

Pristine Southern Ohio LAND AUCTION

• 100 Miles East of Cincinnati • 85 Miles South of Columbus

INFORMATION BOOKLET



Tract 9

Quality Line
of Farm
Equipment to
Sell Nov. 25 at
10am!



Tract 21

Minford, OH

71[±] acres

Offered in 24 Tracts,
Combinations &
as a Whole

Thursday, December 14 • 5pm

- Incredibly Well-Maintained Farm
- Beautiful Scenery & Recreational Opportunities
- Two Homes - One Including an Inground Pool
- Get Away Cabin
- Tracts Ranging from 2-99 Acres
- **613.24 FSA Cropland Acres**
- Excellent Tillable Land
- Turnkey Cattle Operation



ONLINE BIDDING AVAILABLE

800.451.2709 • www.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.

Owners: Triple M/Coriell Farm, LLC



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

PROCEDURES: The property will be offered in 24 individual tracts, any combination of tracts, or as a total 717± acre unit. There will be open bidding on all tracts & combinations during the auction (subject to swing tract limitations) as determined by the Auctioneer.

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, & all parcels or lots as a whole.

AUCTION MANAGER: Luke N. Schrader (Salesperson) #SAL.2020005357, (Auctioneer) #2023000236

AUCTIONEER: Rex D. Schrader II (Broker) #BRKP.2014002282, (Auctioneer) #2012000041

SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.

CORPORATE HEADQUARTERS: 950 N Liberty Drive, Columbia City, IN 46725

(Jeffersonville, OH) #REC.0000314452, (Irwin, OH) #BBB.2010001376, (Auctioneer) #63198513759

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, DECEMBER 14, 2023

717± ACRES – MINFORD, 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, December 7, 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
717± Acres • Jackson & Scioto Counties, Ohio
Thursday, December 14, 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 Thursday, December 14, 2023 at 5:00 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, Thursday, December 7, 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.

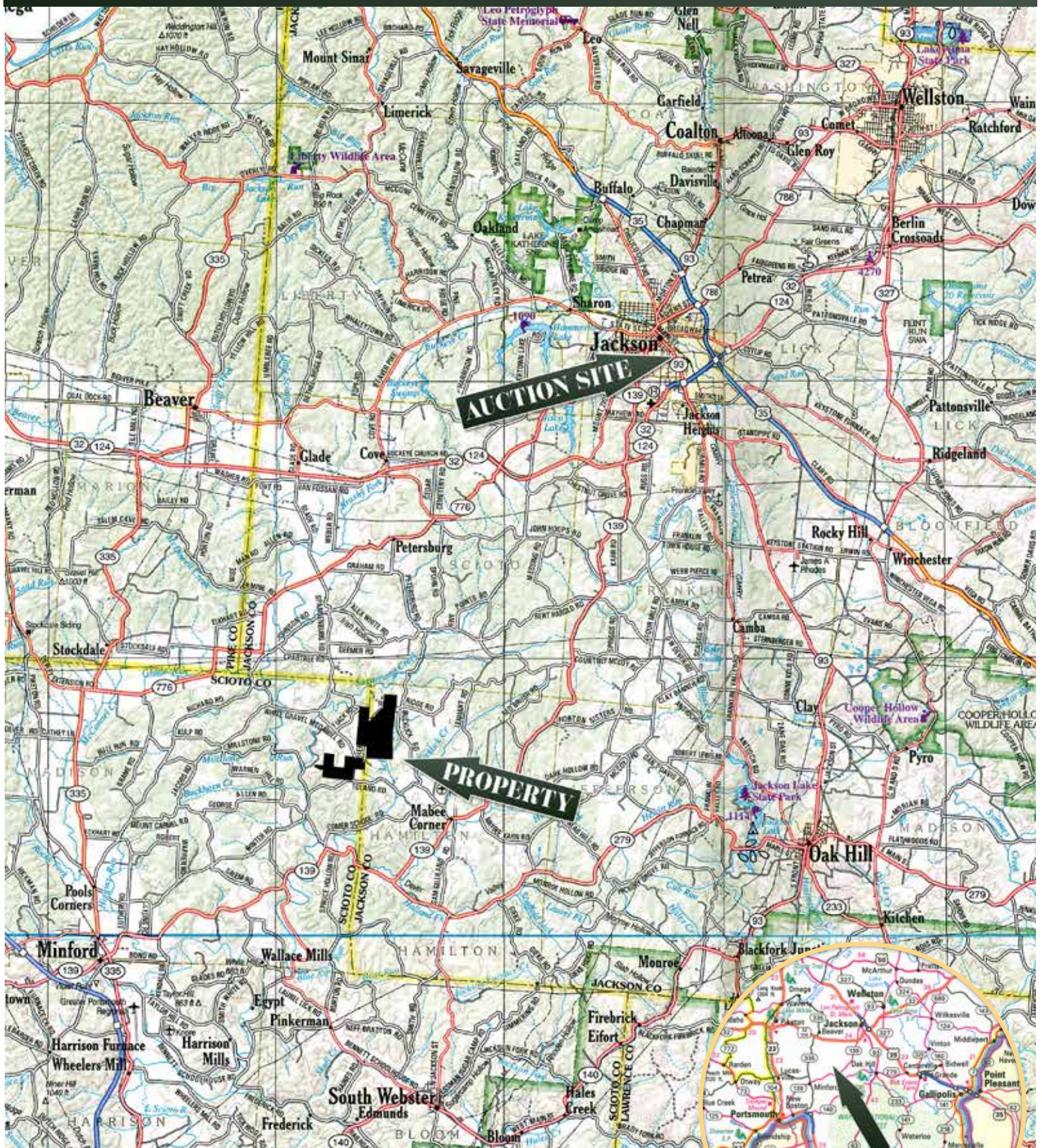
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

LOCATION & TRACT MAPS



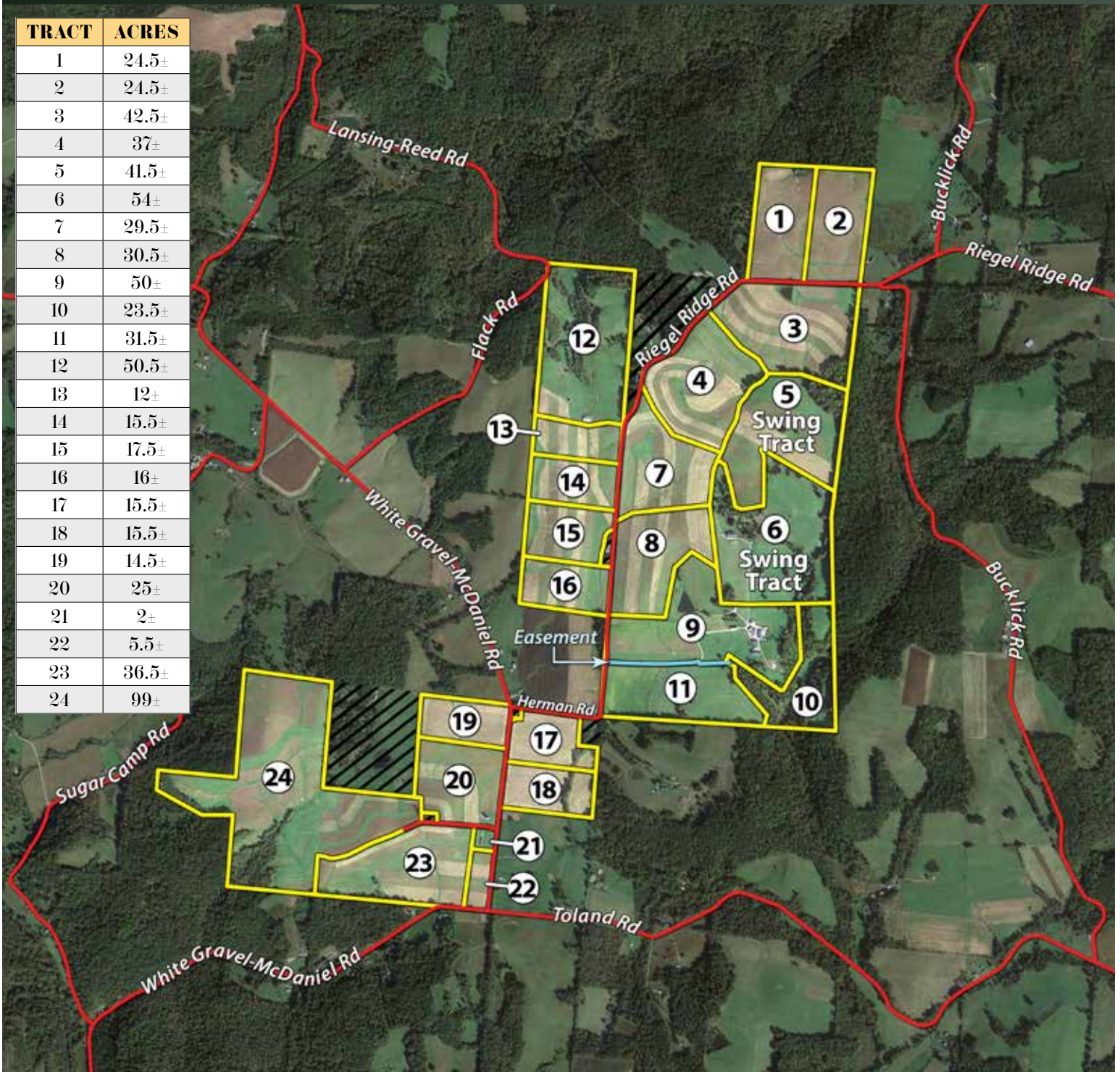
AUCTION LOCATION: Parks Edge Event Center • 601 E Main St, Jackson, OH 45640

PROPERTY LOCATION: 209 Riegel Ridge Rd, Minford, OH 45653 • From Jackson, OH (North of Property), take CR 32 west for 2 miles, then head south on CR 139 for 4.5 miles.

Head west on 199 (Riegel Ridge Rd) for 4 miles. • From Minford, OH (South of Property), take 139 east for 5 miles. Then head northwest on CR 18 for 2 miles.

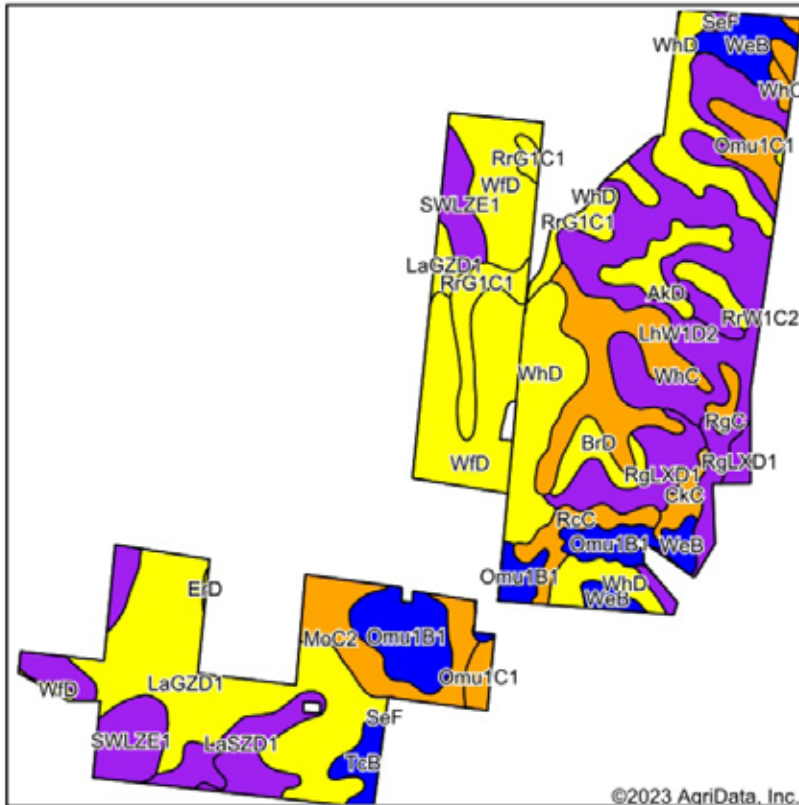
LOCATION & TRACT MAPS

TRACT	ACRES
1	24.5±
2	24.5±
3	42.5±
4	37±
5	41.5±
6	54±
7	29.5±
8	30.5±
9	50±
10	23.5±
11	31.5±
12	50.5±
13	12±
14	15.5±
15	17.5±
16	16±
17	15.5±
18	15.5±
19	14.5±
20	25±
21	2±
22	5.5±
23	36.5±
24	99±

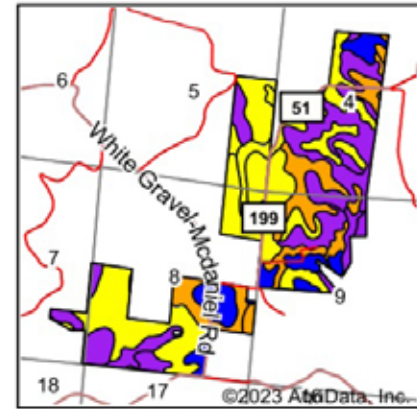


SOILS MAP

SURETY SOILS MAP



Soils data provided by USDA and NRCS.



