

ALLEN COUNTY, OHIO • (Spencerville, OH)

Important Ohio Land

AUCTION

Heidlebaugh Farm LLC

242[±] acres

Offered in 4 Tracts *Subject to final County /
Township approval*

INFORMATION BOOKLET

Tuesday, September 26th at 6pm

Auction held at Delphos Eagles, 1600 East 5th St., Delphos, Ohio 45833

800-451-2709
SchraderAuction.com



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: Heidlebaugh Farms LLC

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

Andrew M. Walther:
SAL.2012001611, 57199875479
Schrader Real Estate and
Auction Company, Inc. 63198513759



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

TERMS AND CONDITIONS

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 242± acre unit. There will be open bidding on all tracts and combinations during the auction (subject to swing tract limitations) as determined by the Auctioneer.

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 Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 2, 2023.

POSSESSION: Possession will be delivered at closing subject to the removal of the 2023 crop.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of 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.

CRP CONTRACT: The farm has a current CRP contract for 2.21 acres (grassed waterway) that expires 9/30/2030.)

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 exclusive

agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "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 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.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
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- **LOCATION MAP & AERIAL TRACT MAP**
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- **FSA INFORMATION**
- **CRP INFORMATION**
- **PRELIMINARY TITLE**
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For Information Call Auction Manager: Andy Walther, 765-969-0401



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 26, 2023

242± ACRES – SPENCERVILLE, 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 Tuesday, September 19, 2023.

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
242± Acres • Allen County, Ohio
Tuesday, September 26, 2023

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, September 26, 2023 at 6:00 PM. (EST)
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; email: auctions@schraderauction.com

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, September 19, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or 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.

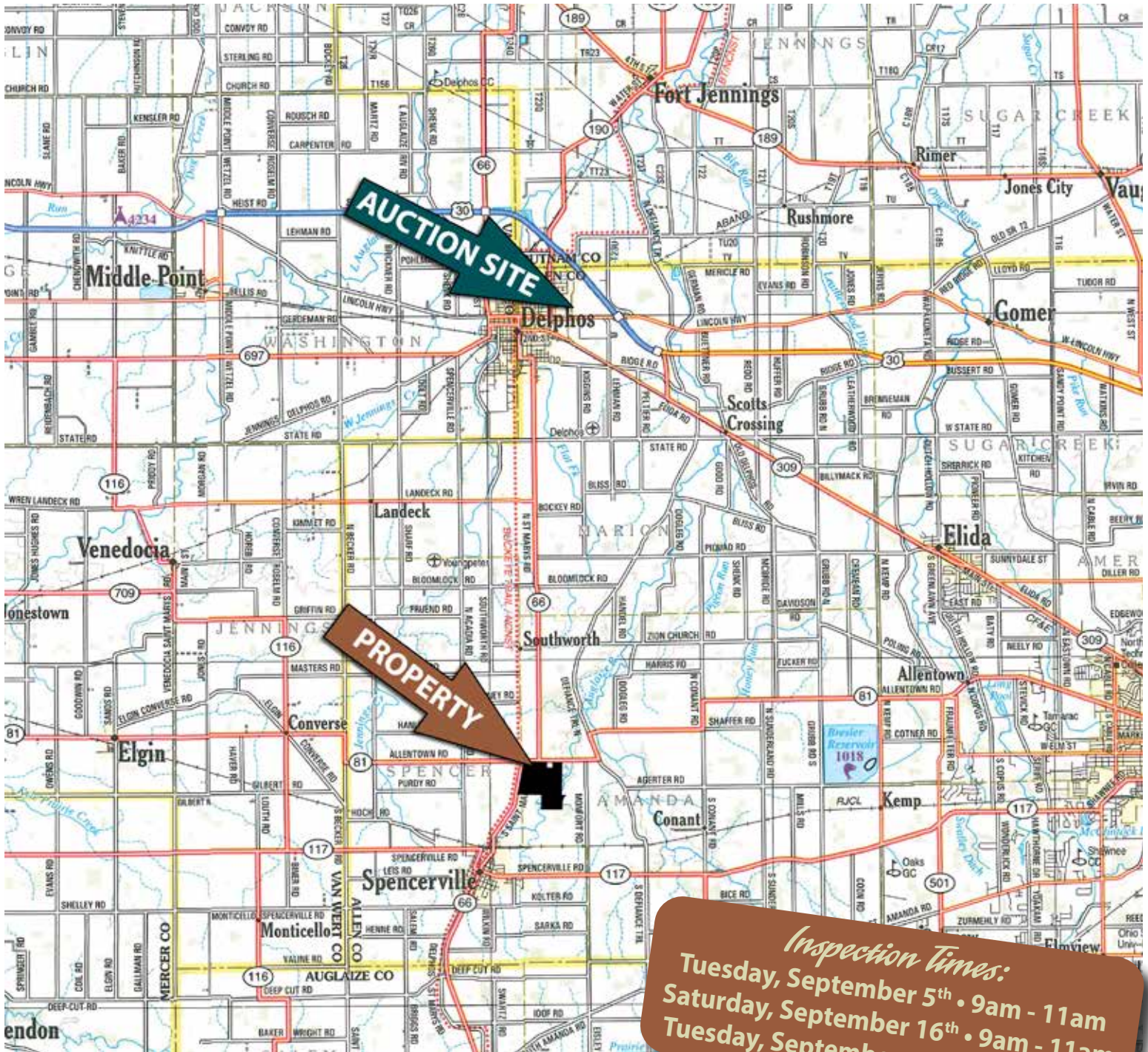
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAP

