

PICKAWAY CO. • CLARKSBURG, OH

10 mi SW of CIRCLEVILLE • 35 mi SOUTH of COLUMBUS

- Investment Quality Kokomo and Crosby Soils
- 372± FSA Cropland Acres
- Entire farm has been Systematically Tiled
- 2022 Crop Rights to Buyer(s)
- Frontage and access on (2) Roads
- Large fields for ease of Farming Operation
- 2.9± Acres of CRP Improved Waterways

Entire Property

IN 4 TRACTS

Ohio Land AUCTION **376±** acres

THURSDAY, OCTOBER 28 • 1:00 PM

AUCTION SITE: AMVETS located at 818 Tarlton

INFORMATION BOOKLET

Tract 4

Tracts 1, 3 & 4

call: 800.451.2709 visit: SchraderAuction.com

TIMED ONLINE ONLY
 VIRTUAL
 LIVE WITH ONLINE
 2% Buyer's Premium

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: Premiere Partners IV, L.P.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

SAL.2012001611, 63198513759, SAL.2008003813



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:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 376± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWNPAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of

record. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Special Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before December 1, 2021.

POSSESSION: Possession will be delivered at closing subject to 2021 lease and crop removal.

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay the 2021 taxes payable in 2022 by giving a credit at closing. The property is currently enrolled in the CAUV program.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

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

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclu-

sive agents of the seller.

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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- **TILE MAPS**
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- **PHOTOS**

For Information Call Sale Managers: Andy Walther, 765-969-0401 • Travis Kelley, 740-572-1525



ENTIRE PROPERTY

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 28, 2021
376 ACRES – CLARKSBURG, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, October 21, 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
376± Acres • Pickaway County, Ohio
Thursday, October 28, 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 Thursday, October 28, 2021 at 1:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, October 21, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

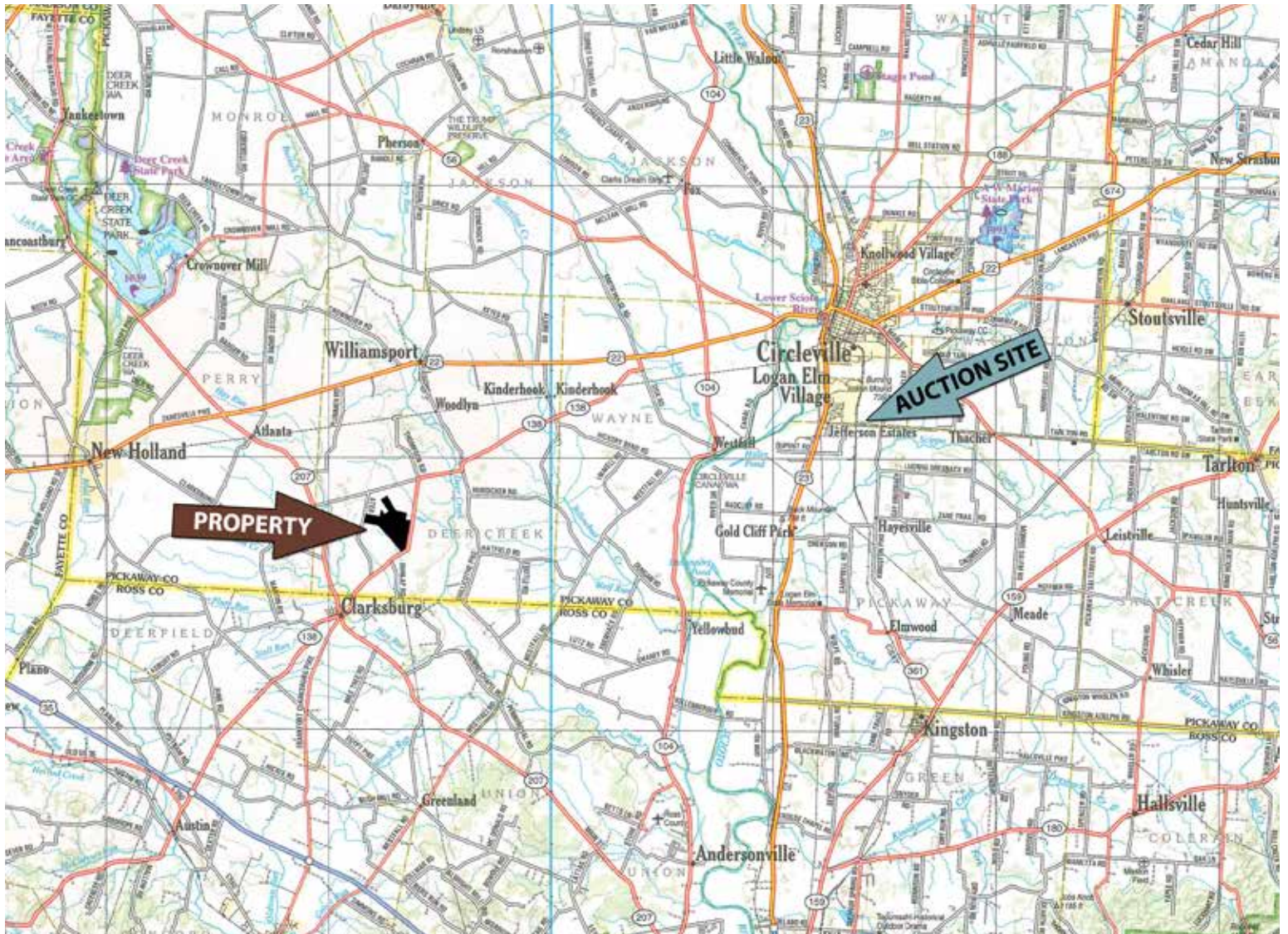
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

**LOCATION &
AERIAL TRACT MAP**

LOCATION MAP



10 mi SW of CIRCLEVILLE • 35 mi SOUTH of COLUMBUS

Property Location: Adjacent to 9000 SR 138 CLARKSBURG, OH 43115.

Located in Deer Creek Twp. (additional frontage on Ater Rd.)