State: Ohio
 County: Scioto
 Location: 8-5N-19W
 Township: Madison
 Acres: 691.33
 Date: 10/19/2023



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*eFOTG PI
LaGZD1	Latham-Gilpin association, hilly	98.28	14.2%		Ive	80		3	4.5			20		30	50
LhW1D2	Latham-Wharton silt loams, 15 to 25 percent slopes, eroded	97.21	14.1%		Ve	75		3	4			18		25	40
WhD	Wharton silt loam, 15 to 25 percent slopes	78.80	11.4%		Ive										45
SWLZE1	Shelocta-Wharton-Latham association, steep	49.86	7.2%		Vle				3.5						0
WhD	Wharton silt loam, 15 to 25 percent slopes	47.07	6.8%		Ive										45
WhC	Wharton silt loam, 8 to 15 percent slopes	42.89	6.2%		Ille										57
MoC2	Monongahela silt loam, 8 to 15 percent slopes, eroded	28.63	4.1%		Ille	85	18	3		60		25	2500	35	56
RgLXD1	Rigley-Latham complex, 15 to 25 percent slopes	24.75	3.6%		Ve	80		3	4.5			20		30	50
Omu1B1	Omulga silt loam, 2 to 6 percent slopes	24.06	3.5%		lle	120		4.5	6.5			36		55	65
RrW1C2	Rarden-Wharton silt loams, 8 to 15 percent slopes, eroded	23.23	3.4%		Ive	85		3	5.5			25		35	54
WeB	Wellston silt loam, 3 to 8 percent slopes	20.81	3.0%		lle										72

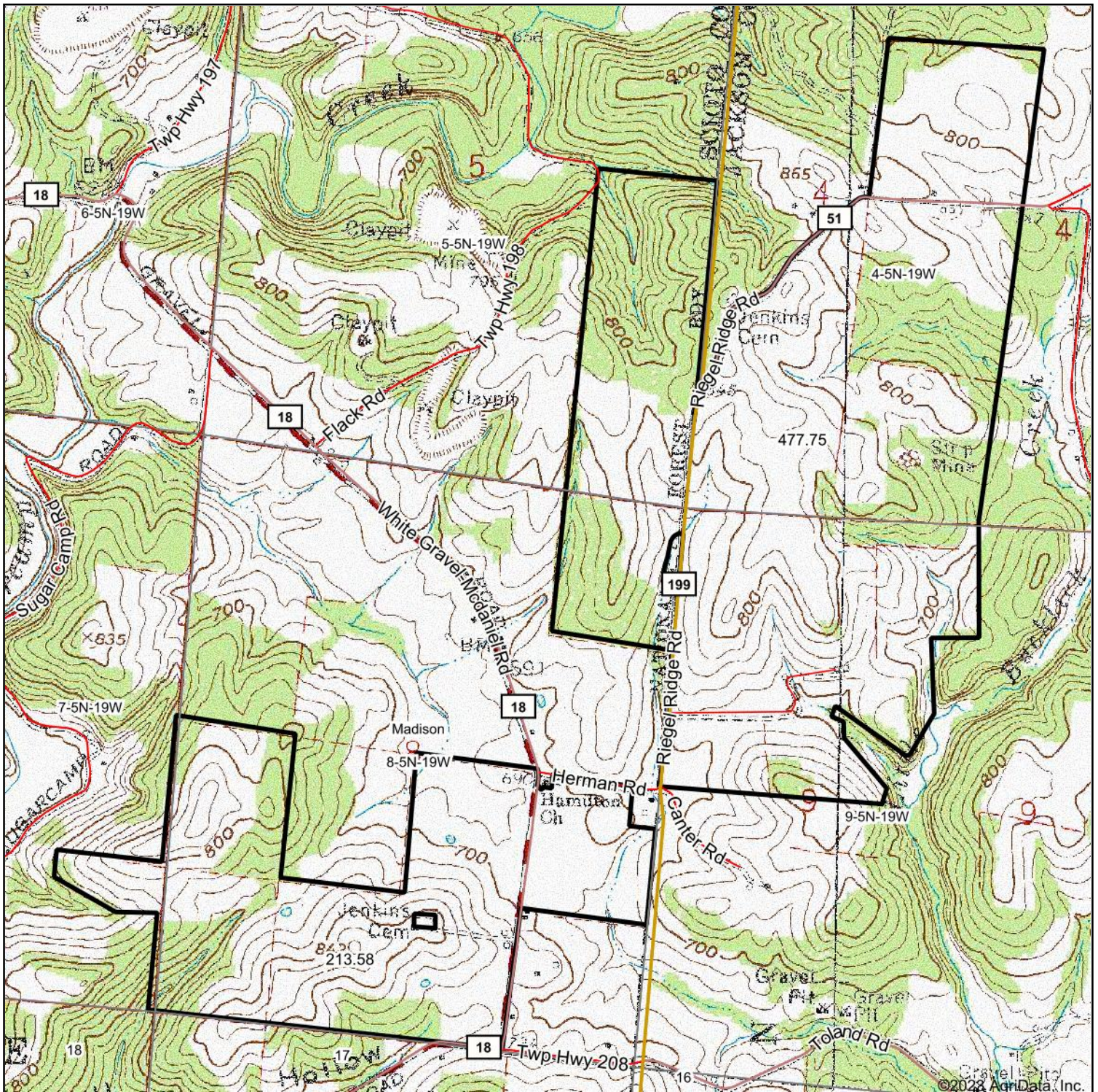
SURETY SOILS MAP CONTINUED

RrG1C1	Rarden-Gilpin silt loams, 8 to 15 percent slopes	16.73	2.4%		Ive	90		3	5.5			25		35	54
Omu1B1	Omulga silt loam, 2 to 6 percent slopes	15.84	2.3%		Ile	120		4.5	6.5			36		55	65
LaSZD1	Latham-Steinsburg association, hilly	15.00	2.2%		Ve	65		2.5	3.5			18		25	42
AkD	Allegheny loam, 15 to 25 percent slopes	12.98	1.9%		Ive										55
RcC	Richland silt loam, clayey substratum, 8 to 15 percent slopes	12.21	1.8%		Ille	90	20	3		70	5.5	25		35	58
RrG1C1	Rarden-Gilpin silt loams, 8 to 15 percent slopes	11.62	1.7%		Ive	90		3	5.5			25		35	54
Omu1C1	Omulga silt loam, 6 to 12 percent slopes	11.21	1.6%		Ille	105		4	6			27		45	61
BrD	Brownsville channery silt loam, 15 to 25 percent slopes	10.09	1.5%		Ive	70		2.5		50	4.5			30	47
CkC	Clymer silt loam, 8 to 15 percent slopes	9.35	1.4%		Ille	95	22	3.5		70	6.5	30		40	61
RrG	Rigley-Rock outcrop association, very steep	8.97	1.3%		Vlle										0
TcB	Tilist-Coolville association, undulating	8.04	1.2%		Ile	99				70	6.5	34	2600	40	62
Rar1C2	Rarden silt loam, 8 to 15 percent slopes, eroded	6.11	0.9%		Ive	85		3	5.5			25		35	54
Omu1C1	Omulga silt loam, 6 to 12 percent slopes	5.00	0.7%		Ille	105		4	6			27		45	61
BsF	Brownsville-Shelocta association, steep	4.69	0.7%		Vlle										0
RgC	Rigley sandy loam, 8 to 15 percent slopes	3.88	0.6%		Ille	85	18	3			5.5	25	2200	35	63
ShLZE1	Shelocta-Latham association, steep	2.23	0.3%		Vlle				3.5						0
SeF	Shelocta-Steinsburg association, very steep	1.41	0.2%		Vlle										0
ErD	Ernest silt loam, 15 to 25 percent slopes	0.38	0.1%		Ive	80		2.5		55	5.5			30	48
Weighted Average					4.05	52	1.5	1.9	2.7	6.2	0.4	13.7	146.1	20.3	46

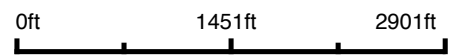
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

TOPOGRAPHY MAP

TOPOGRAPHY MAP



Map Center: 38° 55' 39.69, -82° 45' 34.66



8-5N-19W
Scioto County
Ohio



10/19/2023

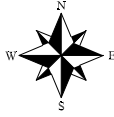
PLAT MAPS

PLAT MAPS

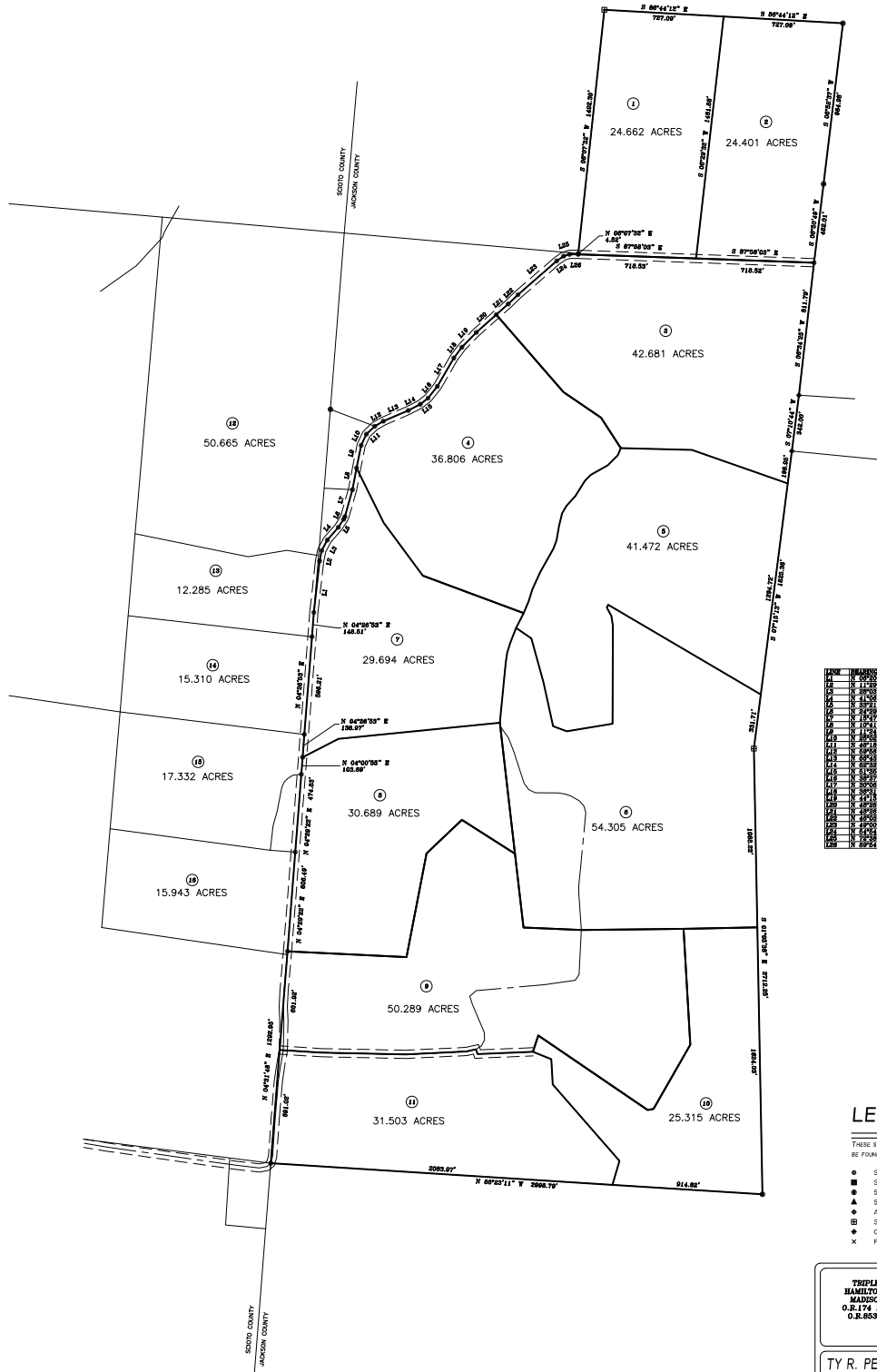
Tracts 1-11

NOTES:

THE BELOW LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK.
 ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.