LOCATION MAP



AUCTION SITE: Delphos Eagles, 1600 East 5th St., Delphos, Ohio 45833

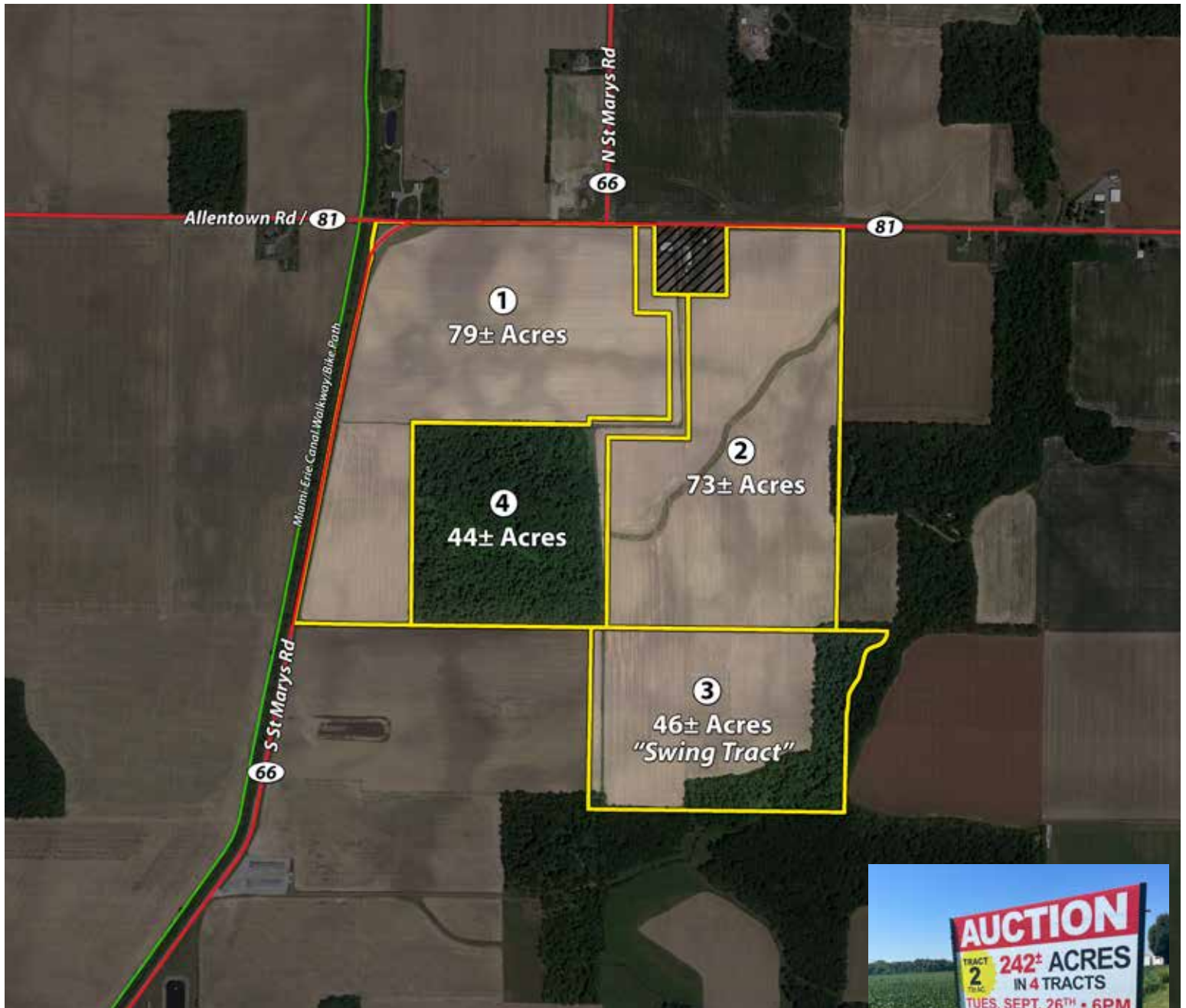
PROPERTY LOCATION: Located at the intersection of OH SR 81 (Allentown Rd.) and OH SR 66 (S. Saint Marys Road) – Just north of Spencerville, OH (for GPS Mapping purposes, adjacent to 11985 Allentown Rd., Spencerville, OH 45887. *NOTE: Buildings not included in the Auction)