GPS Coordinates: 39° 31' 59.11, -83° 7' 43.78

Directions: **From Circleville:** Travel west on SR 22 for 5 miles to SR 138. Turn left on SR 138. Follow SR 138 for 7 ½ miles and farm location will be on your right.

From Williamsport: Travel south on Chillicothe Pike 2 ½ miles. Turn right onto SR 138, travel 5 miles and farm will be on your right.

Auction Site: AMVETS located at 818 Tarlton Road, Circleville, OH 43113. From the intersection of SR 22 and SR 56, continue on SR 56 (E. Main St) 1/2 mile to Kingston Pike, Turn right and travel 2 miles to Tarlton Rd. Then Right 1/2 mile to auction site.

Tract Descriptions:

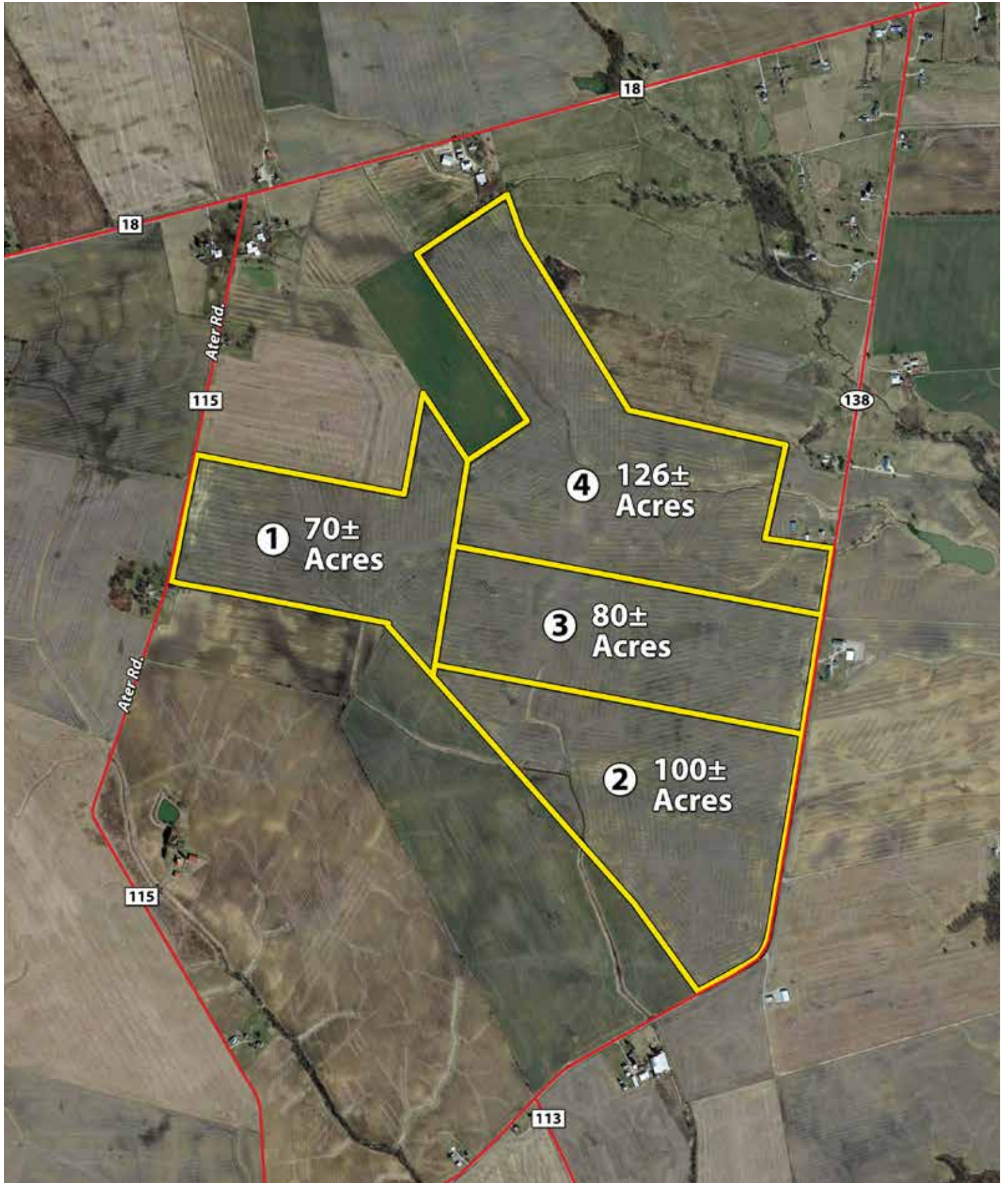
TRACT 1: 70± ACRES nearly all tillable with frontage on Ater Rd. This is a highly productive farm with a nice mix of Crosby and Kokomo soils. Excellent drainage as farm has been systematically tilled.