SCALE 1" = 300'
 BEARINGS ARE BASED UPON THE S 86°44'12" E LINE
 STATE PLANE COORDINATE SYSTEM NAD 83 (2011) OHIO SOUTH



TRACT	ACRES	BEARING	DISTANCE
1	24.662	S 86°44'12" E	727.00'
2	24.401	S 86°44'12" E	727.00'
3	42.681	S 86°44'12" E	718.55'
4	36.806	S 86°44'12" E	718.55'
5	41.472	S 86°44'12" E	718.55'
6	29.694	S 86°44'12" E	718.55'
7	15.943	S 86°44'12" E	718.55'
8	30.689	S 86°44'12" E	718.55'
9	50.289	S 86°44'12" E	718.55'
10	25.315	S 86°44'12" E	718.55'
11	31.503	S 86°44'12" E	718.55'

LEGEND

- THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
- SPIKE SET (NAGS NAIL TYPE)
 - SPIKE FOUND (NAGS NAIL TYPE)
 - 5/8" REBAR SET
 - ▲ 5/8" REBAR FOUND
 - ◆ ANGLE IRON FOUND
 - STONE FOUND
 - ◆ CONCRETE MONUMENT FOUND
 - X POINT IN RIVER

SURVEY FOR
 TRIPLE W/CORRELL FARM, LLC
 HAMILTON TWP. JACKSON COUNTY
 MADISON TWP. SCIOTO COUNTY
 O.R. 174 PG. 858 JACKSON COUNTY
 O.R. 853 PG. 856 SCIOTO COUNTY

TY R. PELL & ASSOCIATES
 PROFESSIONAL SURVEYORS

115 E. MAIN
 WEST UNION, OHIO 45693
 (937) 544-5368
 FAX (937) 544-2779

DATE	PROJECT NO.	REVISION
9-2-2023	A-23-345	CHICK/JACKSON

PLAT MAPS

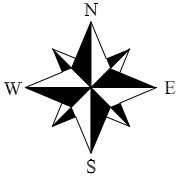
Tracts 12-16

NOTES:

THE BELOW LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK.

ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.



SCALE 1" = 300'

BEARINGS ARE BASED UPON THE S 86°44'12" E LINE STATE PLANE COORDINATE SYSTEM NAD 83 (2018) OHIO SOUTH



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- SPIKE SET
- SPIKE FOUND
- ⊙ 5/8" REBAR SET
- ⊕ 5/8" REBAR FOUND
- ▲ PIPE FOUND
- ⊞ STONE FOUND
- ◆ CONCRETE MONUMENT FOUND
- x POINT IN CREEK

SURVEY FOR

TRIPLE M/CORIELL FARM, LLC
 HAMILTON TWP. JACKSON COUNTY
 MADISON TWP. SCIOTO COUNTY
 O.R.174 PG.2623 JACKSON COUNTY
 O.R.853 PG.856 SCIOTO COUNTY

TY R. PELL & ASSOCIATES

PROFESSIONAL SURVEYORS

115 E. MAIN
 WEST UNION, OHIO 45693
 (937) 544-5262
 FAX (937) 544-2779

SURVEY BY: _____
 REGISTERED LAND SURVEYOR 7524

DATE	DRAWING NO.	FILE NAME
9-2-2023	A-23-345	CHUCKMSCIOTONORTH

PLAT MAPS

Tracts 17-24

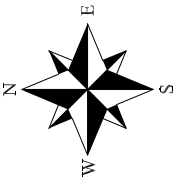
NOTES:

THE BELOW LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK. ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED. NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.



SCALE 1" = 300'

BEARINGS ARE BASED UPON THE S 89°44'12" E LINE STATE PLANE COORDINATE SYSTEM AND 83 (2008) OHIO SOUTH

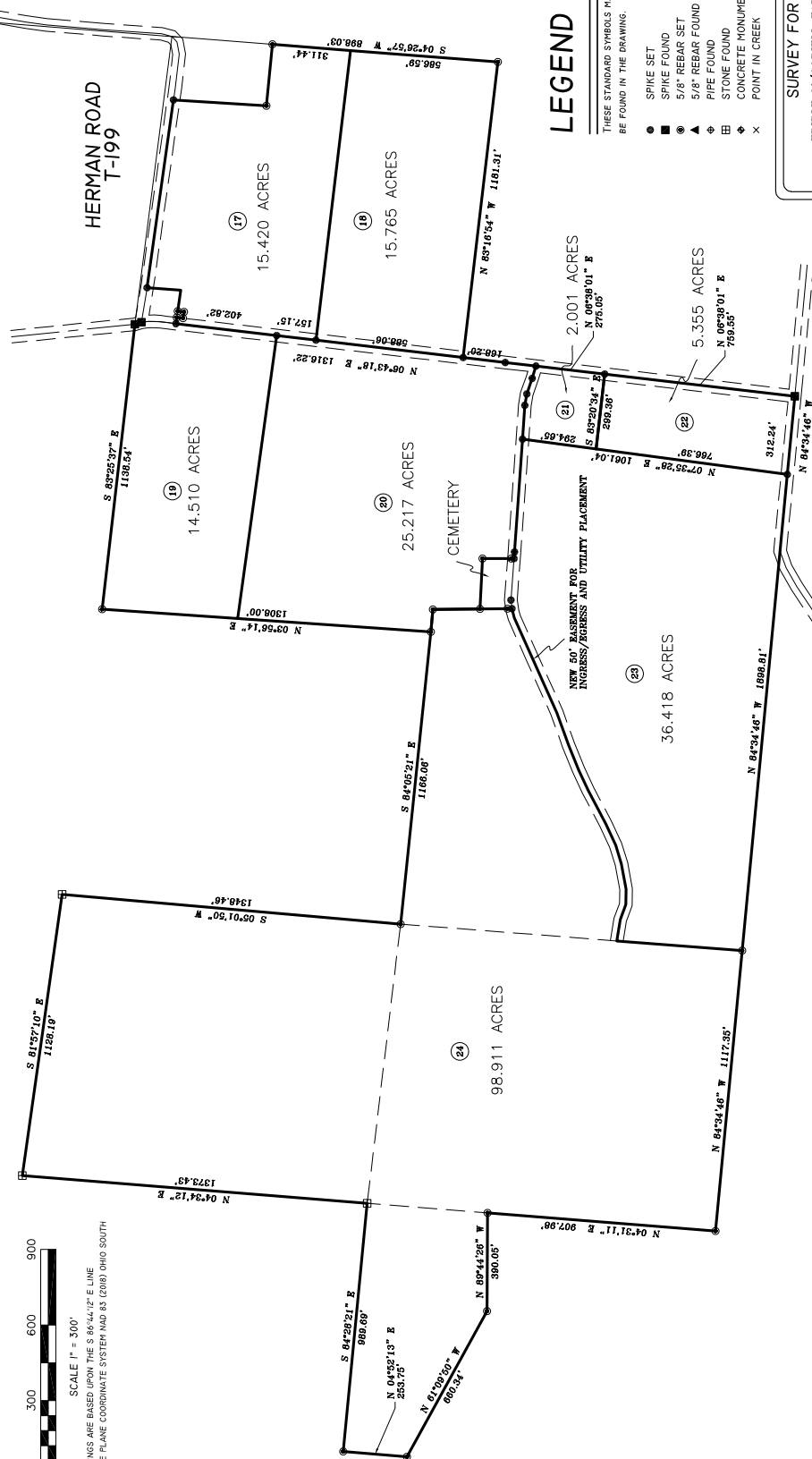


WHITE GRAVEL-MCDANIEL ROAD
C-18

HERMAN ROAD
T-199

J.M. TOLAND ROAD
T-208

WHITE GRAVEL-MCDANIEL ROAD
C-18



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- SPIKE SET
- SPIKE FOUND
- ⊙ 5/8" REBAR SET
- ▲ 5/8" REBAR FOUND
- ⊕ PIPE FOUND
- ⊞ STONE FOUND
- ⊚ CONCRETE MONUMENT FOUND
- × POINT IN CREEK

<p>SURVEY FOR TRIPLE M/CORRIELL FARM, LLC HAMILTON TWP. JACKSON COUNTY MADISON TWP. SCIOTO COUNTY O.R.174 PG.2023 JACKSON COUNTY O.R.653 PG.856 SCIOTO COUNTY</p>	
<p>TY R. PELL & ASSOCIATES PROFESSIONAL SURVEYORS 115 E. MAIN WEST UNION, OHIO 45693 (614) 392-5252 FAX: (614) 544-2779</p>	
DATE	FILE NAME
9-2-2023	A-23-345
DRAWING NO.	CHECKED/DRAWN BY

SURVEY BY: _____ REGISTERED LAND SURVEYOR 7524

FSA INFORMATION

FSA INFORMATION

OHIO
JACKSON



United States Department of Agriculture
Farm Service Agency

FARM : 2568

Prepared : 10/6/23 9:32 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : RICHARD CORIELL
CRP Contract Number(s) : None
Recon ID : None
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
723.62	613.24	613.24	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	613.24	4.30		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	61.60	0.00	36	
Oats	1.80	0.00	42	
Corn	168.60	0.00	121	
Soybeans	97.60	0.00	36	
TOTAL	329.60	0.00		

NOTES

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Tract Number : 301

Description : C10/1B
FSA Physical Location : OHIO/JACKSON
ANSI Physical Location : OHIO/JACKSON
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 : RICHARD CORIELL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.15	48.36	48.36	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

OHIO
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2568
Prepared : 10/6/23 9:32 AM CST
Crop Year : 2024

Tract 301 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	48.36	0.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.40	0.00	36
Corn	17.20	0.00	121
Soybeans	14.80	0.00	36
TOTAL	36.40	0.00	

NOTES

Tract Number : 2215

Description : B10/2B
FSA Physical Location : OHIO/SCIOTO
ANSI Physical Location : OHIO/SCIOTO
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 : RICHARD CORIELL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
132.52	120.59	120.59	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	120.59	1.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.60	0.00	36
Corn	49.30	0.00	121
Soybeans	37.40	0.00	36
TOTAL	96.30	0.00	

NOTES

FSA INFORMATION

OHIO
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2568
Prepared : 10/6/23 9:32 AM CST
Crop Year : 2024

Tract Number : 2285

Description : C10/1B
FSA Physical Location : OHIO/JACKSON
ANSI Physical Location : OHIO/JACKSON
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 : RICHARD CORIELL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
340.13	278.11	278.11	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	278.11	2.60	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	47.60	0.00	36
Oats	1.80	0.00	42
Corn	102.10	0.00	121
Soybeans	45.40	0.00	36
TOTAL	196.90	0.00	

NOTES

Tract Number : 2445

Description : B10-2B
FSA Physical Location : OHIO/SCIOTO
ANSI Physical Location : OHIO/SCIOTO
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 : RICHARD CORIELL
Other Producers : None
Recon ID : None

FSA INFORMATION

OHIO
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2568
Prepared : 10/6/23 9:32 AM CST
Crop Year : 2024

Tract Land Data

Tract 2445 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
115.51	98.13	98.13	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	98.13	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

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Tract Number : 2705

Description : Hamilton
FSA Physical Location : OHIO/SCIOTO
ANSI Physical Location : OHIO/SCIOTO
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 : RICHARD CORIELL
Other Producers : None
Recon ID : 39-079-2008-17

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
86.31	68.05	68.05	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.05	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

--

FSA INFORMATION

OHIO
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2568
Prepared : 10/6/23 9:32 AM CST
Crop Year : 2024

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FSA MAP

Tracts 1 & 2

USDA
 Jackson County, Ohio
 2026 Fairgreen's Rd
 Jackson, OH 45640
 740-286-5209 (P) 855-839-5689 (F)

2023 Program Year

Farm 2568
 Tract 301



NOTES:

1:4,800

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

Tract Cropland Total: 48.36 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).