DIRECTIONS: From Spencerville, OH: Take SR 66 north 1.5 miles to the farm on your right.

From Delphos: Travel south on OH 66 for 7 miles to SR 81 (Allentown Rd). Farm is at the intersection.



AERIAL MAP



TRACT DESCRIPTIONS: *Spencer & Amanda Township(s), Allen Co., Ohio*

TRACT 1: 79± ACRES with 77± FSA cropland acres. High quality, level farmland featuring a predominant soil mix of pewamo & blount silt loams. Abundant frontage along SR 81 & SR 66. This is a great opportunity to add land to a current farming operation or as a stand-a-lone investment.

TRACT 2: 73± ACRES with 70± FSA cropland acres with frontage along Allentown Rd (SR 81). This tract features a 2.21 acre CRP grassed waterway (Annual payment of \$352.00, expires 9/30/2030.). Quality pewamo and blount soils. Consider combining with Tract 3 for 119± acres.

TRACT 3: 46± ACRES - "SWING TRACT" with 35± FSA cropland acres and 9± acres of woods. This tract must be purchased by an adjoining landowner or in combination with Tract 2 or Tract 4.

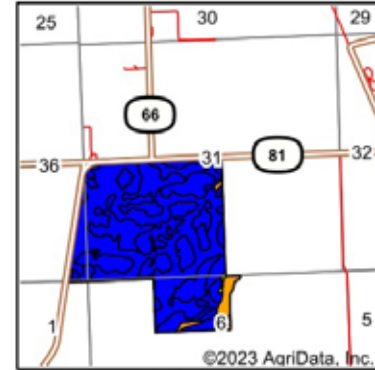
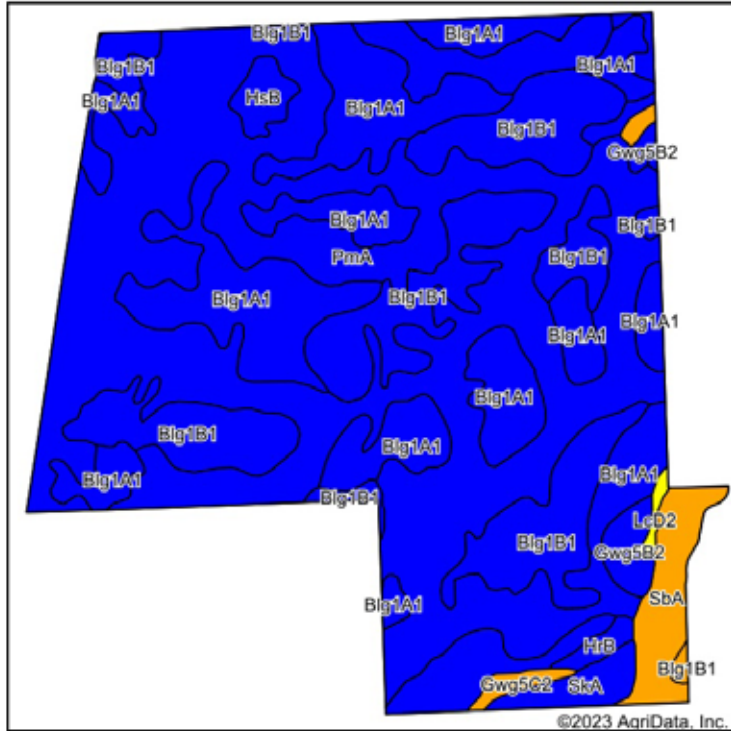
TRACT 4: 44± ACRES featuring a 36± acre woods. Mature trees and a beautiful setting. This tract features an owned access lane off Allentown Rd. with 150' of owned frontage. Examine the possibilities that this tract offers.



SOIL INFORMATION

SOIL MAP

Soils Map



State: **Ohio**
 County: **Allen**
 Location: **31-3S-5E**
 Township: **Amanda**
 Acres: **251.51**
 Date: **6/19/2023**

SCHRADER
 Real Estate and Auction Company, Inc.