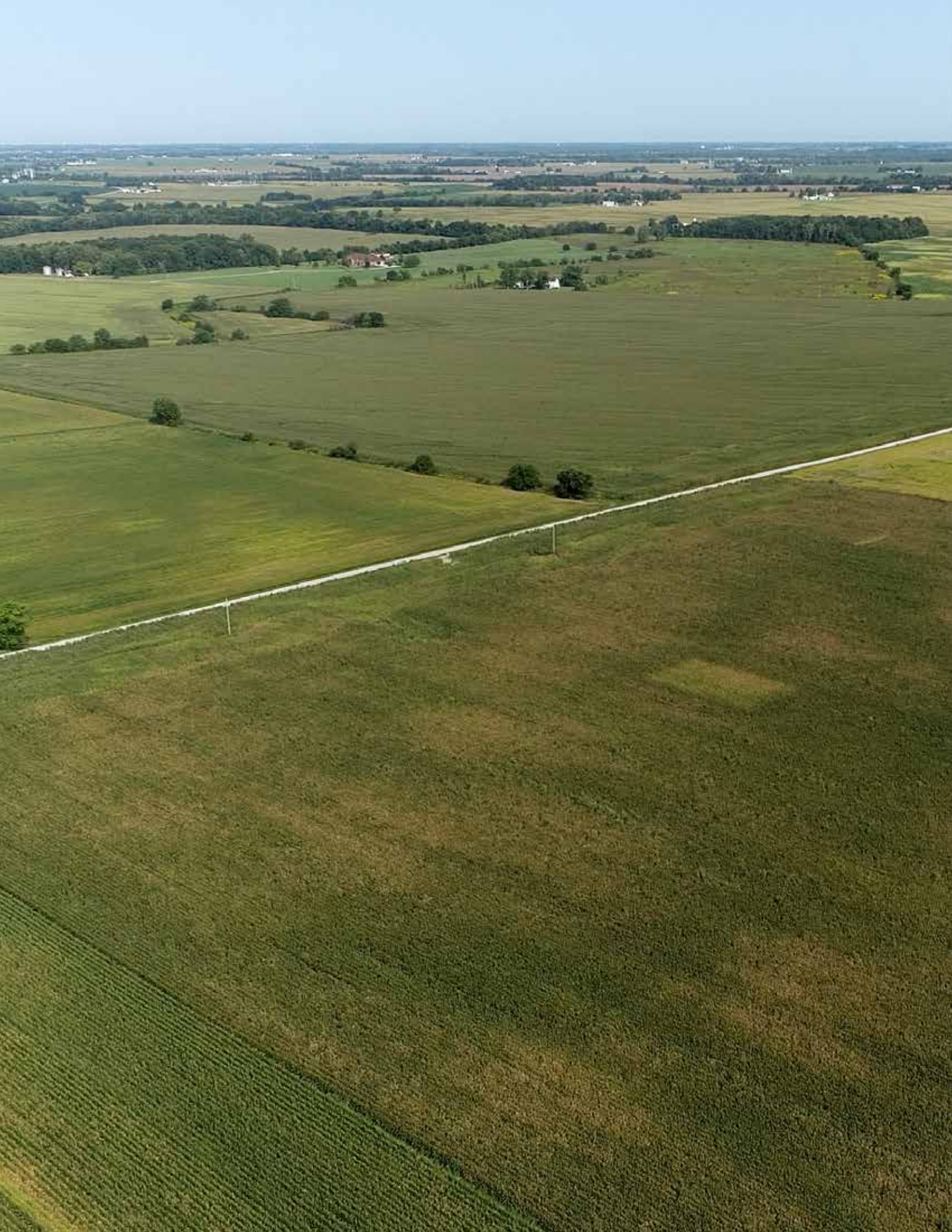
TRACT 2: 100± ACRES nearly all tillable and systematically tilled. Lots of frontage along SR 138. This is a great investment opportunity. Consider combining with Tracts 3 and Tract 4 for a large tillable tract with quality frontage and accessibility.

TRACT 3: 80± ACRES all cropland with quality soils and frontage. Great options to combine with Tract 1, 2 or 4.

TRACT 4: 126± ACRES nearly all tillable. Frontage along SR 138. Nice mix of Crosby and Kokomo soils being pattern drained. Nice large tract with considerable options to add the additional tracts being offered. 1.6± acres of CRP waterways enrolled through 2031.

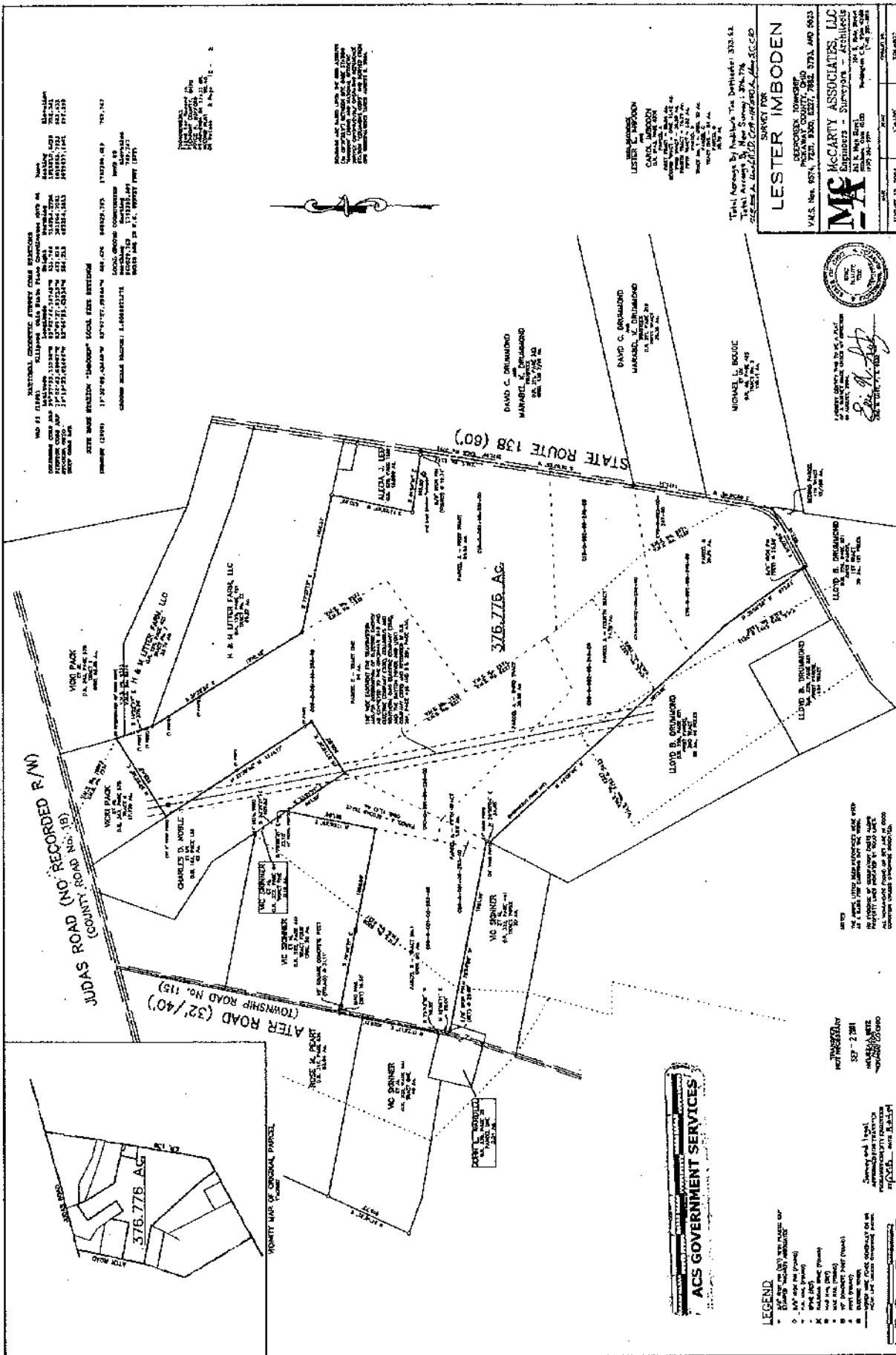
AERIAL TRACT MAP





SURVEY(S)

