

Important Pike County, Ohio

294[±] LAND AUCTION

Acres offered in 8 tracts

INFORMATION BOOKLET

2024 Farming Rights

Tract 5 - Looking Northwest

THURSDAY, MARCH 21ST • 6PM

Auction Held at Pike County Senior Center, 402 Clough St, Waverly, OH 45690

- Tillable Acreage
- Beautiful Scenery and Recreational Opportunities
- Potential Building Sites
- Great Whitetail Presence • Secluded Settings
- Tracts offered in 5± to 50± acres in size



—In-Cooperation-With—



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.

SELLER: David M. Stevens, Linda D. Stevens, Steve Shepherd

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

*Schrader Real Estate and Auction Company, Inc.: 63198513759
Travis B. Kelley: SAL.2008003813 • REC.0000314452 (Jeffersonville, OH)
Brewster Real Estate & Auction Co. LLC: 57199772859,
BRKP.2010003409 • REC.2012003181*



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

- IN COOPERATION WITH -



TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 8 individual tracts, any combination of tracts, or as a total 294± 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.

DOWN PAYMENT: 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.

IMMEDIATE ACCESS: Buyers may put an additional 10% down to gain immediate access after the auction for spring farming activities.

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 approximately 45 days after the auction.

POSSESSION: Possession will be delivered at closing, subject to any immediate possession agreements.

2 REAL ESTATE TAXES / ASSESSMENTS: Seller shall pay the real

estate taxes assessed against the purchased tracts for 2023 (due in 2024), or the estimated amount thereof, at the time of closing. Buyer shall pay the 2024 taxes (due in 2025), and all subsequent real estate taxes, to the extent attributed to the purchased tracts.

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

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.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because

of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

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

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

ANIMAL STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

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For Information Call Auction Managers:

AUCTION MANAGERS: Travis Kelley, 740-572-1525 & Tommy Brewster, 740-357-0325



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, MARCH 21, 2024
294± ACRES – WAVERLY, 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, March 14, 2024.
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
294± Acres • Pike County, Ohio
Thursday, March 21, 2024

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, March 21, 2024 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, Thursday, March 14, 2024**. 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.

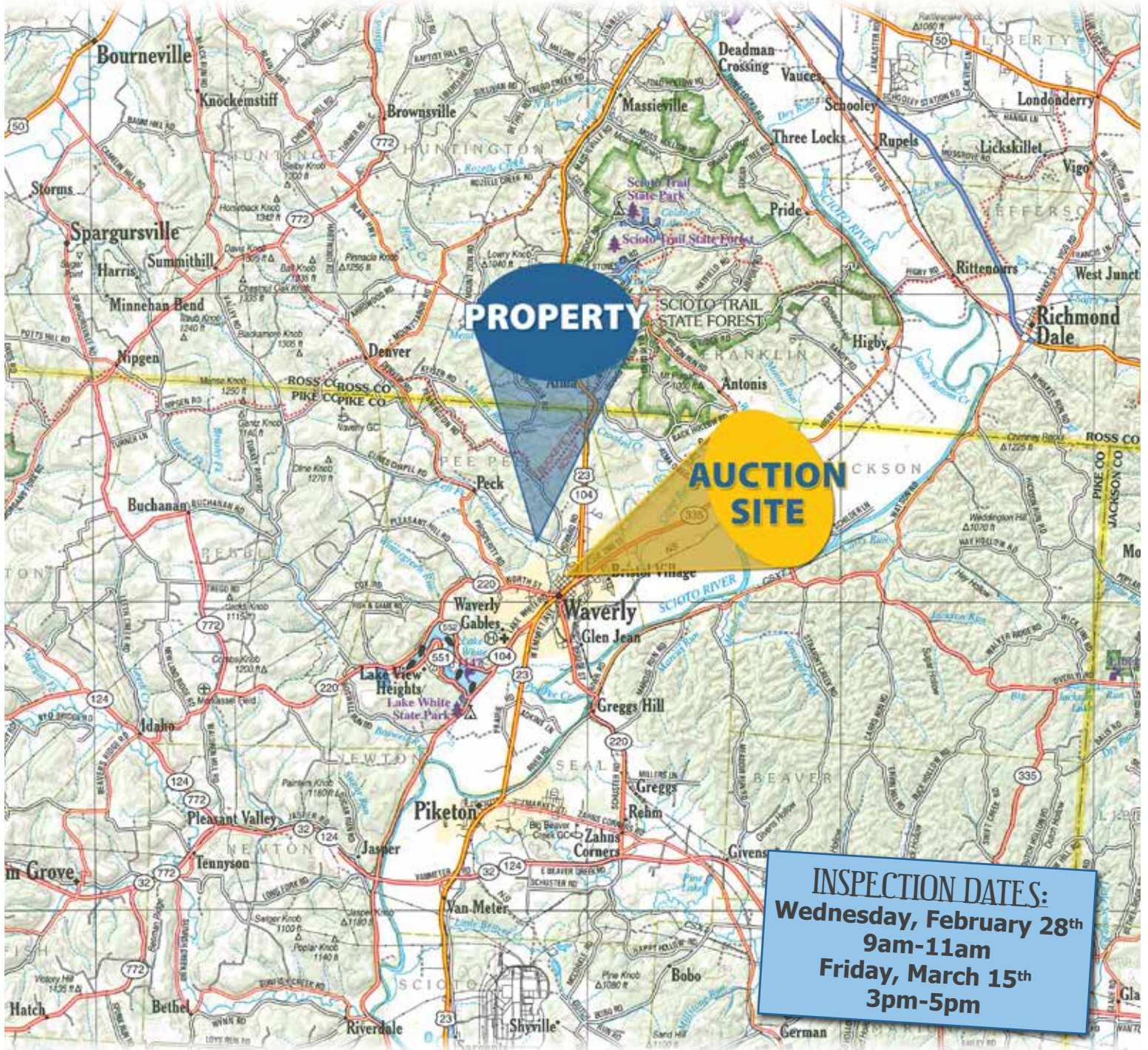
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAPS