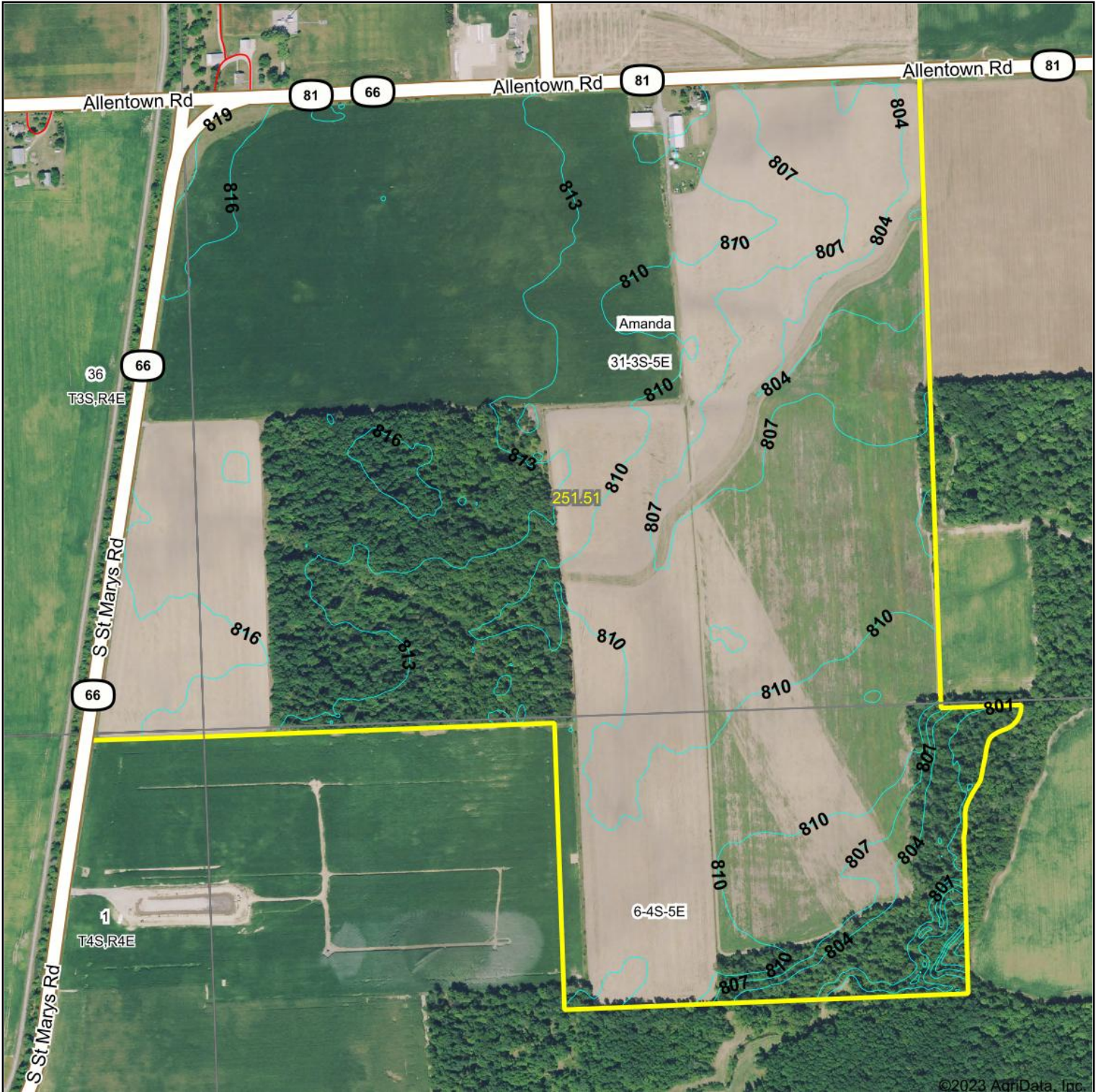
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgrData, Inc. 2023 www.AgrDataInc.com