SURVEY



NATIONAL INSTRUMENTS, AIRBORNE DATA SERVICES
 1401 E. CLARK ST., SUITE 200, CHICAGO, IL 60605
 PHONE: (773) 424-1100 FAX: (773) 424-1101
 WWW: WWW.NATIONALINSTRUMENTS.COM

STATE WIDE SURVEYING - SURVEYING LOCAL STATE ESTABLISHMENTS
 1717 W. 9TH ST., SUITE 100, CHICAGO, IL 60607
 PHONE: (773) 424-1100 FAX: (773) 424-1101
 WWW: WWW.STATEWIDESURVEYING.COM

NOTICE TO THE PUBLIC
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, ILLINOIS.



Total Acreage by Individual Tax Districts: 332.51
 Total Acreage by Major Survey: 326.78
 Surveyed by: **ACS GOVERNMENT SERVICES**

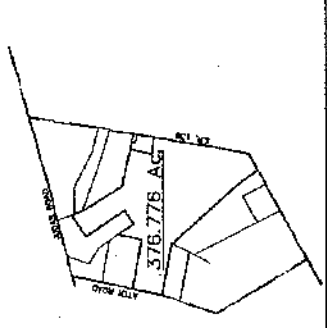
LESTER IMBODEN
 SURVEYOR
 DEBORAH K. IMBODEN
 1001 N. W. 10TH ST., SUITE 100, MIAMI, FL 33136
 (305) 551-1111

McCARTHY ASSOCIATES, LLC
 Registered Surveyors - Architects
 1001 N. W. 10TH ST., SUITE 100, MIAMI, FL 33136
 (305) 551-1111

APPROVED: _____ DATE: _____



Lester Imboden
 Surveyor



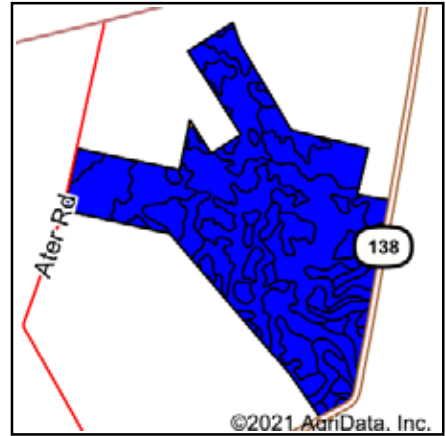
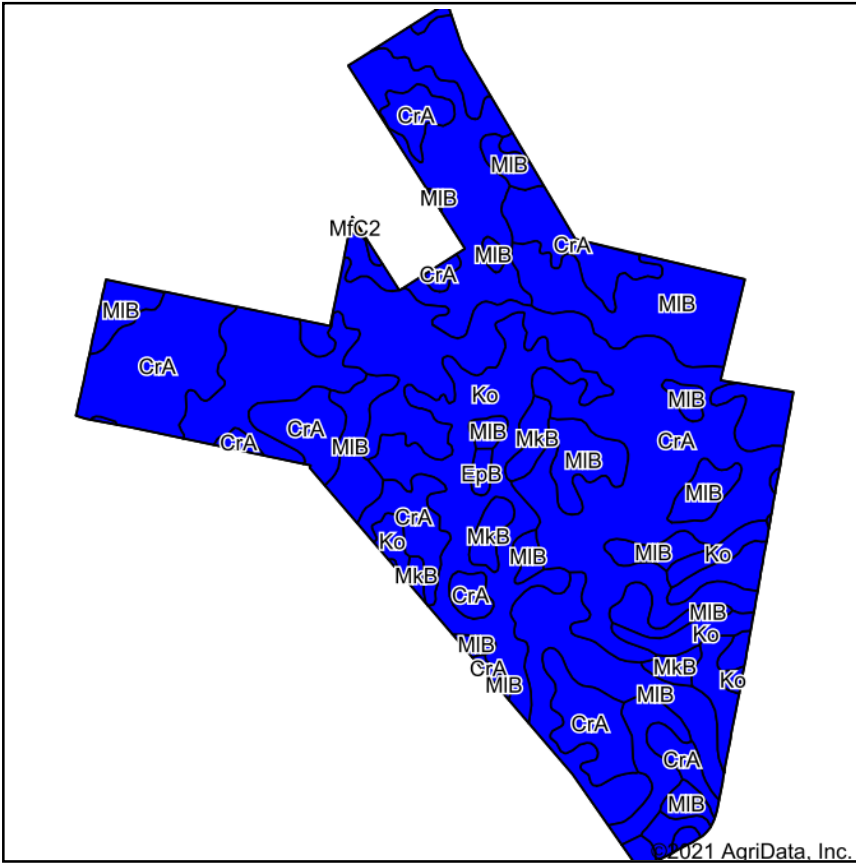
ACS GOVERNMENT SERVICES

LEGEND

- 1. Surveyed
- 2. Not Surveyed
- 3. Easement
- 4. Right of Way
- 5. Boundary Line
- 6. Property Line
- 7. Utility Line
- 8. Other

SOIL INFORMATION

SOIL MAP



State: **Ohio**
 County: **Pickaway**
 Location: **39° 32' 5.83, -83° 8' 2.01**
 Township: **Deer Creek**
 Acres: **373.19**
 Date: **9/15/2021**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