LOCATION MAP



PROPERTY ADDRESS: 961 Denver Rd, Waverly, OH 45690

DIRECTIONS TO PROPERTY: From SR 23 in downtown Waverly head northwest on Clough Street for a quarter of a mile, then head north on Howard Rd for approx. half a mile. Then turn left to head west on Denver Rd. The property will be on both sides of the road in $\frac{3}{4}$ of a mile.

AUCTION LOCATION: Pike County Senior Center, 402 Clough St, Waverly, OH 45690.

AERIAL MAP



TRACT DESCRIPTIONS:

TRACT 1: 43± ACRES of majority tillable farmland containing a silt loam soil base. This tract also contains an old homestead and a meandering creek.

TRACT 2: 44± ACRES containing a nice mix of tillable farmland, wooded land, and a creek. A great prospective property for recreational uses that can also generate production income.

TRACT 3: 5± ACRES containing an old homestead. A rare rural find including smaller acres opening the door for many interested parties!

TRACT 4: 46± ACRES containing a beautiful setting atop of ridge that also includes approx. 50% tillable acres of silt loam soils. Inspect the diverse possibilities for yourself!

TRACT 5: 45± ACRES comprised of hardwood timber and productive farmland. One of the premier hunting sites on the farm.

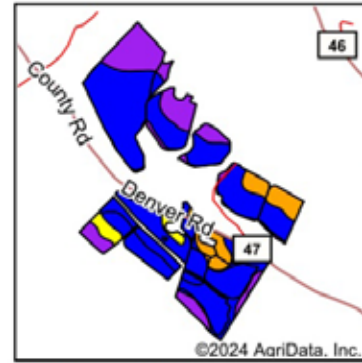
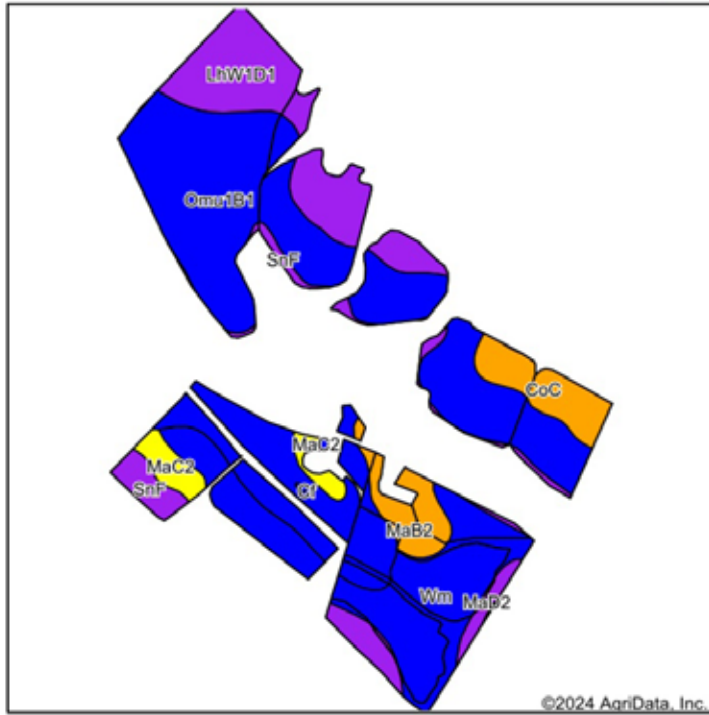
TRACT 6: 26± ACRES is a majority wooded tract that also includes a portion of tillable land giving an existing clearing to any prospective homesite builder. The open setting atop the sloping terrain of timber gives a stunning view!