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino AUM	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Orchardgrass alfalfa hay Tons	Soybeans Bu	Winter wheat Bu	*eFOTG PI	
PmA	Pewamo silty clay loam, 0 to 1 percent slopes	117.89	46.9%		llw		157	5	10.5			47	64	84
Big1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	64.47	25.6%		llw		141	4.6	9.3			45	63	78
Big1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	47.47	18.9%		lle		137	4.6	9			44	61	75
SbA	Saranac silty clay loam, 0 to 2 percent slopes, frequently flooded	7.66	3.0%		lllw		128	4.5	8.2			45	6	69
Gwg5B2	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, eroded	4.82	1.9%		lle		125	4.1	8.5			42	55	85
SkA	Shoals silt loam, till substratum, 0 to 1 percent slopes, occasionally flooded	3.33	1.3%		llw	4.8	142				4.1	44	62	76
HsB	Houcktown silt loam, 2 to 4 percent slopes	2.43	1.0%		lle	5.3	144			4.9		45	68	75
Gwg5C2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.55	0.6%		llle		117	3.9	7.8			29	53	61
HrB	Houcktown loam, 2 to 6 percent slopes	1.28	0.5%		lle	5.2	142			4.8		44	69	74
LcD2	Lybrand silty clay loam, 12 to 20 percent slopes, eroded	0.61	0.2%		lve	3.7				3.3				57
Weighted Average						2.04	0.2	146.6	4.6	9.5	0.1	45.5	61.1	79.5

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

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

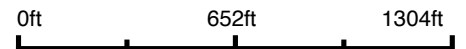
Min: 796.6

Max: 821.7

Range: 25.1

Average: 811.1

Standard Deviation: 3.87 ft



6/19/2023

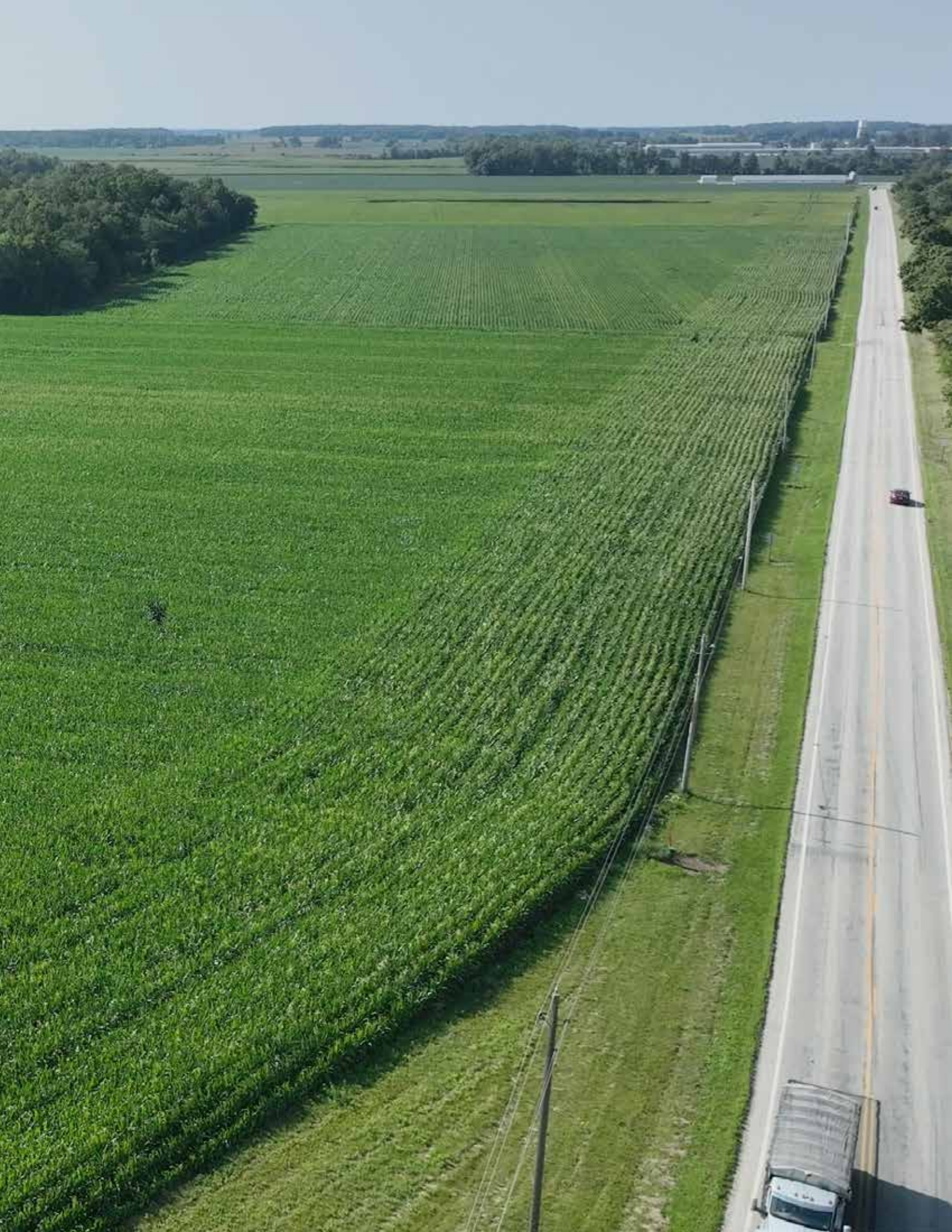
31-3S-5E
Allen County
Ohio

Boundary Center: 40° 43' 50.64, -84° 20' 3.4

Maps Provided By:



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FSA INFORMATION

FSA INFORMATION

OHIO
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9719
Prepared : 7/19/23 6:21 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR SCOT J MILLER
CRP Contract Number(s) : 11596
Recon ID : 39-003-2022-159
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
237.47	188.26	188.26	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	186.05	0.00		2.21	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	64.79	0.76	68	
Corn	59.79	0.71	115	
Soybeans	61.47	0.73	36	0
TOTAL	186.05	2.20		

NOTES

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Tract Number : 1927

Description : C8/1A
FSA Physical Location : OHIO/ALLEN
ANSI Physical Location : OHIO/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HEIDLEBAUGH FARM LLC
Other Producers : MR NORMAN C HEIDLEBAUGH
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
237.47	188.26	188.26	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

OHIO
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9719
Prepared : 7/19/23 6:21 AM CST
Crop Year : 2023

Tract 1927 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	186.05	0.00	2.21	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	64.79	0.76	68
Corn	59.79	0.71	115
Soybeans	61.47	0.73	36

TOTAL **186.05** **2.20**

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.

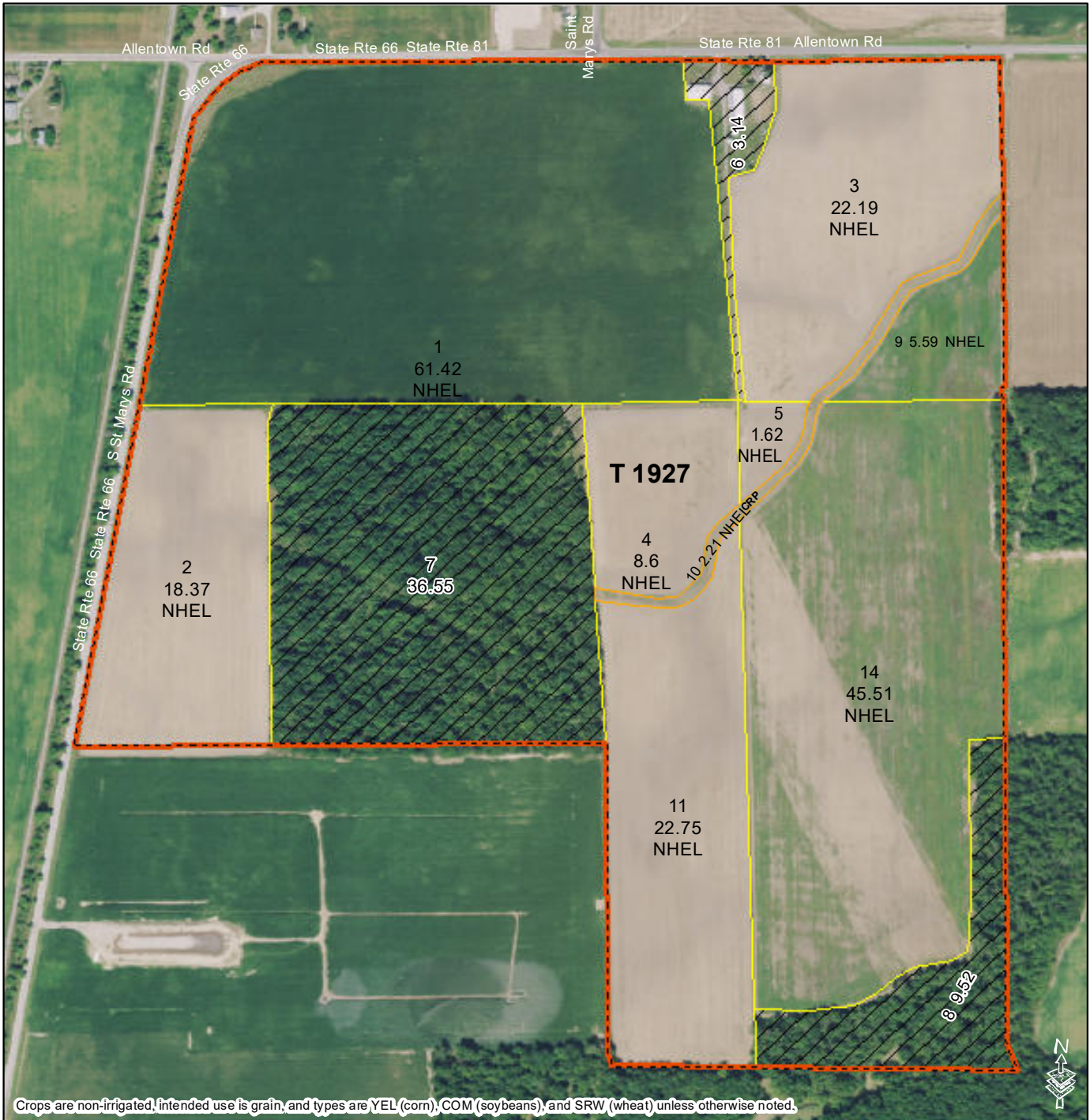
FSA INFORMATION



Allen County, Ohio
 1601 E Fourth St - Suite A
 Lima, OH 45804
 419-223-0010 (p) 855-839-5687 (f)

2023 Program Year

Farm **9719**
 Tract **1927**



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

1:6,171

Map Created
 May 10, 2023

Tract Cropland Total: 188.26 acres

NOTES:

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).

CRP INFORMATION

CRP INFORMATION

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 39 003		2. SIGN-UP NUMBER 53	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11596		4. ACRES FOR ENROLLMENT 2.21	
				6. TRACT NUMBER 1927		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 1601 E FOURTH ST SUITE A LIMA, OH45804-2711				8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (419) 223-0010							
<p>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.</p>							
9A. Rental Rate Per Acre \$ 159.27				10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 352.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		1927	0010	CP8A	2.21	\$ 221.00	
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) NORMAN C HEIDLEBAUGH 11985 ALLENTOWN RD SPENCERVILLE, OH45887-9630		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) HEIDLEBAUGH FARM LLC C/O KAREN SCHWARK 600 SUNSET DR SPENCERVILLE, OH45887-1259		(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(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)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)	
<p>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 (15 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>							

**PRELIMINARY
TITLE**

PRELIMINARY TITLE

CLARK & WARNECKE LAW LLC
228 North Main Street
Delphos, Ohio 45833

PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Schrader Auction Company