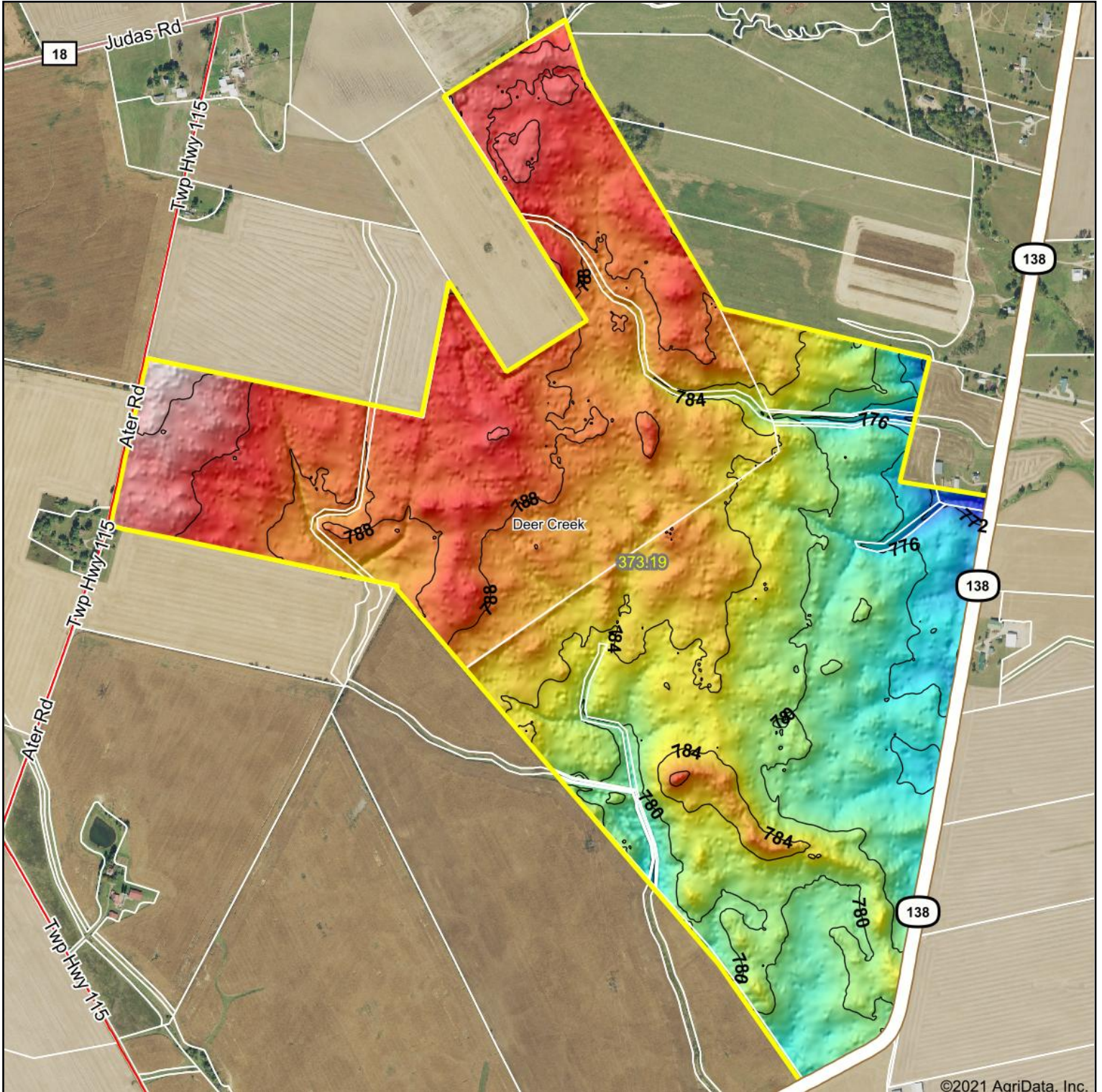


Soils data provided by USDA and NRCS.

Area Symbol: OH129, Soil Area Version: 21															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Pasture	Soybeans	Tall fescue	Tobacco	Winter wheat	*eFOTG PI
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	165.45	44.3%		Ilw	120	5		3.4		46	6.8		48	81
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	100.56	26.9%		Ilw	167	5.6			11	48			66	87
MIB	Miamian-Lewisburg silt loams, 2 to 6 percent slopes	97.31	26.1%		Ile	104	4			8.6	35			42	66
MkB	Miamian-Kendallville silt loams, 2 to 6 percent slopes	8.47	2.3%		Ile	107	4.5	80		8.5	35			42	74
EpB	Eldean-Kendallville loams, 2 to 6 percent slopes	1.23	0.3%		Ile	104	4.2	75	4.5		35		2600	42	70
MfC2	Miamian silt loam, 6 to 12 percent slopes, eroded	0.17	0.0%		Iile	104			4		41	5		46	70
Weighted Average						128.1	4.9	2.1	1.5	5.4	43.4	3	8.6	51.1	78.5

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

TOPO CONTOURS MAP



©2021 AgriData, Inc.

Low Elevation High



Source: USGS 3 meter dem

0ft 1020ft 2041ft

Interval(ft): 4

SCHRADER
Real Estate and Auction Company, Inc.