- Common Land Unit**
- Non-Cropland
 - Cropland
 - GRP
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions
- Map Created November 18, 2022

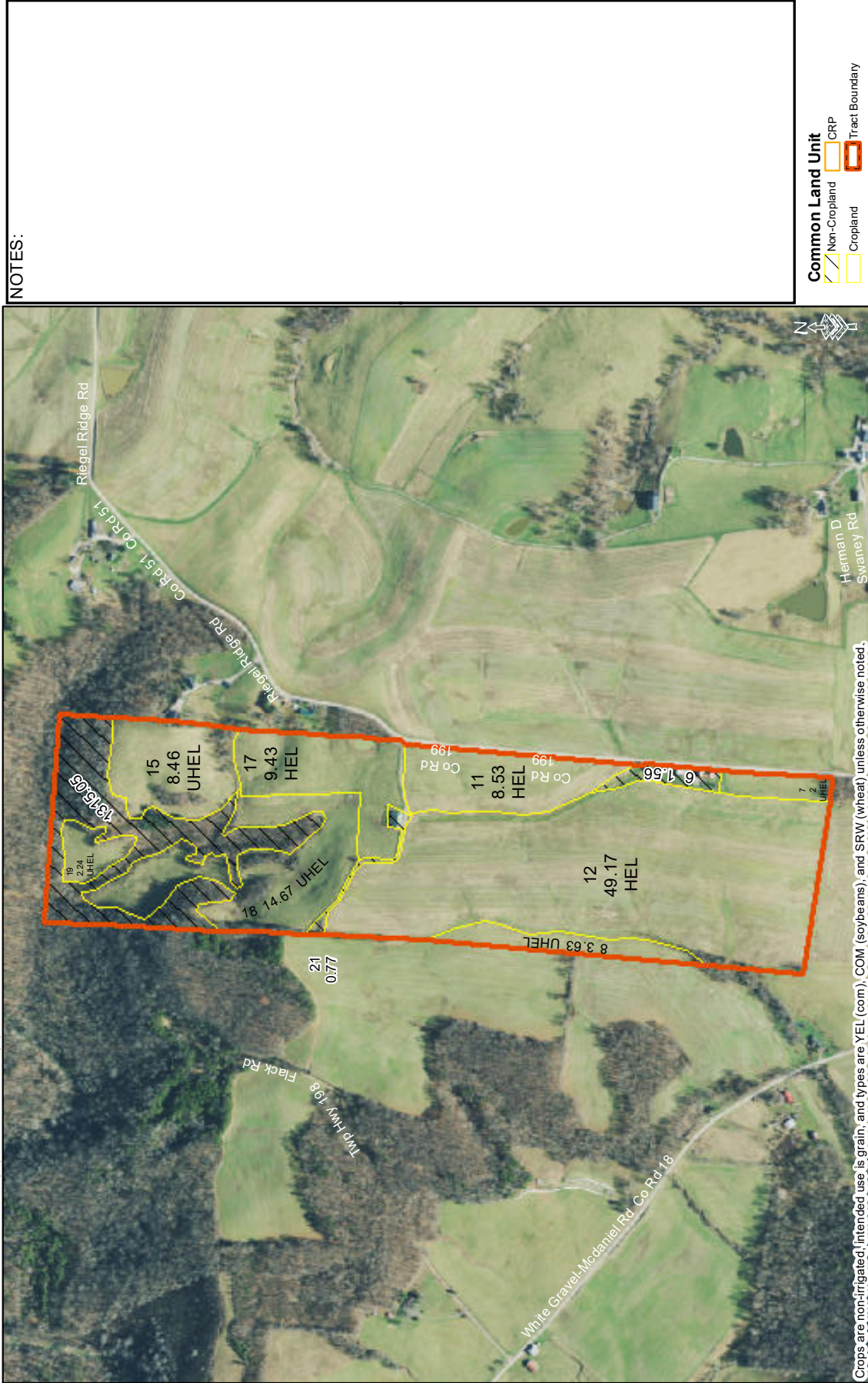
FSA MAP

Tracts 12-16

USDA
 Jackson County, Ohio
 2026 Fairgreen's Rd
 Jackson, OH 45640
 740-286-5209 (P) 855-839-5689 (F)

2023 Program Year

Farm 2568
 Tract 2445



NOTES:

- Common Land Unit**
- Non-Cropland
 - Cropland
 - GRP
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions
- Map Created November 18, 2022

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

1:8,833

Tract Cropland Total: 98.13 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 wet area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

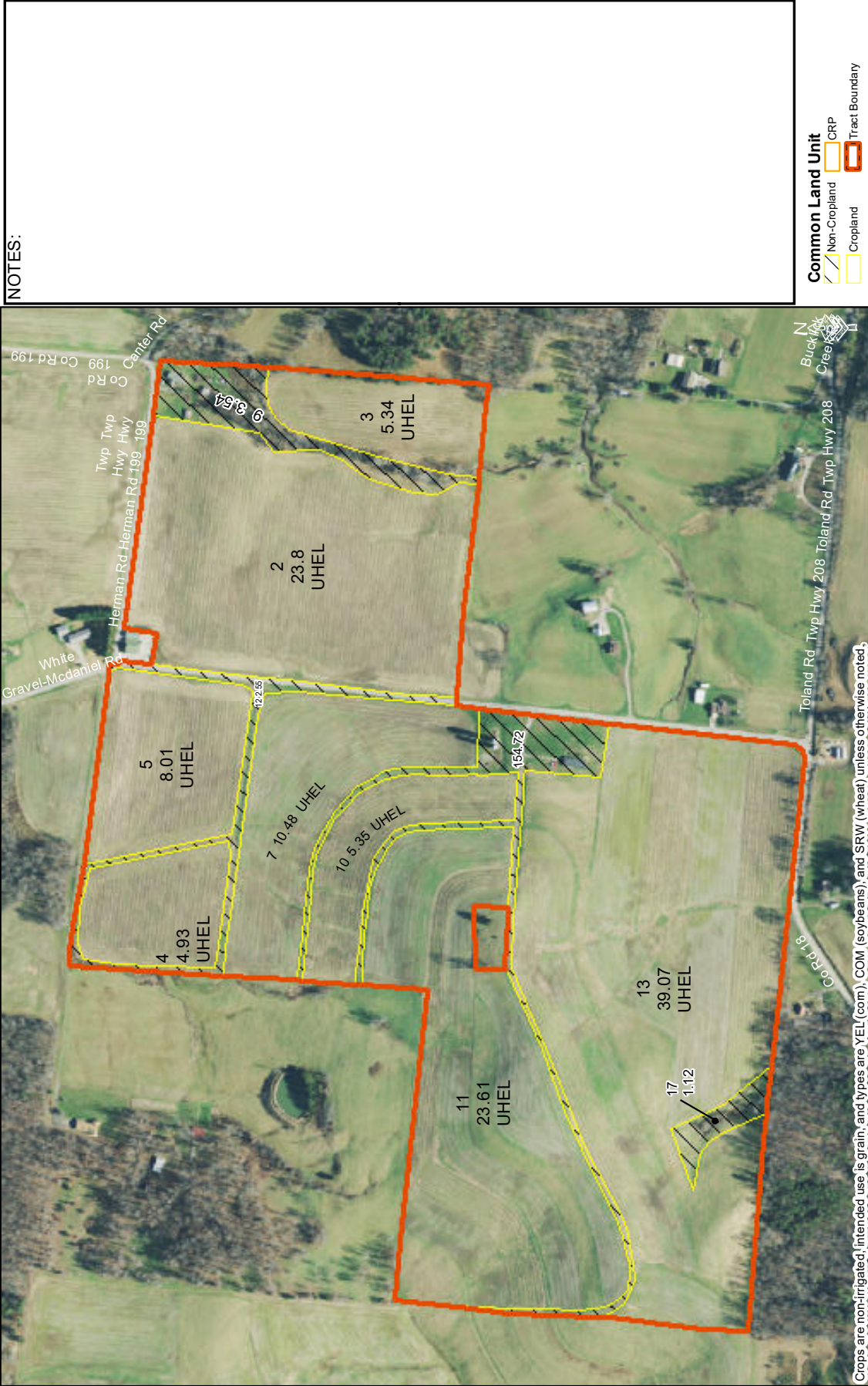
FSA MAP

Tracts 17-24

Farm 2568
Tract 2215

2023 Program Year

Jackson County, Ohio
2026 Fairgreens Rd
Jackson, OH 45640
740-286-5209 (P) 855-839-5689 (F)



NOTES:

1:5,755

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 wet area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Map Created November 18, 2022



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tracts 1 & 2

Jackson County, Ohio - Property Record Card
Parcel: D070030008100 Card: 1

Owner TRIPLE M/ CORIELL FARM LLC
Address 1297 RIEGEL RIDGE RD
Land Use (110) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description SE NW

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	24.505	N/A	\$47,050.0
03	0	0	10.59	N/A	\$20,330.0
04	0	0	8.905	N/A	\$14,250.0

VALUATION

	Appraised	Assessed
Land Value	\$81,630.00	\$28,570.00
Building Value	\$0.00	\$0.00
Total Value	\$81,630.00	\$28,570.00
CAUV Value		\$23,430.00
Taxable Value		\$8,200.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Tracts 1 & 2

Jackson County, Ohio - Property Record Card
Parcel: D070030008100 Card: 2

Owner TRIPLE M/ CORIELL FARM LLC
Address 1297 RIEGEL RIDGE RD
Land Use (110) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description SE NW

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	24.505	N/A	\$47,050.0
03	0	0	10.59	N/A	\$20,330.0
04	0	0	8.905	N/A	\$14,250.0

VALUATION

	Appraised	Assessed
Land Value	\$81,630.00	\$28,570.00
Building Value	\$0.00	\$0.00
Total Value	\$81,630.00	\$28,570.00
CAUV Value		\$23,430.00
Taxable Value		\$8,200.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Part of Tracts 3 & 4

Jackson County, Ohio - Property Record Card
Parcel: D070030007300 Card: 1

Owner TRIPLE M/ CORIELL FARM LLC
Address 0 RIEGEL RIDGE RD
Land Use (110) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description NW SW PT

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	13.6	N/A	\$26,110.0
03	0	0	6.015	N/A	\$11,550.0
04	0	0	5.252	N/A	\$8,400.00
05	0	0	0.133	N/A	\$10.00

VALUATION

	Appraised	Assessed
Land Value	\$46,070.00	\$16,120.00
Building Value	\$0.00	\$0.00
Total Value	\$46,070.00	\$16,120.00
CAUV Value		\$13,580.00
Taxable Value		\$4,750.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Part of Tracts 3 & 4

Jackson County, Ohio - Property Record Card
Parcel: D070030007300 Card: 2

Owner TRIPLE M/ CORIELL FARM LLC
Address 0 RIEGEL RIDGE RD
Land Use (110) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description NW SW PT

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	13.6	N/A	\$26,110.0
03	0	0	6.015	N/A	\$11,550.0
04	0	0	5.252	N/A	\$8,400.00
05	0	0	0.133	N/A	\$10.00

VALUATION

	Appraised	Assessed
Land Value	\$46,070.00	\$16,120.00
Building Value	\$0.00	\$0.00
Total Value	\$46,070.00	\$16,120.00
CAUV Value		\$13,580.00
Taxable Value		\$4,750.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Part of Tracts 4, 6 & 7

Jackson County, Ohio - Property Record Card
Parcel: D070030007200 Card: 1

Owner TRIPLE M/ CORIELL FARM LLC
Address 0 RIEGEL RIDGE RD
Land Use (100) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description SWSW

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	24.505	N/A	\$47,050.0
03	0	0	10.59	N/A	\$20,330.0
04	0	0	8.905	N/A	\$14,250.0

VALUATION

	Appraised	Assessed
Land Value	\$81,630.00	\$28,570.00
Building Value	\$0.00	\$0.00
Total Value	\$81,630.00	\$28,570.00
CAUV Value		\$23,430.00
Taxable Value		\$8,200.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Part of Tracts 4, 6 & 7

Jackson County, Ohio - Property Record Card
Parcel: D070030007200 Card: 2

Owner TRIPLE M/ CORIELL FARM LLC
Address 0 RIEGEL RIDGE RD
Land Use (100) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description SWSW

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	24.505	N/A	\$47,050.0
03	0	0	10.59	N/A	\$20,330.0
04	0	0	8.905	N/A	\$14,250.0

VALUATION

	Appraised	Assessed
Land Value	\$81,630.00	\$28,570.00
Building Value	\$0.00	\$0.00
Total Value	\$81,630.00	\$28,570.00
CAUV Value		\$23,430.00
Taxable Value		\$8,200.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Tract 5 & Part of Tracts 3 & 6

Jackson County, Ohio - Property Record Card
Parcel: D070030008200 Card: 1

Owner TRIPLE M/ CORIELL FARM LLC
Address 0 RIEGEL RIDGE RD
Land Use (110) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description E1/2 SW

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	18.21	N/A	\$34,960.0
03	0	0	12	N/A	\$23,040.0
04	0	0	65.79	N/A	\$105,260.