Property Owner: Heidlebaugh Farm, LLC, an Ohio limited liability company

This certifies that the undersigned, Clark & Warnecke Law LLC, attorneys-at-law, have performed an examination and search of all the public records and public indexes of Allen County, Ohio, relative to the real estate described in Schedule A hereof, said examination and search extending back over a period of not less than Forty (40) years. After performance of such examination, it is the opinion of the undersigned that, subject to the mortgage(s), lien(s), and other matters disclosed and shown under Schedule B hereof, that the fee simple marketable title to the real property described in Schedule A hereof was, as of the date of this certificate, indefeasible vested in:

As to Parcels: 35-3100-03-001.000 AND 45-0600-02-001.000

Heidlebaugh Farm LLC, an Ohio Limited Liability Company, who claims title by warranty deed dated July 3, 2013, and recorded July 22, 2013, at 12:54 PM in OR 2013, Page 9406 in the records of the Allen County, Ohio Recording Office.

As to Parcels: 35-3100-03-002.000 and 34-3600-04-002.000

Heidlebaugh Farm LLC, an Ohio Limited Liability Company, (undivided ½ interest) who claims title by warranty deed dated July 3, 2013, and recorded July 22, 2013, at 12:54 PM in OR 2013, Page 9406 and **Albert D. Heidlebaugh and Dorothy K. Heidlebaugh**, (undivided ½ interest) who claim title by warranty deed dated October 4, 1991, and recorded October 16, 1991, at 2:07 PM in Volume 757, Page 137 and by warranty deed April 24, 1961, and recorded March 8, 1961 at 3:45 PM in Volume 403, Page 734 in the records of the Allen County, Ohio Recording Office.

This certificate does not purport to cover the following: (a) Matters not of record, (b) Rights of persons in possession, (c) Rights to file mechanic's liens, (d) Special taxes and assessments not shown by the County Treasurer's Records, (e) Zoning and other governmental regulations, (f) Liens asserted by the United States and the State of Ohio, their agencies and Officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located, (g) Matters which might be disclosed by a search of Federal Court Records, (h) Future special assessments on the tax duplicate occasioned by past due water bills, sewer bills, weed cutting charges, property clean-up and building maintenance charges assessed by any governmental entities located in Allen County.

PRELIMINARY TITLE

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

Situated in the Township of Amanda, and the Township of Marion, County of Allen, and State of Ohio:

The southwest quarter of Section 31, Amanda Township, Township 3 South of Range 5 East; also, all that part of the southeast quarter of Section 36, Spencer Township, Township 3 South of Range 4 East lying east of the T.D. & I. Railroad; also the northeast quarter of the northwest quarter and that part of the northwest quarter of the northeast quarter lying west of the center of Six Mile Creek of Section 6, Amanda Township, Township 4 South, of Range 5 East, all in Allen County, Ohio containing 250 acres of land, more or less.