Min: 768.4

Max: 798.4

Range: 30.0

Average: 784.4

Standard Deviation: 5.25 ft



Pickaway County

Ohio

9/15/2021

map center: 39° 32' 5.83, -83° 8' 2.01

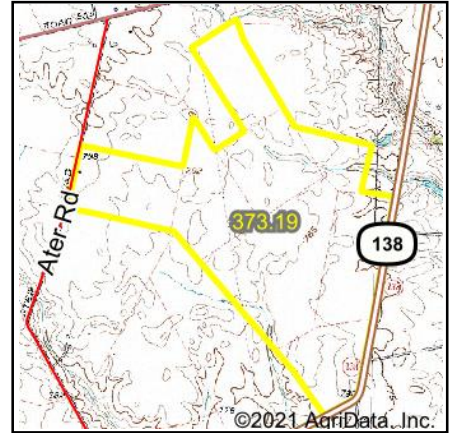
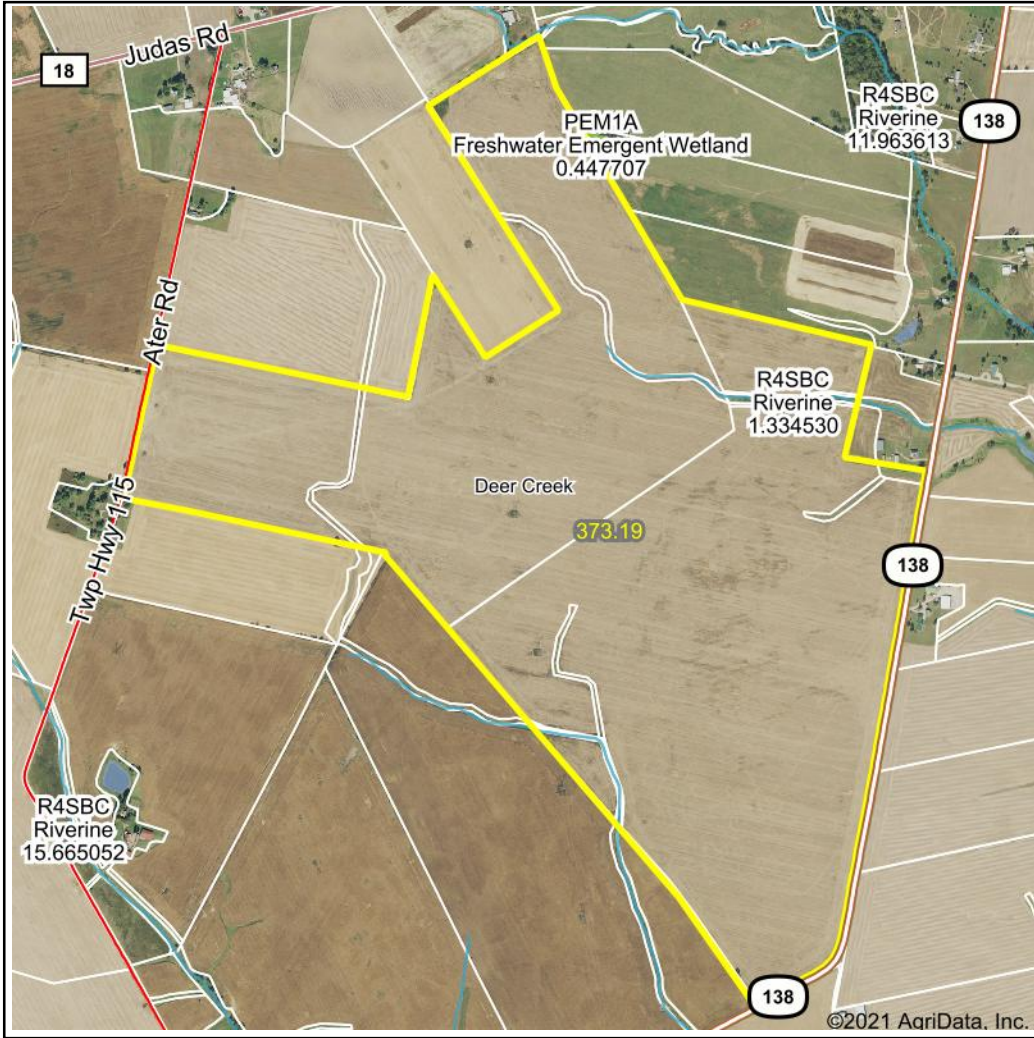
Maps Provided By

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc 2021 www.AgriDataInc.com

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

WETLANDS MAP

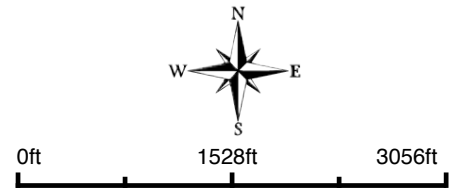


State: **Ohio**
 Location:
 County: **Pickaway**
 Township: **Deer Creek**
 Date: **9/15/2021**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
R4SBC	Riverine	1.39
	Total Acres	1.39

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

**CONSERVATION
RESERVE PROGRAM**



CRP INFORMATION

CRP-1 (07-06-20) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1 ST & CO. CODE & ADMIN LOCATION 39 129	2 SIGN-UP NUMBER 55
	3 CONTRACT NUMBER 11502			4 ACRES FOR ENROLLMENT 2.90
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PICKAWAY-FRANKLIN COUNTY FARM SERVICE AGENCY PO BOX 503 CIRCLEVILLE, OH 43113-0503		6. TRACT NUMBER 4222	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2021 09/30/2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (740) 477-1691		8. SIGNUP TYPE: Continuous		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant") The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 273.90	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 794.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	4222	0009	CPBA	0.90	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		4222	0012	CPBA	2.00	\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
	100.00 %			4-3-21
	0.00 %			7-26-21
	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
------------------	------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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.