VALUATION

	Appraised	Assessed
Land Value	\$163,260.00	\$57,140.00
Building Value	\$0.00	\$0.00
Total Value	\$163,260.00	\$57,140.00
CAUV Value		\$43,090.00
Taxable Value		\$15,080.00

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Tract 5 & Part of Tracts 3 & 6

Jackson County, Ohio - Property Record Card
Parcel: D070030008200 Card: 2

Owner TRIPLE M/ CORIELL FARM LLC
Address 0 RIEGEL RIDGE RD
Land Use (110) A - AGRICULTURAL VACANT LAND
Class AGRICULTURAL
Legal Description E1/2 SW

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
02	0	0	18.21	N/A	\$34,960.0
03	0	0	12	N/A	\$23,040.0
04	0	0	65.79	N/A	\$105,260.

VALUATION

	Appraised	Assessed
Land Value	\$163,260.00	\$57,140.00
Building Value	\$0.00	\$0.00
Total Value	\$163,260.00	\$57,140.00
CAUV Value	\$43,090.00	
Taxable Value	\$15,080.00	

PERMITS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Tracts 6 & 8-11

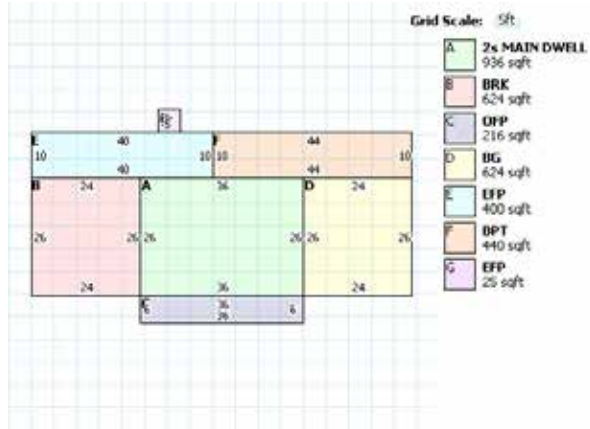
Jackson County, Ohio - Property Record Card
Parcel: D070030007100 Card: 1

Owner TRIPLE M/ CORIELL FARM LLC
Address 209 RIEGEL RIDGE RD
Land Use (111) A - CASH GRAIN OR GENERAL FARM
Class AGRICULTURAL
Legal Description NW1/2

MAP



SKETCH



RESIDENTIAL

Building Style	OTHER	FullBaths	2
Sq.Ft.	0	Half Baths	1
Year Built	1988	Basement	PART
Stories	2	Basement Area	0
Exterior Wall	BRICK	Rec Room Area	0
Rooms	8	Heat Fuel Type	GAS
Bedrooms	3	Heat/Cool	AIR CONDITIONING
Family Rooms	1	Attic	NONE
Fireplace Openings(Stacks)	(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
01	0	0	1	N/A	\$16,000.0
02	0	0	89.828	N/A	\$172,470.
03	0	0	40.197	N/A	\$77,180.0
04	0	0	35.087	N/A	\$56,140.0
05	0	0	0.888	N/A	\$90.00

VALUATION

	Appraised	Assessed
Land Value	\$321,880.00	\$112,660.00
Building Value	\$248,740.00	\$87,060.00
Total Value	\$570,620.00	\$199,720.00
CAUV Value	\$104,850.00	
Taxable Value	\$123,760.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	RP3 -	1990	14x30	\$3,280.00
1	AB2 - FLAT	1940	34x65	\$5,790.00
1	AP3 - ONE SIDE	1950	54x95	\$10,920.00
1	RG1 - FRAME	1980	44x62	\$8,250.00
1	RG1 - FRAME	1980	44x60	\$8,010.00
1	AP1 - FOUR	1975	18x50	\$2,000.00

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Tracts 6 & 8-11

Jackson County, Ohio - Property Record Card
Parcel: D070030007100 Card: 2

Owner TRIPLE M/ CORIELL FARM LLC
Address 209 RIEGEL RIDGE RD
Land Use (111) A - CASH GRAIN OR GENERAL FARM
Class AGRICULTURAL
Legal Description NW1/2

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
01	0	0	1	N/A	\$16,000.00
02	0	0	89.828	N/A	\$172,470.00
03	0	0	40.197	N/A	\$77,180.00
04	0	0	35.087	N/A	\$56,140.00
05	0	0	0.888	N/A	\$90.00

VALUATION

	Appraised	Assessed
Land Value	\$321,880.00	\$112,660.00
Building Value	\$248,740.00	\$87,060.00
Total Value	\$570,620.00	\$199,720.00
CAUV Value	\$104,850.00	
Taxable Value	\$123,760.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
2	AP1 - FOUR	1975	38x40	\$3,370.00
2	AP3 - ONE SIDE	1975	60x84	\$10,730.00
2	RS1 - FRAME	1970	12x18	\$340.00
2	AB2 - FLAT	1970	28x32	\$2,350.00
2	AL1 - 1S LEAN	1970	28x32	\$890.00
2	AP3 - ONE SIDE	1980	24x80	\$3,070.00

SALES

Date	Buyer	Seller	Price	Validity
9/14/2023	TRIPLE M/ CORIELL FARM LLC	CORIELL RICHARD	\$1,965,842.	1 MULTI PARCEL

COUNTY TAX INFORMATION

Tracts 12-14

Property Info

10/27/23, 2:30 PM



0 HERMAN RD

10-0794.000

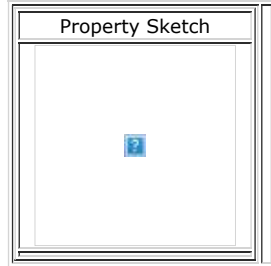
General InfoTaxHistoryDistributionLevyMapMake Payment

- Home
- Quick Search
- Address Search
- Owner Search
- Parcel Number Search
- Sales Search
- Delinquent Owner Search

[Go Back](#)

▪ Card - 1

Property Sketch -- Card 1



Property Photos

No Images Found

Property Information

Property Number	10-0794.000	Property Address:	0 HERMAN RD
Owner Name	TRIPLE M/CORIELL FARM LLC		
Owner Address	PO BOX 985 WAYNESVILLE OH 45068	Tax Payer Address:	TRIPLE M/CORIELL FARM LLC PO BOX 985 WAYNESVILLE OH 45068 USA
Tax Set	10 MADISON TWP-MINFORD LSD		
School District	7304 MINFORD LSD		
Neighborhood	01000 MADISON TWP/MINFORD SUB		
Use Code	110 Agricultural vacant land CAUV		
Acres	80.00000		
Description	E1/2 SE 80.00AC RTS 19-5-5 MAP 02-001 HERMAN RD		

Assessment Info		Current Value		Latest Sale	
Board of Revision	N	Mkt Land Value	\$88,000	Valid Sale	Y
Homestead/Disability	N	CAUV	\$18,400	# Parcels	6
Owner Occ. Reduction	N	Mkt Impr Value	\$0	Deed Type	WD-WARRANTY DEED
Divided Property	N	Total	\$88,000	Amount	\$1,784,158
New Construction	N	Current Tax		Sale Date	9/27/2023
Foreclosure	N	Annual Tax	\$264.72	Conveyance	1018
Other Assessments	N	Paid	\$264.72	Deed Vol/Page	853 / 886
Front Ft.	0	Balance Due	\$0.00		
Notes					
TB: RTG #96					

<< Previous Card Card 1 of 0 Next Card >>

Multiple Owner

No Multiple Owners on this Parcel

Land Type	Acres	Land Eff. Frontage	Depth	Value
3Woodland	80.00000	0.00000	0.00000	\$88,000

CAUV Land Lines

Land Type	Acres	Eff. Frontage	Depth	Value
WD - Woodland	40.00000	0.00000	0	\$9,200
WD - Woodland	40.00000	0.00000	0	\$9,200

Improvements

No Improvements Found

Last Updated: 10/26/2023

COUNTY TAX INFORMATION

Tracts 15 & 16 (Home is Not Included)

Property Info

10/27/23, 2:30 PM



403 HERMAN RD

10-0795.000

General InfoTaxHistoryDistributionLevyMapMake Payment

- Home
- Quick Search
- Address Search
- Owner Search
- Parcel Number Search
- Sales Search
- Delinquent Owner Search

[Go Back](#)

▪ Card - 1

Property Sketch -- Card 1



Property Photos



06-15-2009

Property Information

Property Number	10-0795.000	Property Address:	
Owner Name	TRIPLE M/CORIELL FARM LLC		403 HERMAN RD
Owner Address	PO BOX 985 WAYNESVILLE OH 45068	Tax Payer Address:	
Tax Set	10 MADISON TWP-MINFORD LSD		TRIPLE M/CORIELL FARM LLC
School District	7304 MINFORD LSD		PO BOX 985
Neighborhood	01000 MADISON TWP/MINFORD SUB		WAYNESVILLE OH 45068
Use Code	111 Cash-grain or gen.CAUV		USA
Acres	40.00000		
Description	E 1/2 NE 40.00A RTS 19-5-8 MAP 02-001 403 HERMAN RD		

Assessment Info		Current Value		Latest Sale	
Board of Revision	N	Mkt Land Value	\$59,000	Valid Sale	Y
Homestead/Disability	N	CAUV	\$25,070	# Parcels	6
Owner Occ. Reduction	N	Mkt Impr Value	\$85,910	Deed Type	WD-WARRANTY DEED
Divided Property	N	Total	\$144,910	Amount	\$1,784,158
New Construction	N	Current Tax		Sale Date	9/27/2023
Foreclosure	N	Annual Tax	\$1,612.60	Conveyance	1018
Other Assessments	Y	Paid	\$1,612.60	Deed Vol/Page	853 / 886
Front Ft.	0	Balance Due	\$0.00	Notes	
TB: RTG #83 GN: L/C TO RICKY L LUNDY FOR 1.380 ACRES FOR \$60,000 UNABLE TO LOCATE 2016/2017 NC: 2021 ADDED 1SFRA + AFG + OFF					

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information					
Base Area	900	Condition	Average	Room Count	7
Finished Area	1950	Grade	D 82%	# Family Rooms	1
Attic Area	450	Story Height	1	# Bedrooms	4
Upper Floor Area	0	Year Built	1960	Full Baths	2
1st Floor Area	900	Year Remodel	2019	Half Baths	0
Basement Area	900	Ext Walls	CnBl	Heating	Heat Pump
Basement Type	Full Basement	Style	Single Family	Air Cond	Central AC
Attic Type	Full Finished	Fireplace	No		

