore, we will not release your information to non-affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased as required by law or controlling regulations. Such information may be used for any internal purpose, such as quality control efforts, customer analysis, or any other regulatory required use. We may also provide all of the types of non-public personal information listed above to one or more of non-affiliated companies involved in real estate transactions we close. Such companies include financial service providers - like lenders, title insurers, property and casualty insurers, or companies involved in real estate services, such as escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to financial institutions as permitted by law or regulation.

Confidentiality and Security

We will use reasonably available technology to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will train and oversee our employees to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and our Terms of Use. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information. If our efforts to safe guard your nonpublic information fails because of the company's gross negligence, the company will, when requested by you in writing, provide one year of identity theft protection, at our cost.

By initialing below, you acknowledge receiving our Privacy Policy Notice and agree not to opt out of the provisions as stated above. For further questions, please contact Wendy Cromer at wcromer@stltitle.com.

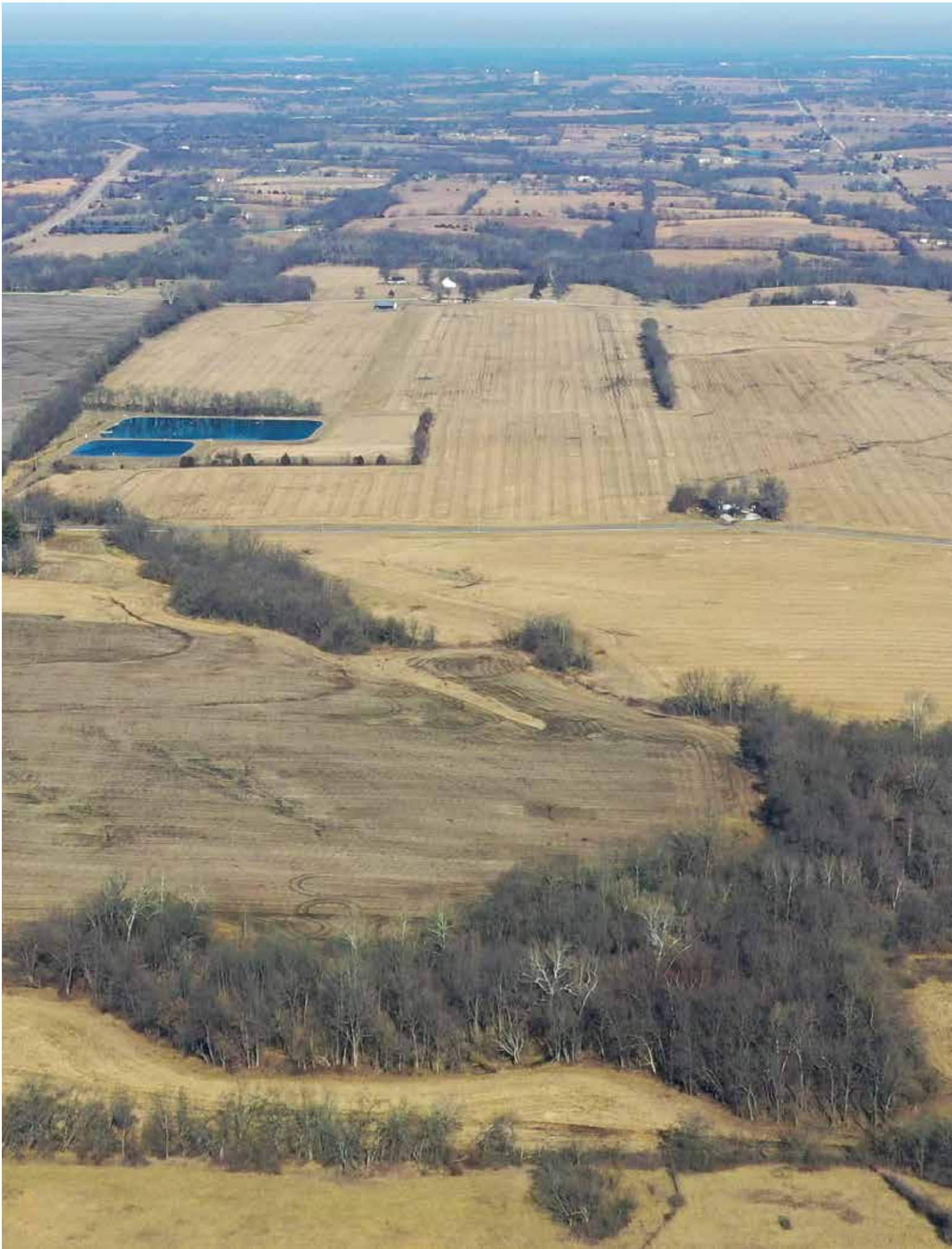
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PHOTOS

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PHOTOS

TRACT 5 LOOKING NORTH



TRACT 20 LOOKING NORTHEAST



PHOTOS



TRACT 12 LOOKING SOUTH



PHOTOS

TRACTS 14 & 15



TRACT 17 LOOKING WEST



PHOTOS



PHOTOS

TRACTS 20-25



PHOTOS



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