Auditor's Parcel Number: 35-3100-03-002.000 & 34-3600-04-002.000 & 35-3100-03-001.000 & 45-0600-02-001.000

PRELIMINARY TITLE

SCHEDULE B

1. RECORDED MORTGAGES OR DEEDS OF TRUST:

None.

2. MECHANICS OR MATERIALMEN'S LIENS:

None.

3. JUDGMENTS, FOREIGN EXECUTIONS OR CERTIFICATES OF JUDGMENT:

None.

4. LAND CONTRACTS OR RECORDED LEASES:

None.

5. SUITS PENDING OR LIS PENDENS AFFECTING TITLE:

None.

6. PARTY WALL AGREEMENTS AND EASEMENTS:

As to Parcel: 35-3100-03-002.000 & 34-3600-04-002.000 & 35-3100-03-001.000 & 45-0600-02-001.000

The Oil and Gas Lease from Albert Heidlebaugh and Dorothy Heidlebaugh to Burgess and Hawbaker Oil Development dated April 24, 1964, and recorded November 30, 1964, at 2:24 PM in Lease Volume 54, Page 362 in the records of the Allen County, Ohio Recording Office. This lease was assigned to Leo J. Spino and D.J. Vansky dated October 29, 1964, and recorded November 30, 1964, at 2:51 PM in Lease Volume 54, Page 416 in the records of the Allen County, Ohio Recording Office. This lease was further assigned to Alco Oil Company dated April 20, 1965, and recorded April 21, 1965, at 9:59 AM in Lease Volume 54, Page 445 in the records of the Allen County, Ohio Recording Office.

The utility easement from Albert D. Heidlebaugh and Dorothy K. Heidlebaugh, husband and wife to Ohio Power Company dated December 16, 1969, and recorded January 23, 1970, at 12:04 PM in Volume 498, Page 181 in the records of the Allen County, Ohio Recording Office.

As to Parcel: 35-3100-03-002.000 and 34-3600-04-002.000

The easement for highway purposes from Albert D. Heidlebaugh and Dorothy K. Heidlebaugh, trustees of the Albert D. Heidlebaugh Revocable Living Trust, dated March 20, 1992, and Albert D. Heidlebaugh and Dorothy K. Heidlebaugh, trustees of the Dorothy

PRELIMINARY TITLE

K. Heidlebaugh Revocable Living Trust, dated March 20, 1992, to State of Ohio Department of Transportation dated December 22, 2003, and recorded January 21, 2004, at 11:56 AM in Volume 921, Page 113 in the records of the Allen County, Ohio Recording Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

None.

9. TAXES:

As to Parcel: 35-3100-03-001.000

Real estate taxes in the Amount of \$1,985.49 for the first half of tax year 2022 are paid. A special assessment in the amount of \$5.38 for Auglaize County – Auglaize River for the first half of tax year 2022 is paid. Real estate taxes in the amount of \$1,985.49 for the second half of tax year 2022 are paid. Real estate taxes and assessments for the tax year 2023 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: 45-0600-02-001.000

Real estate taxes in the Amount of \$402.71 for the first half of tax year 2022 are paid. A special assessment in the amount of \$2.85 for Auglaize County – Auglaize River for the first half of tax year 2022 is paid. Real estate taxes in the amount of \$402.71 for the second half of tax year 2022 are paid. Real estate taxes and assessments for the tax year 2023 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

PRELIMINARY TITLE

As to Parcel: 35-3100-03-002.000

Real estate taxes in the Amount of \$774.85 for the first half of tax year 2022 are paid. A special assessment in the amount of \$5.51 for Auglaize County – Auglaize River for the first half of tax year 2022 is paid. A special assessment in the amount of \$12.50 for Stuber-Spencer Township for the first half of tax year 2022 is paid. Real estate taxes in the amount of \$774.85 for the second half of tax year 2022 are paid. Real estate taxes and assessments for the tax year 2023 are not yet due and payable but are a lien on the property.


NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

As to Parcel: 34-3600-04-002.000

Real estate taxes in the Amount of \$127.38 for the first half of tax year 2022 are paid. A special assessment in the amount of \$1.00 for Auglaize County – Auglaize River for the first half of tax year 2022 is paid. Real estate taxes in the amount of \$127.38 for the second half of tax year 2022 are paid. Real estate taxes and assessments for the tax year 2023 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 21st DAY OF AUGUST 2023, AT 8:00 A.M.



RYAN J. WARNECKE
Attorney at Law

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