Multiple Owner

No Multiple Owners on this Parcel

Land				
Land Type	Acres	Eff. Frontage	Depth	Value
8HOMESITE	1.00000	0.00000	0.00000	\$16,100
3Woodland	39.00000	0.00000	0.00000	\$42,900

COUNTY TAX INFORMATION

Tracts 15 & 16 (Home is Not Included)

Property Info

10/27/23, 2:30 PM

CAUV Land Lines				
Land Type	Acres	Eff. Frontage	Depth	Value
WD - Woodland	39.00000	0.00000	0	\$8,970

Improvements				
IMPR Type	Description	Value	Area	Year Built
Addition	1sFrA 1S Fr Adn	\$33,120	600 SQ FT	
Addition	AFG Atch Fr Garage	\$18,590	840 SQ FT	
Addition	OFP Opn Fr Porch	\$6,030	224 SQ FT	
Other Improvement	CARPORT CARPORT	\$1,330	546	1990
Other Improvement	PLBN PLBN	\$2,200	1200	1990

Last Updated: 10/26/2023

[Register](#) | [Login](#)

COUNTY TAX INFORMATION

Tracts 17-24

Property Info

10/27/23, 2:26 PM



8868 WHITE GRAVEL MCDANIEL RD

10-0123.000

General InfoTaxHistoryDistributionLevyMapMake Payment

- Home
- Quick Search
- Address Search
- Owner Search
- Parcel Number Search
- Sales Search
- Delinquent Owner Search

[Go Back](#)

▪ Card - 1

Property Sketch -- Card 1



Property Photos



06-09-2009

Property Information

Property Number	10-0123.000	Property Address:	
Owner Name	TRIPLE M/CORIELL FARM LLC	8868 WHITE GRAVEL	
Owner Address	PO BOX 985 WAYNESVILLE OH 45068	MCDANIEL RD	
Tax Set	10 MADISON TWP-MINFORD LSD	Tax Payer Address:	
School District	7304 MINFORD LSD	TRIPLE M/CORIELL FARM LLC	
Neighborhood	01000 MADISON TWP/MINFORD SUB	PO BOX 985	
Use Code	111 Cash-grain or gen.CAUV	WAYNESVILLE OH 45068	
Acres	134.74000	USA	
Description	PT SE + SW 134.746 ARES RTS 19-5-8 MAP 02-1 WHT GRAVEL MCDANIEL 3 TIMES		

Assessment Info		Current Value		Latest Sale	
Board of Revision	N	Mkt Land Value	\$302,070	Valid Sale	Y
Homestead/Disability	N	CAUV	\$113,790	# Parcels	6
Owner Occ. Reduction	N	Mkt Impr Value	\$101,670	Deed Type	WD-WARRANTY DEED
Divided Property	N	Total	\$403,740	Amount	\$1,784,158
New Construction	N	Current Tax		Sale Date	9/27/2023
Foreclosure	N	Annual Tax	\$3,115.92	Conveyance	1018
Other Assessments	Y	Paid	\$3,115.92	Deed Vol/Page	853 / 886
Front Ft.	0	Balance Due	\$0.00	Notes	
PHOTO 38 PHOTO 81,82					

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information					
Base Area	1562	Condition	Average	Room Count	5
Finished Area	1562	Grade	C 100%	# Family Rooms	0
Attic Area	0	Story Height	1	# Bedrooms	3
Upper Floor Area	0	Year Built	1976	Full Baths	1
1st Floor Area	1562	Year Remodel	0	Half Baths	0
Basement Area	1562	Ext Walls	Br	Heating	Heat Pump
Basement Type	Full Basement	Style	Single Family	Air Cond	Heat Pump
Attic Type	None	Fireplace	Yes		

Multiple Owner

No Multiple Owners on this Parcel

Land				
Land Type	Acres	Eff. Frontage	Depth	Value
8HOMESITE	1.00000	0.00000	0.00000	\$19,550
1Tillable	54.00000	0.00000	0.00000	\$135,000
2Pasture	79.74000	0.00000	0.00000	\$147,520

COUNTY TAX INFORMATION

Tracts 17-24

Property Info

10/27/23, 2:26 PM

CAUV Land Lines

Land Type	Acres	Eff. Frontage	Depth	Value
CP - Crop	4.00000	0.00000	0	\$4,080
CP - Crop	24.00000	0.00000	0	\$18,240
CP - Crop	16.00000	0.00000	0	\$24,640
CP - Crop	10.76000	0.00000	0	\$16,570
CP - Crop	6.00000	0.00000	0	\$6,120
CP - Crop	53.00000	0.00000	0	\$18,550
CP - Crop	12.00000	0.00000	0	\$4,200
WD - Woodland	7.98000	0.00000	0	\$1,840

Improvements

IMPR Type	Description	Value	Area	Year Built
Addition	ABG Atch Br Garage	\$14,120	524 SQ FT	
Addition	OBP Opn Br Porch	\$3,790	120 SQ FT	
Feature	FPO Fire Place Opening	\$1,450	1	
Feature	FPS Fire Place Stack	\$3,160	1	

Last Updated: 10/26/2023

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COUNTY TAX INFORMATION

Part of Tract 24

Property Info

10/27/23, 2:28 PM



0 MCDANIEL RD

10-0230.000

General InfoTaxHistoryDistributionLevyMapMake Payment

- Home
- Quick Search
- Address Search
- Owner Search
- Parcel Number Search
- Sales Search
- Delinquent Owner Search

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Card - 1

Property Sketch -- Card 1



Property Photos

No Images Found

Property Information

Property Number	10-0230.000	Property Address:	0 MCDANIEL RD
Owner Name	TRIPLE M/CORIELL FARM LLC	Tax Payer Address:	TRIPLE M/CORIELL FARM LLC PO BOX 985 WAYNESVILLE OH 45068 USA
Owner Address	PO BOX 985 WAYNESVILLE OH 45068		
Tax Set	10 MADISON TWP-MINFORD LSD		
School District	7304 MINFORD LSD		
Neighborhood	01000 MADISON TWP/MINFORD SUB		
Use Code	110 Agricultural vacant land CAUV		
Acres	8.50000		
Description	SE SE 8.50A RTS 19-5-7 MAP 02-001 WHT GRAVEL MCDANIEL 3 TIMES		

Assessment Info	Current Value	Latest Sale
Board of Revision	N Mkt Land Value \$15,730	Valid Sale Y
Homestead/Disability	N CAUV \$1,960	# Parcels 6
Owner Occ. Reduction	N Mkt Impr Value \$0	Deed Type WD-WARRANTY DEED
Divided Property	N Total \$15,730	Amount \$1,784,158
New Construction	N Current Tax	Sale Date 9/27/2023
Foreclosure	N Annual Tax \$28.36	Conveyance 1018
Other Assessments	N Paid \$28.36	Deed Vol/Page 853 / 886
Front Ft.	0 Balance Due \$0.00	

Notes
UPDATE: 15% Land 10% Imp 670 Land 0 Imp TB: RTG #113.001

<< Previous Card Card 1 of 0 Next Card >>

Multiple Owner

No Multiple Owners on this Parcel

Land Type	Acres	Land Eff. Frontage	Depth	Value
2Pasture	8.50000	0.00000	0.00000	\$15,730

CAUV Land Lines

Land Type	Acres	Eff. Frontage	Depth	Value
WD - Woodland	3.00000	0.00000	0	\$690
WD - Woodland	5.50000	0.00000	0	\$1,270

Improvements

No Improvements Found

Last Updated: 10/26/2023

COUNTY TAX INFORMATION

Part of Tract 24

Property Info

10/27/23, 2:27 PM



0 MCDANIEL RD

10-0231.000

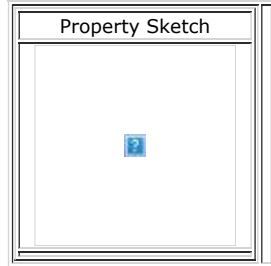
General InfoTaxHistoryDistributionLevyMapMake Payment

- Home
- Quick Search
- Address Search
- Owner Search
- Parcel Number Search
- Sales Search
- Delinquent Owner Search

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▪ Card - 1

Property Sketch -- Card 1



Property Photos

No Images Found

Property Information

Property Number	10-0231.000	Property Address:	0 MCDANIEL RD
Owner Name	TRIPLE M/CORIELL FARM LLC	Tax Payer Address:	TRIPLE M/CORIELL FARM LLC PO BOX 985 WAYNESVILLE OH 45068 USA
Owner Address	PO BOX 985 WAYNESVILLE OH 45068		
Tax Set	10 MADISON TWP-MINFORD LSD		
School District	7304 MINFORD LSD		
Neighborhood	01000 MADISON TWP/MINFORD SUB		
Use Code	110 Agricultural vacant land CAUV		
Acres	38.00000		
Description	SW SW 38.00A RTS 19-5-8 MAP 02-001 WHT GRAVEL MCDANIEL		

Assessment Info		Current Value		Latest Sale	
Board of Revision	N	Mkt Land Value	\$70,300	Valid Sale	Y
Homestead/Disability	N	CAUV	\$8,740	# Parcels	6
Owner Occ. Reduction	N	Mkt Impr Value	\$0	Deed Type	WD-WARRANTY DEED
Divided Property	N	Total	\$70,300	Amount	\$1,784,158
New Construction	N	Current Tax		Sale Date	9/27/2023
Foreclosure	N	Annual Tax	\$125.78	Conveyance	1018
Other Assessments	N	Paid	\$125.78	Deed Vol/Page	853 / 886
Front Ft.	0	Balance Due	\$0.00		
Notes					
UPDATE: 15% Land 10% Imp 2990 Land 0 Imp					

<< Previous Card Card 1 of 0 Next Card >>

Multiple Owner

No Multiple Owners on this Parcel

Land Type	Acres	Land Eff. Frontage	Depth	Value
2Pasture	38.00000	0.00000	0.00000	\$70,300

CAUV Land Lines

Land Type	Acres	Eff. Frontage	Depth	Value
WD - Woodland	23.00000	0.00000	0	\$5,290
WD - Woodland	15.00000	0.00000	0	\$3,450

Improvements

No Improvements Found

Last Updated: 10/26/2023

COUNTY TAX INFORMATION

Part of Tract 24

Property Info

10/27/23, 2:29 PM



SUGAR CAMP RD

10-0327.000

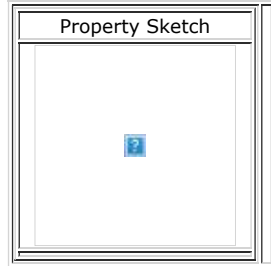
General InfoTaxHistoryDistributionLevyMapMake Payment

- Home
- Quick Search
- Address Search
- Owner Search
- Parcel Number Search
- Sales Search
- Delinquent Owner Search

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Property Sketch -- Card 1



Property Photos

No Images Found

Property Information

Property Number	10-0327.000	Property Address:	
Owner Name	TRIPLE M/CORIELL FARM LLC	SUGAR CAMP RD	
Owner Address	PO BOX 985 WAYNESVILLE OH 45068	Tax Payer Address:	
Tax Set	10 MADISON TWP-MINFORD LSD	TRIPLE M/CORIELL FARM LLC	
School District	7304 MINFORD LSD	PO BOX 985	
Neighborhood	01000 MADISON TWP/MINFORD SUB	WAYNESVILLE OH 45068	
Use Code	110 Agricultural vacant land CAUV	USA	
Acres	40.00000		
Description	W 1/2 N 1/2 SW 40.00 ACRES RTS 19-5-8 MAP 02-1 SUGAR CAMP RD		

Assessment Info		Current Value		Latest Sale	
Board of Revision	N	Mkt Land Value	\$33,000	Valid Sale	Y
Homestead/Disability	N	CAUV	\$11,600	# Parcels	6
Owner Occ. Reduction	N	Mkt Impr Value	\$0	Deed Type	WD-WARRANTY DEED
Divided Property	N	Total	\$33,000	Amount	\$1,784,158
New Construction	N	Current Tax		Sale Date	9/27/2023
Foreclosure	N	Annual Tax	\$166.90	Conveyance	1018
Other Assessments	N	Paid	\$166.90	Deed Vol/Page	853 / 886
Front Ft.	0	Balance Due	\$0.00		
Notes					
UPDATE: 15% Land 10% Imp 2780 Land 0 Imp TB: RTG #84.001,122,160					

<< Previous Card Card 1 of 0 Next Card >>

Multiple Owner

No Multiple Owners on this Parcel

Land Type	Acres	Land Eff. Frontage	Depth	Value
3Woodland	40.00000	0.00000	0.00000	\$33,000

CAUV Land Lines

Land Type	Acres	Eff. Frontage	Depth	Value
CP - Crop	17.00000	0.00000	0	\$5,950
CP - Crop	3.00000	0.00000	0	\$1,050
WD - Woodland	13.00000	0.00000	0	\$2,990
WD - Woodland	7.00000	0.00000	0	\$1,610

Improvements

No Improvements Found

Last Updated: 10/26/2023

PRELIMINARY TITLE

PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
DOMA TITLE INSURANCE, INC.