TRACT 7: 40± ACRES that is nearly all tillable. A tremendous tract for any existing operation looking to add on productive acres.



SOIL INFORMATION

SOIL MAP



State: Ohio
 County: Pike
 Location: 39° 8' 49.17, -82° 59' 55.95
 Township: Pee Pee
 Acres: 163.42
 Date: 1/29/2024

SCHRADER
 Real Estate and Auction Company, Inc.

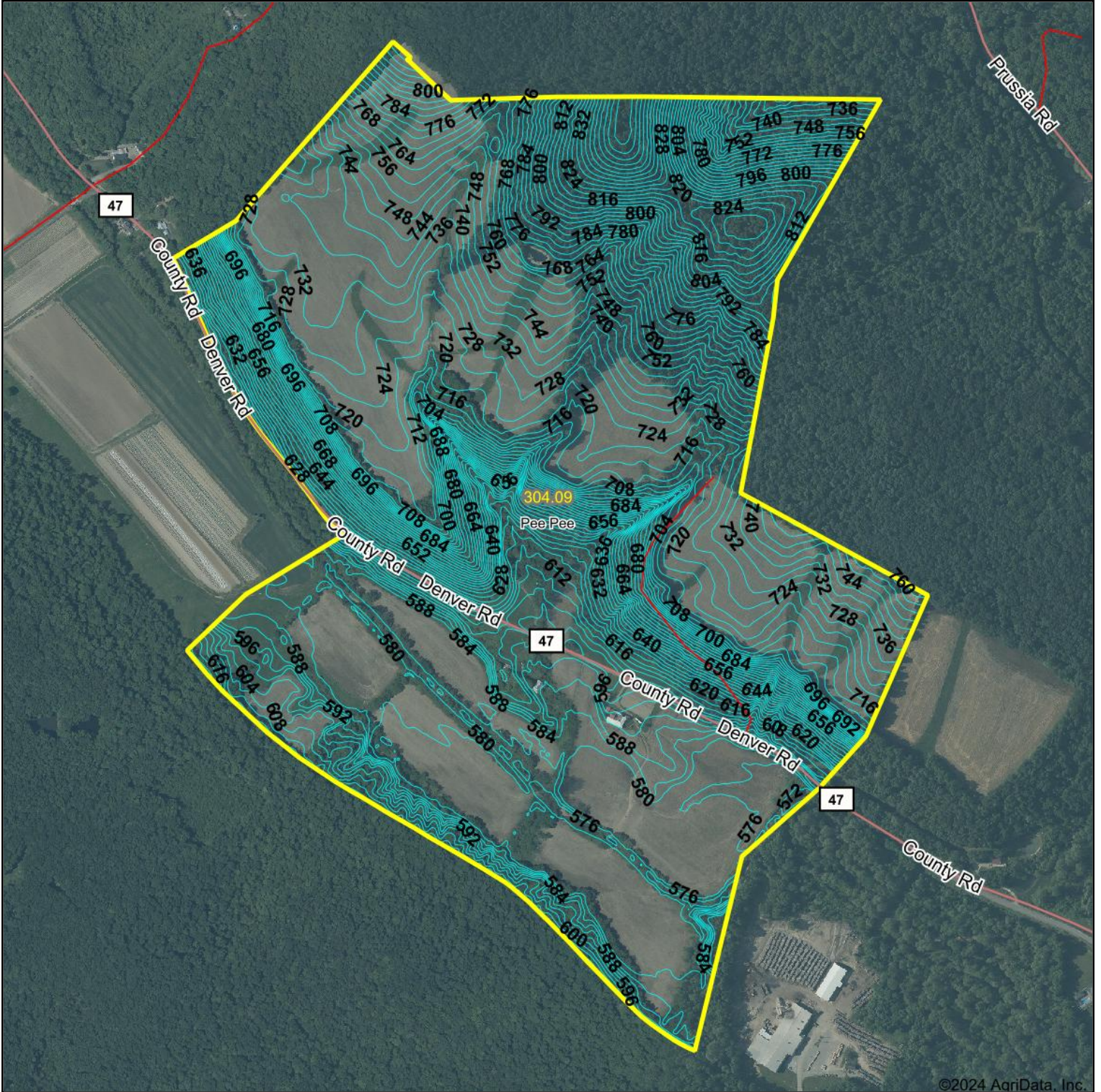
Maps Provided by:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: OH131, Soil Area Version: 26