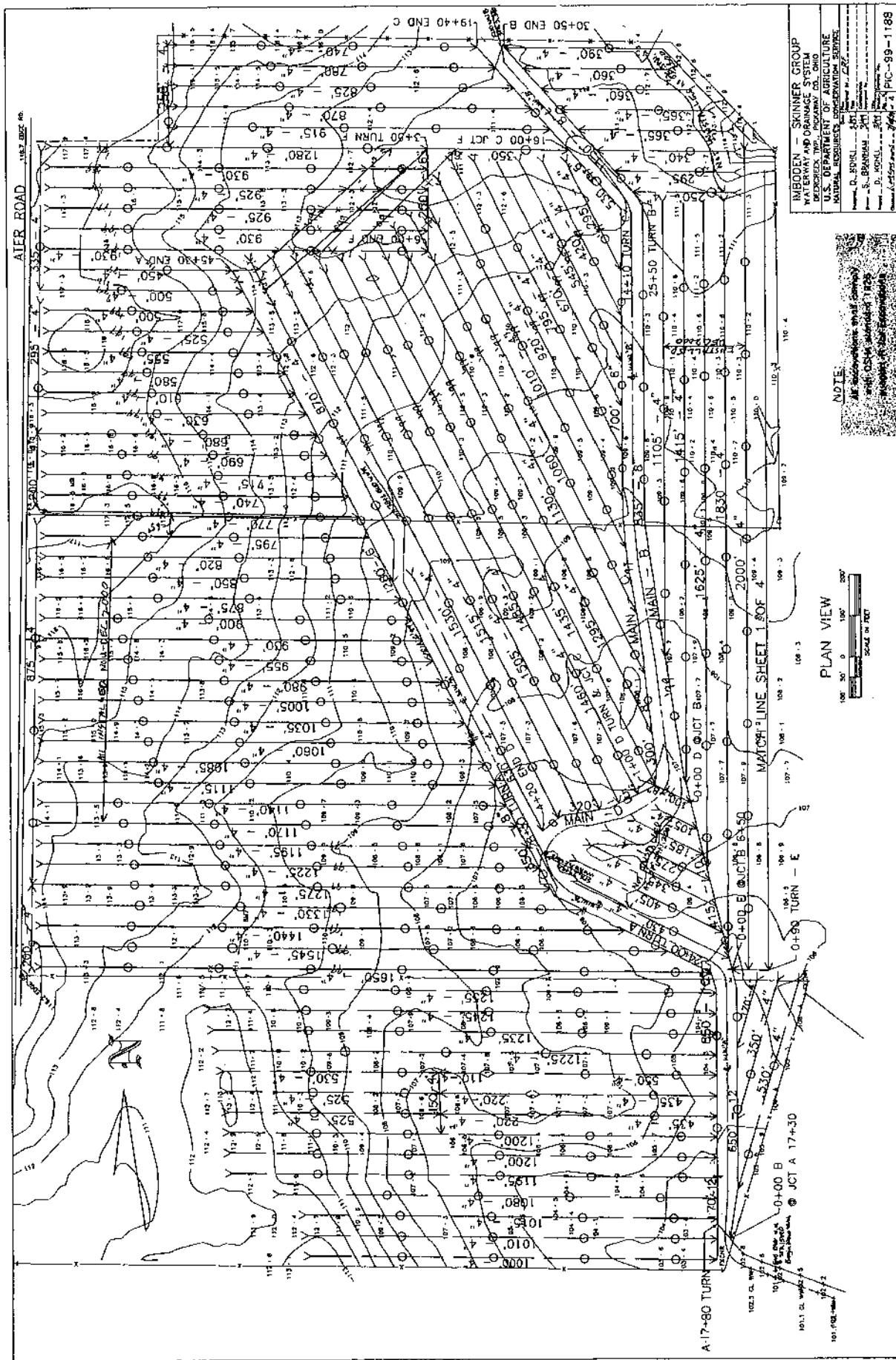
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2800 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410, (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



TILE MAPS

TILE MAPS



USDA INFORMATION

USDA INFORMATION



Pickaway County, Ohio

Farm 4892

Tract 4222

2021 Program Year
Map Created November 20, 2020

Pickaway/Franklin County
Farm Service Agency
110 Island Rd
PO Box 503
Circleville, OH 43113-0503
740-477-1691 (p)
855-832-5977 (f)

Common Land Unit

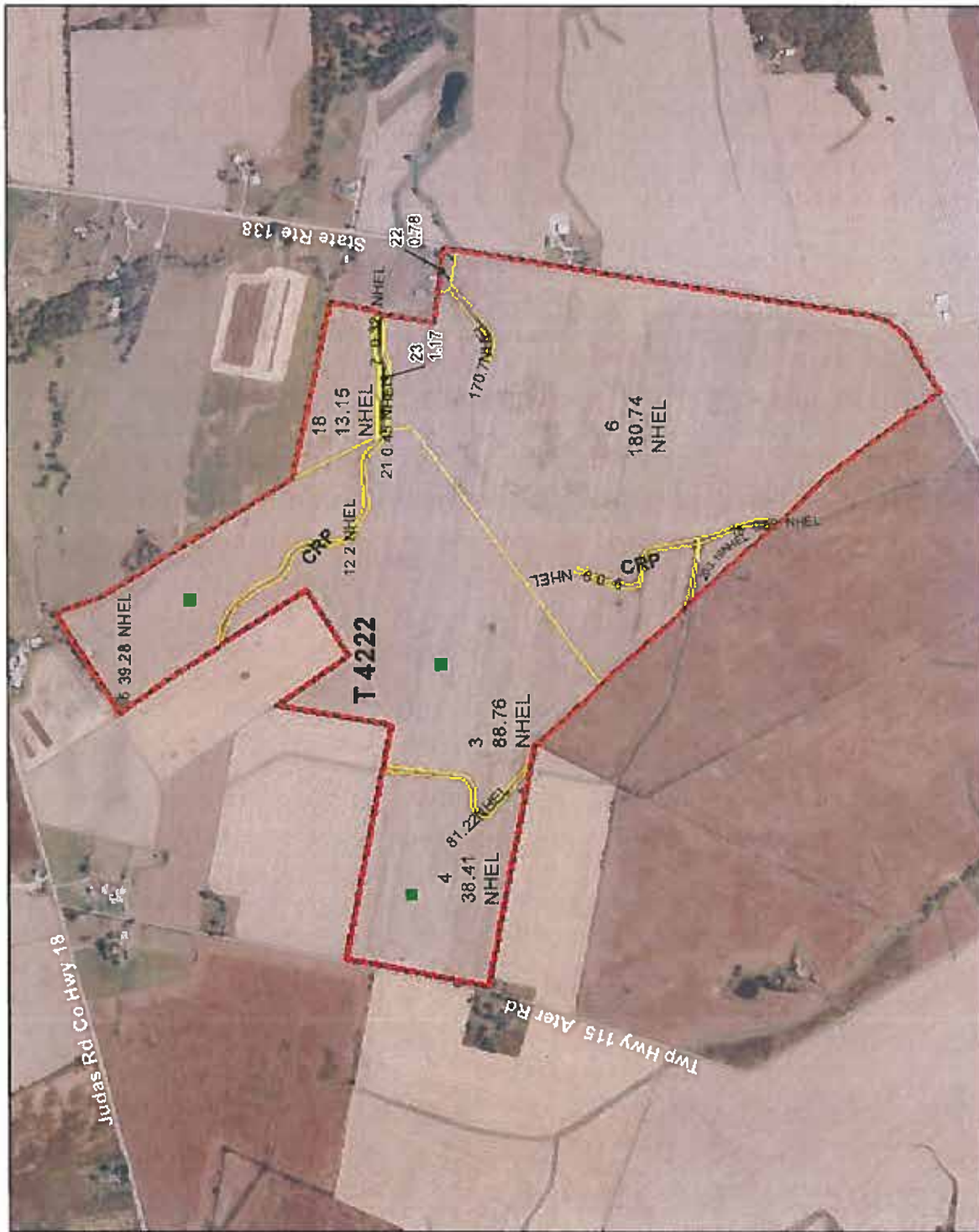
- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Com=YEL
- Soybeans=COM
- Wheat=SRW