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 EXTRACTIONAL 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, Doma Title Insurance, Inc., a(n) South Carolina 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Doma Title Insurance, Inc.. 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.

COMMITMENT NO.: 2023-10-143

Version No.:

2023-10-143

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of 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 is not liable for any other amendment to this Commitment.
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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Doma Title Insurance, Inc.. 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.

COMMITMENT NO.: 2023-10-143

Version No.:

2023-10-143

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. 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 IS 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 closing, settlement, escrow, or any other purpose.
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.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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COMMITMENT NO.: 2023-10-143

Version No.:

2023-10-143

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PRELIMINARY TITLE


American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

DOMA TITLE INSURANCE, INC.
760 N.W. 107 Avenue Suite 401, Miami, FL 33172




By: _____
Emilio Fernandez, President


By: _____
Valerie Jahn-Grandin, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Doma Title Insurance, Inc.. 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.

COMMITMENT NO.: 2023-10-143

Version No.: 2023-10-143

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:


Issuing Agent: Washington Title Agency
Issuing Office: 108 N. Hinde St.
Washington C.H., OH 43160
Issuing Office's ALTA® Registry ID: 282581326
Loan ID Number:
Commitment Number: 2023-10-143
Issuing Office File Number: 2023-10-143
Property Address: 209 & 1297 Riegel Ridge Road, Oak Hill, OH 45656 and 403 Herman Rd (341.25 acres), Minford, OH 45653
Revision Number:

SCHEDULE A

1. Commitment Date: September 28, 2023 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy
Proposed Insured: **TBD**
Proposed Amount of Insurance: **\$0**
 - (b) 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$0**
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Triple M/Coriell Farm, LLC, an Ohio limited liability company by a Warranty Deed dated September 12, 2023 and recorded September 15, 2023 at 10:59 a.m., in Book 174, Page 2623, Official Records, Jackson County, Ohio; and recorded on September 27, 2023 at 12:10 p.m., in Volume 853, Page 886, Scioto County, Ohio.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.


WASHINGTON TITLE AGENCY
108 N. Hinde St., Washington C.H., OH 43160
Telephone: (740) 335-8881

DOMA TITLE INSURANCE, INC.
760 N.W. 107 Avenue Suite 401, Miami, FL 33172

Countersigned by: 
D. Brent Marshall, Esq.
324
Washington Title Agency, License #832857




By: _____
Emilio Fernandez, President


By: _____
Valerie Jahn-Grandin, Secretary

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SCHEDULE B, PART I – 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. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in Public Records.
5. Warranty Deed from said Owner(s) to Buyer(s)
6. Payoff and obtain a release of mortgage to Farm Credit Mid-America, PCA to John E. Mayer, Trustee of John E. Mayer Revocable Trust and whose trustee is John E. Mayer, and Triple M/Coriell Farm, LLC, an Ohio Limited Liability Company, dated September 12, 2023, recorded on September 15, 2023 in Book 174, Page 2627, Official Records, Jackson County, Ohio and recorded on September 27, 2023 in Volume 854, Page 1, Scioto County, Ohio.

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession.
6. Easements, claims of easements or encumbrances that are not shown in the public records.
7. The lien of real estate taxes or assessments imposed on the title by a government authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule A hereof, this policy does not insure nor guarantee the acreage or quantity of land set forth therein.
10. Any trust, right, interest or claim that may exist, arise, or be asserted against the Title under or pursuant to the Packers and Stockyard Act of 1921, as amended, 7 U.S.C., § 181, et seq. or any similar state or federal law.
11. Any trust, right, interest or claim that may exist, arise, or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 U.S.C. §499a, et seq., or any similar state or federal law.
12. The lien of all general taxes for the year 2023 and thereafter.

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13. Jackson County; Property taxes on Parcel # D070030007100 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$1,712.05 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # D070030007200 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$104.26 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # D070030007300 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$59.36 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # D070030008100 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$104.26 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # D070030008200 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$178.29 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Possible future lien resulting from CAUV recoupment in the event agricultural use ceases in the future. Said property currently carried by the County Auditor in CAUV.

14. Scioto County; Property taxes on Parcel # 10-0794.000 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$132.36 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # 10-0795.000 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$798.30 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # 10-0123.000 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$1,549.96 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # 10-0231.000 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$62.89 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # 10-0230.000 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$14.18 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Property taxes on Parcel # 10-0327.000 from January 1, 2023, and thereafter are a lien amount not yet determined. Property taxes for tax year 2022 in the amount of \$83.45 per half, paid full year. No penalties or delinquencies owing, in CAUV.

Possible future lien resulting from CAUV recoupment in the event agricultural use ceases in the future. Said property currently carried by the County Auditor in CAUV.

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15. Mortgage to Farm Credit Mid-America, [REDACTED]
16. Oil and Gas Lease between Edward Coriell and Mary Jo Coriell, husband and wife, and Wray Petroleum Corp, recorded 03-06-1981 in Volume 35, Page 567, Jackson County, Ohio; assigned to Tri-Star Petroleum Resources, recorded 07-28-1981 in Volume 12, Page 431; Partial Assignment to Craig Natural Resources recorded on 11-18-1982 in Volume 13, Page 267; Partial Abandonment of Portion of Sublease recorded 07-06-1983 in Volume 13, Page 726, Jackson County, Ohio.
17. Short Form Memorandum of Oil and Gas Sublease with Craig Natural Resources to Universal Energy Partners recorded in Volume 36, Page 627, Jackson County, Ohio.
18. Easement to Ohio Power Company recorded 01-22-1988 in Volume 267, Page 54, Jackson County, Ohio.
19. Easement to Jackson County Water Co., Inc. recorded 02-28-1997 in Volume 308, Page 622, Jackson County, Ohio.
20. Easement to Ohio Power Company recorded 04-27-18 in Volume 133, Page 935, Jackson County, Ohio.
21. Easement to Ohio Power Co. recorded 11-12-76 in Volume 687, Page 141, Scioto County, Ohio.
22. Easement to Ohio Power Co. recorded 11-14-78 in Volume 713, Page 693, Scioto County, Ohio.
23. Easement to Scioto Water, Inc. recorded 2-25-94 in Volume 870, Page 800, Scioto County, Ohio.
24. Easement to Jackson County Water Company, Inc. recorded 3-6-97 in Volume 908, Page 40, Scioto County, Ohio.
25. Easement to Jackson County Water Company, Inc. recorded 3-6-97 in Volume 908, Page 46, Scioto County, Ohio.
26. Easement to Ohio Power Co. recorded 6-25-2018 in Volume 597, Page 207, Scioto County, Ohio.
27. Easement to Scioto Water, Inc. recorded 8-25-97 in Volume 913, Page 831, Scioto County, Ohio.
28. Oil and Gas Lease to Enertech Petroleum of Ohio, Inc., recorded 2-1-1982 in Volume 51, Page 273, Assigned in Volume 51, Page 330, Scioto County, Ohio.
29. Easement to Scioto Water, Inc. recorded 12-5-99 in Volume 892, Page 632, Scioto County, Ohio.
30. Oil & Gas Lease recorded in Volume 39, Page 151, Lease Records, Scioto County, Ohio.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Jackson, State of Ohio, and is described as follows:

I. JACKSON COUNTY

Situated in the Township of Hamilton, County of Jackson, and State of Ohio:

TRACT ONE:

All that part of the north west quarter of the south west quarter of the south west quarter of Section Number Four (4), Township Number (2), of Range Nineteen (19) lying south and east of County Road No. Fifty-one (51) containing 25 acres more or less.

Parcel No.: D07-003-00-073-00

TRACT TWO:

The southwest quarter of the southwest quarter of Section No. Four (4), Township 5, Range 19. The northwest quarter of Section No. Nine (9), Township 5, Range 19, containing in all 211 acres, more or less.

Parcel Nos.: D07-003-00-071-00 and D07-003-00-072-00

TRACT THREE:

The east half of the south west quarter and the south east quarter of the north west quarter of Section No. Four (4), Township 5, Range 19, containing 140 acres more or less.

This conveyance is subject to an oil and gas lease heretofore given by the grantors to David Kaw dated March 15, 1961, recorded in Lease Book 27 at Page 799 and, the grantors to transfer and assign unto the grantees, his heirs and assigns, all of their rights as lessors under said lease.

Parcel Nos.: D07-003-00-081-00 and D07-003-00-082-00

II. SCIOTO COUNTY

Situate in Madison Township, in Scioto County, Ohio:

TRACT ONE:

Being part of the Southeast Quarter of Section 5, Range 19, Seven Ranges Survey, Madison Township, Scioto County, Ohio and more particularly described as follows:

Being the East half of the Southeast Quarter of Section 5, Town 5, Range 19 in the Ohio Seven Ranges Survey.

Continuing 80 acres more or less and subject to all legal highways, and easements of record.

Allowing a 40 foot easement along the Northeast corner of this property for the access to Herman Road.

Described by Wallace Lynn Geny, Registered Surveyor No. S-5105, performed on November 25, 1988.

Parcel No.: 10-0794.000

TRACT TWO:

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Being part of the Southeast Quarter of Section 8, Town 5, Range 19, Seven Range Survey, Madison Township, Scioto County, Ohio and more particularly described as follows:

Being the Northeast Quarter of Section 8, Town 5, Range 19 in the Ohio Seven Ranges Survey. Containing 40 acres more or less and subject to all legal highways and easements of record.

Description by Wallace Lynn Geny, Registered Surveyor No.: S-5105 performed on November 25, 1988.

Parcel No.: 10-0795.000

SAVE AND EXCEPT THE FOLLOWING:
LEGAL DESCRIPTION OF 1.380 ACRES

Situated in part of the northeast quarter of the northeast quarter of Section 9, T-5-N, R-19-W, Madison Township, Scioto County, Ohio and being a part of the same land as conveyed to Richard Coriell as found in deed volume 989 page 151 and being a part of parcel id. # 100795000 and being more particularly bounded and described as follows:

Commencing for reference at a stone found at the southeast corner of the northeast quarter of the northeast quarter of Section 17;

Thence, along the east line of said Madison Township, N-05°30'-00"E, a distance of 3197.827 feet to a point in Jackson County Road Road 51 (60'R/W) and being the Point Of Beginning of the tract herein parted and described;

Thence, departing said east line and with a new division line, N-84°58'03" W, passing an iron pin set for reference at 25.002 feet and passing an iron pin set for reference at 145.929 feet for a total distance of 152.907 feet to the center line of a small stream;

Thence, along said centerline, the next six courses.
N-07°41'57"-E, a distance of 150.222 feet to a point;
N-16°27'24"-E, a distance of 92.081 feet to a point;
N-12°01'10"-E, a distance of 146.237 feet to a point;
N-25°14'39"-E, a distance of 37.704 feet to a point;
N-46°01'46"-E, a distance of 31.456 feet to a point;
N-60°38'06"-E, a distance of 36.881 feet to a point;

Thence, departing said centerline, N-84°18'26"-E, passing an iron pin set for reference at 20.256 feet for a total distance of 50.559 feet to a point in said County Road 51, said point being in the east line of said Madison Township.

Thence, along said east line, S-05°30'00"-W, a distance of 474.830 feet to the Point Of Beginning of the tract herein parted and described and containing 1.380 acres being subject to all right of ways and easements.

Bearings are assumed for angular purposes.

Iron pins set are 5/8" by 30" rebar with Id. cap "BONDURANT PS 7376"

The above description was prepared from a survey July 21, 2006 by Carl J Bondurant P.S. 7376.

TRACT THREE:

Situate in the Township of Madison, County of Scioto and State of Ohio:

First Tract: The Southeast Quarter of the Southwest Quarter pf Section 8, Township 5, Range 19.

Second Tract: The West one half of the Southeast Quarter of Section 8, Township 5, Range 19, except one-half (1/2)

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acre used as a cemetery. Also a small piece of land lying east of the public road there situates, heretofore sold and described to John Shear, deed of record.

Third Tract: Being a parcel of land 10 rods North and South and 16 rods East and West in the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 8, Township 5, Range 19;

Fourth Tract: The Northeast Quarter of the Southeast Quarter of Section 8, Township 5, Range 19 beginning at the Southwesterly direction 30 rods; thence west 2 rods; thence 25 rods to the place of beginning, containing 1 ½ acres, more or less.

Fifth Tract: The Northeast Quarter of the Southeast Quarter of Section 8, Township 5, Range 19 excepting about one (1) acre lying West of the Richmond Road; also excepting a small strip off the North side of said lot being what is North of the center of the public road. Also another small another small strip of ground in the Northwest corner of said lot, said strip of ground being deeded to the Trustees of Hamilton Church, containing after said exception about 38 acres, more or less, and further excepting 8.155 square feet which was conveyed to the Trustees of Hamilton Church (Vol. 571, Page 362). Also excepting a tract of 2.14 acres conveyed by Albert Pfleger to Oscar H. Cartee and Wilma Cartee (Vol. 449, Page 401).

Also save and except the following described tract conveyed from Phillip R. Blackburn and Bett S. Blackburn, Husband and wife, to Jackson County Water Company, Inc. and recorded in Volume 910, Page 326, Office of the Recorder, Scioto County, Ohio:

Situated in the Northeast Quarter of the Southeast Quarter of Section 8, Township 5 North, Range 19 West, Madison Township, Scioto County, Ohio. Being part of Phillip R. and Betty S. Blackburn's fifth tract as recorded in Volume 624, Page 685 of the Deed Records, Recorder's Office, Scioto County, Ohio and being more accurately described as follows: Beginning at a railroad spike set at the intersection of the centerline of White Gravel McDaniel Road (County Road #18) and the centerline of Herman Road (Township Road #199), thence along the centerline of White Gravel-McDaniel Road the following four courses:

South 07°58'08" East, a distance of 28.26 feet to a point;

South 00°04'55" West, a distance of 40.61 feet to a point;

South 04°03'54" West, a distance of 31.60 feet to a point;

South 05°09'12" West, a distance of 37.41 feet to the southwest corner of Trustees of Hamilton Church of The Freewill Baptist Society's tract, (Volume 571, Page 362);

Thence South 83°20'00" East, along the south line of White Gravel-McDaniel Road, said pin being THE TRUE POINT OF BEGINNING for this description;

Thence South 83°20'00" East, continuing along said church tract, a distance of 25.00 feet to an iron pin set;

Thence through the tract of which this description is a part, the following two courses:

South 05°09'12" West, a distance of 25.00 feet to an iron pin set;

North 83°20'00" West, a distance of 25.00 feet to an iron pin set on the east right-of-way line of White Gravel McDaniel Road;

Thence North 05°09'12" East, a distance of 24.00 feet to the point of beginning.

Containing 0.14 acres and being subject to all legal rights-of-way and easements.

Bearings for the description are rotated to the south line of Hamilton Church tract as shown on a plat of survey for Phillip R. Blackburn in Deed Volume 704, Page 18. All iron pins set for this survey are 5/8" rebar with a numbered LD. cap stamped "Dana Exline 7060." The above description was prepared from an actual field survey completed on February 27, 1997 by Dana A. Exline, Ohio Professional Surveyor #7060.

Parcel No.: 10-0123.000

TRACT FOUR:

Situated in the County of Scioto, and the State of Ohio and in the Township pf Madison.

Parcel One: Being all of the southwest quarter of the southwest quarter of Section 8, Township of 5, Range 19 and

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containing 38 acres more or less.

Parcel No.: 10-0231.000

Parcel Two: Third Tract being strip of land off of the north side of Southeast quarter of the Southeast quarter of Section 7, Township 5, Range 19, containing 10 acres, more or less.

EXCEPTION NO. 1 Being part of ten acre tract off of the north side of the southeast quarter of the southeast quarter of Section 7, Township 5, Range 19, and bounded and described as follows: Beginning in the east line of Sugar Camp Township Road and at the northwest corner of said 10 acre tract; thence east along the north line of said 10acre tract and the south line of the northeast quarter of the southeast quarter, a distance of 300 feet to a point in said line; thence in a southwesterly direction 425 feet to the southwest corner of said 10 acre tract and the dividing line between the quarter; thence north and along the line between the southeast quarte and the southwest quarter of the southeast quarter of a distance of 425 feet to the place of beginning, and containing one and one-half acres, more or less.

Parcel No.: 10-0230.000

TRACT FIVE:

Situated in the County of Scioto, in the State of Ohio and in the Township of Madison:

Being the west one-half of the north half of the southwest quarter of Section 8, Township 5 of Range 19, containing 40 acres, more or less.

Parcel No.: 10-0327.000

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PHOTOS

PHOTOS

Tracts 4-11



Tracts 4-7



PHOTOS

Tracts 4-8



Tracts 6-11



PHOTOS

Tract 6



Tracts 6-11



PHOTOS

Tracts 7-9



Tracts 8 & 9



PHOTOS

Tracts 8, 9 & 11



Tracts 8-11



PHOTOS

Tract 9



Tract 9



PHOTOS

Tract 9



Tract 9



PHOTOS

Tract 9 - Bins & Barns



Tract 9 - Pond



PHOTOS

Tract 9



Tract 10



PHOTOS

Tract 12



Tract 12

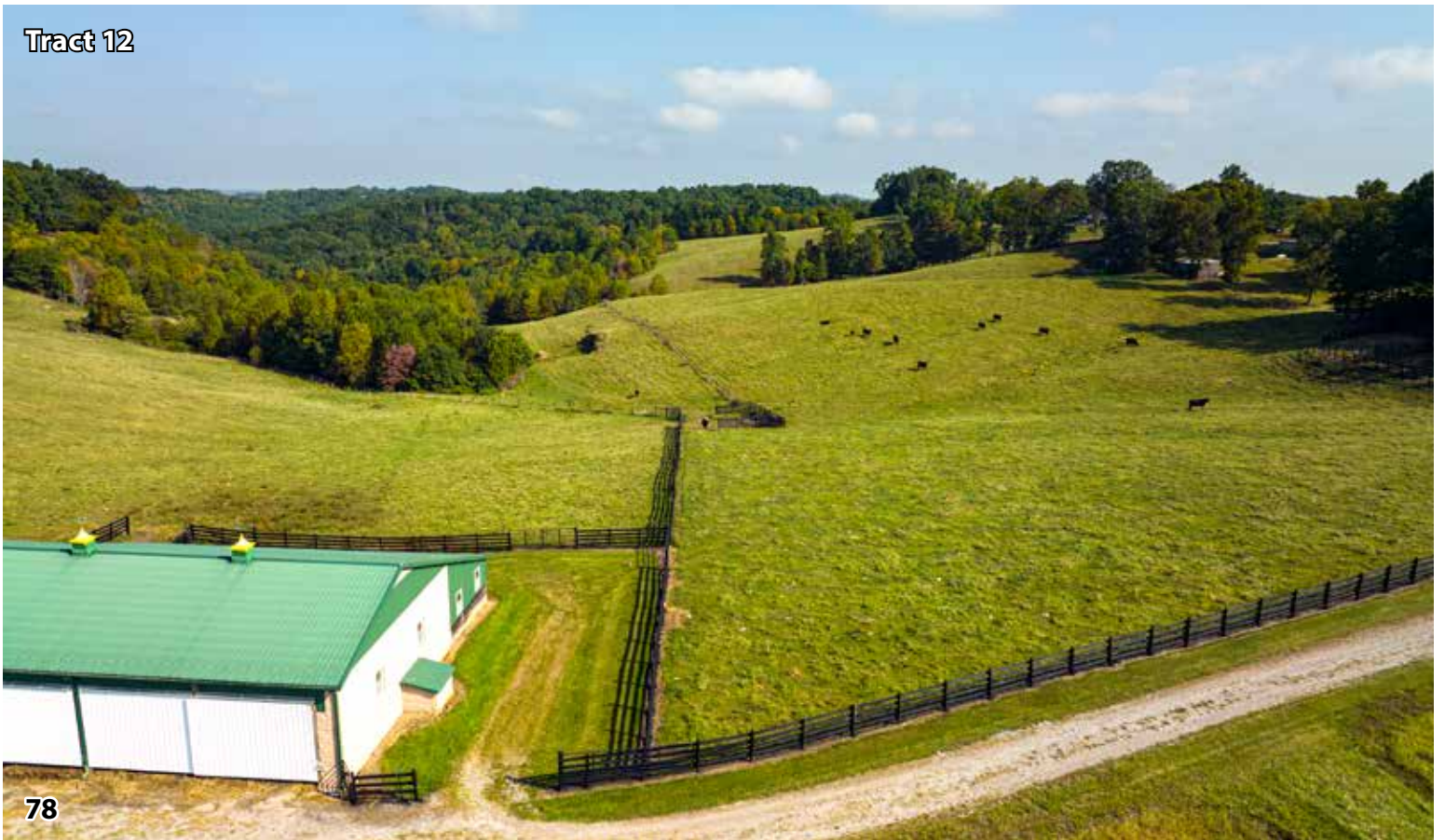


PHOTOS

Tract 12



Tract 12



PHOTOS

Tract 12



Tract 12



PHOTOS

Tract 12



Tract 12



PHOTOS

Tract 12



Tracts 13-16



PHOTOS

Tracts 13-16



Tracts 19 & 20



PHOTOS

Tracts 22 & 23



Tract 24



PHOTOS

Tract 24



Tracts 19-24



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 9



Tract 9



PHOTOS

Tract 9 - Barn



Tract 9 - Barn



PHOTOS

Tract 9 - Barn



Tract 9 - Barn



PHOTOS

Tract 9 - Barn



Tract 9 - Feed Bunks



PHOTOS

Tract 9 - Grain Bins



Tract 9 - Grain Bins



PHOTOS

Tract 9 - Home Exterior



Tract 9 - Home Exterior



PHOTOS

Tract 9 - Home Exterior



Tract 9 - Home Garage



PHOTOS

Tract 9 - Home



Tract 9 - Home



PHOTOS

Tract 9 - Home



Tract 9 - Home



PHOTOS

Tract 9 - Home



Tract 9 - Home



PHOTOS

Tract 9 - Home



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Tract 9 - Home



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Tract 9 - Home



PHOTOS

Tract 9 - Home



Tract 9 - Home



PHOTOS

Tract 9 - Home



Tract 9 - Home



PHOTOS

Tract 9 - Home



Tract 9 - Pool Room



PHOTOS

Tract 9 - Pool Room



Tract 9 - Pool



PHOTOS

Tract 9



Tract 9



PHOTOS

Tract 9 - Landscaping



Tract 9 - Outbuilding



PHOTOS

Tract 9



Tract 9 - Improvements



PHOTOS

Tract 10 - Cabin



Tract 10 - Cabin



PHOTOS

Tract 10 - Cabin



Tract 10 - Cabin



PHOTOS

Tract 10 - Cabin



Tract 10 - Cabin



PHOTOS

Tract 10 - Cabin



Tract 19



PHOTOS

Tract 19



Tract 19



PHOTOS

Tract 21 - Home



Tract 21 - Home



PHOTOS

Tract 21 - Home



Tract 23



PHOTOS

Tract 24



Tract 24



PHOTOS

Tract 24



Tract 24



PHOTOS

Trail Cam



Trail Cam



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Trail Cam



Trail Cam





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