Tract Cropland Total: 370.04 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA INFORMATION

OHIO
PICKAWAY
Form: FSA-156EZ



FARM : 4892
Prepared : 3/4/21 10:17 AM
Crop Year : 2021

See Page 2 for non-discrimination Statements.

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : 1284A, 1285A
Recon ID : None
Transferred From : None
ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
371.99	370.04	370.04	0.00	0.00	2.90	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	367.14	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	350.00	0.00	141	0
Soybeans	9.90	0.00	44	
TOTAL	359.90	0.00		

NOTES

Tract Number : 4222

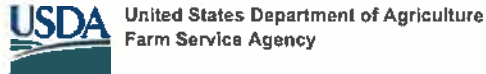
Description : Tract Div 698
FSA Physical Location : OHIO/PICKAWAY
ANSI Physical Location : OHIO/PICKAWAY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PREMIERE PARTNERS IV LP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
371.99	370.04	370.04	0.00	0.00	2.90	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	367.14	0.00	0.00	0.00	0.00	0.00

USDA INFORMATION

OHIO
PICKAWAY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4892
Prepared : 3/4/21 10:17 AM
Crop Year : 2021

DCP Crop Data

Tract 4222 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	350.00	0.00	141
Soybeans	9.90	0.00	44
TOTAL	359.90	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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

PROPERTY TAX INFORMATION

PROPERTY TAX INFORMATION



ELLERY S. ELICK
TREASURER OF PICKAWAY COUNTY
 110 ISLAND RD., SUITE E
 CIRCLEVILLE, OHIO 43113
 PH. (740) 474-2370 FAX (740) 477-2386

SAVOY
 JAN 25 2021

REAL PROPERTY
 1st HALF 2020
 DUE 02/19/2021

PARCEL LOCATION: S R 138	PARCEL ID: C10-0-002-00-246-00
<p>PREMIERE PARTNERS IV LP 763 C/O FARMLAND MGMT SERVICES 1803 WOODFIELD DR STE B SAVOY IL 61874-8816</p>	TAX DISTRICT: ADENA SCHOOL DISTICT
	OWNER NAME: PREMIERE PARTNERS IV LP
	STUB # 15974
	LEGAL INFORMATION: VMS 5793-6823, 7682

Gross Tax Rate 56.300000 Reduction Factor 0.318357 Effective Tax Rate 38.376509 Non-Business Credit Factor 0.000000 Owner Occupancy Credit Factor 0.000000	Acres 114.5500 Class 100 Land Use Code A	100% APPRAISED VALUE		
TAX VALUES		CURRENT TAX DISTRIBUTION		
Gross Taxes 2,720.42 Reduction Factor -866.06 Subtotal 1,854.36 Non Business Credit -163.92 Current Net Taxes 1,690.44 Current Net Taxes & Asmts(YEAR) 1,690.44 Current Net Taxes & Asmts(HALF) 845.22	Pickaway County 130.36 Deercreek Twp 380.86 Adena Schl Dist 925.13 Pickaway-Ross Jnt Voc 95.87 Paint Valley Mental 35.64 Pcbdd 75.99 Commission Of Aging 24.46 Pickaway County Park District 22.13	Land 748,180 Building 0 Total 748,180	TAXABLE VALUE	
FULL YEAR TOTAL 1,690.44		HOMESTEAD CAUV		
PAYMENTS 0.00 OTHER CREDITS 0.00		Land 48,320 Building 0 Total 48,320		
HALF YEAR DUE 845.22 Tax Bill prepared on		SPECIAL ASSESSMENT		
TOTAL 1,690.44		PROJ# AND DESCRIPTION DELINQUENT CURRENT		
2.5% CONVIENENCE FEE ON ALL CREDIT CARD TRANSACTIONS		TOTAL 0.00 0.00		
RETURN BOTTOM PORTION WITH PAYMENT		TO AVOID 10% PENALTY PAY ON OR BEFORE Due: 02/19/2021 If you need a stamped receipt, return entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested. Your cancelled check is a valid receipt		



ELLERY S. ELICK/TREASURER OF PICKAWAY COUNTY
 110 ISLAND RD., SUITE E
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 PH. (740) 474-2370 FAX (740) 477-2386

REAL PROPERTY
 1st HALF 2020
 DUE 02/19/2021

PARCEL LOCATION: S R 138	PARCEL ID: C10-0-002-00-246-00
OWNER NAME: PREMIERE PARTNERS IV LP	Make Check Payable to: ELLERY S. ELICK, PICKAWAY COUNTY TREASURER
Taxbill prepared on	STUB # 15974
PREMIERE PARTNERS IV LP 000 C/O FARMLAND MGMT SERVICES 1803 WOODFIELD DR STE B SAVOY IL 61874-8816	PAY THIS AMOUNT
	HALF YEAR: 845.22
	FULL YEAR: 1,690.44

PROPERTY TAX INFORMATION



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SAVOY
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REAL PROPERTY
 1st HALF 2020
 DUE 02/19/2021

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		OWNER NAME: PREMIERE PARTNERS IV LP																																																								
		STUB # 2823																																																								
		LEGAL INFORMATION: VMS 7231, 9300 & 6227 & 9574																																																								
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	HALF YEAR: 2,697.30
	FULL YEAR: 5,394.60



PHOTOS

PHOTOS



PHOTOS



PHOTOS



TRACT 1



TRACT 2

PHOTOS



TRACTS 2-4



TRACTS 2-4

PHOTOS



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