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	
Omu1B1	Omulga silt loam, 2 to 6 percent slopes	58.57	35.8%		Ile	120		4.5	6.5					55	65	
Wm	Wilbur silt loam, occasionally flooded	31.18	19.1%		Ilw	100							35	3500	66	
LhW1D1	Latham-Wharton silt loams, 15 to 25 percent slopes	23.13	14.2%		Ve	80		3.5	4.5				20	25	42	
Cf	Cifty silt loam, occasionally flooded	20.41	12.5%		Ilw	110	22	4.5			9	35	3300	40	72	
SnF	Shelcta-Brownsville association, steep	9.34	5.7%		Vle						6				0	
CoC	Coolville silt loam, 8 to 15 percent slopes	7.84	4.8%		Ille	90		3		65					63	
MaB2	Markland silty clay loam, 3 to 8 percent slopes, eroded	6.45	3.9%		Ille	100						28	2400	36	62	
MaC2	Markland silty clay loam, 8 to 15 percent slopes, eroded	4.68	2.9%		IVe	85						24		32	58	
MaD2	Markland silty clay loam, 15 to 25 percent slopes, eroded	1.82	1.1%		Vle										50	
Weighted Average						2.84	97.8	2.7	2.8	3	3.1	1.5	28.6	1174.7	37.3	58.5

TOPO CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 568.9

Max: 866.6

Range: 297.7

Average: 682.7

Standard Deviation: 80.12 ft



1/29/2024

Pike County
Ohio

Boundary Center: 39° 8' 49.17, -82° 59' 55.95

Maps Provided By:



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FSA INFORMATION

FSA INFORMATION

OHIO
PIKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2559
Prepared : 2/8/24 8:08 AM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DAVID MITCHELL STEVENS
CRP Contract Number(s) : None
Recon ID : 39-131-2010-30
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
288.72	148.05	148.05	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	148.05	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	5.10	0.00	98	
TOTAL	5.10	0.00		

NOTES

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Tract Number : 911

Description : M3L C2
FSA Physical Location : OHIO/PIKE
ANSI Physical Location : OHIO/PIKE
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 : STEVEN L SHEPHERD, DAVID MITCHELL STEVENS, LINDA STEVENS
Other Producers : BETH A COLBURN, MARCUS A COLBURN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
123.50	69.37	69.37	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	69.37	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

OHIO
 PIKE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2559
 Prepared : 2/8/24 8:08 AM CST
 Crop Year : 2024

Tract 911 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	5.10	0.00	98
TOTAL	5.10	0.00	

NOTES

Tract Number : 912

Description : M3H C2
FSA Physical Location : OHIO/PIKE
ANSI Physical Location : OHIO/PIKE
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 : STEVEN L SHEPHERD, DAVID MITCHELL STEVENS, LINDA STEVENS
Other Producers : MARCUS A COLBURN, BETH A COLBURN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
124.96	48.08	48.08	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	48.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

Tract Number : 917

Description : M3L C2
FSA Physical Location : OHIO/PIKE
ANSI Physical Location : OHIO/PIKE
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 : STEVEN L SHEPHERD, DAVID MITCHELL STEVENS, LINDA STEVENS

FSA INFORMATION

OHIO
 PIKE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2559
 Prepared : 2/8/24 8:08 AM CST
 Crop Year : 2024

Tract 917 Continued ...

Other Producers : BETH A COLBURN, MARCUS A COLBURN
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.26	30.60	30.60	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	30.60	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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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 - Tract 1

USDA
Pike County, Ohio
 2026 Fairgreens Rd
 Jackson OH 45640
 740-286-5208(P) 855-839-8359(F)

2024 Program Year

Farm 2559
 Tract 917



NOTES:

Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 CRP

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Map Created December 12, 2023

1:4,800

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

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

Tract Cropland Total: 30.60 acres

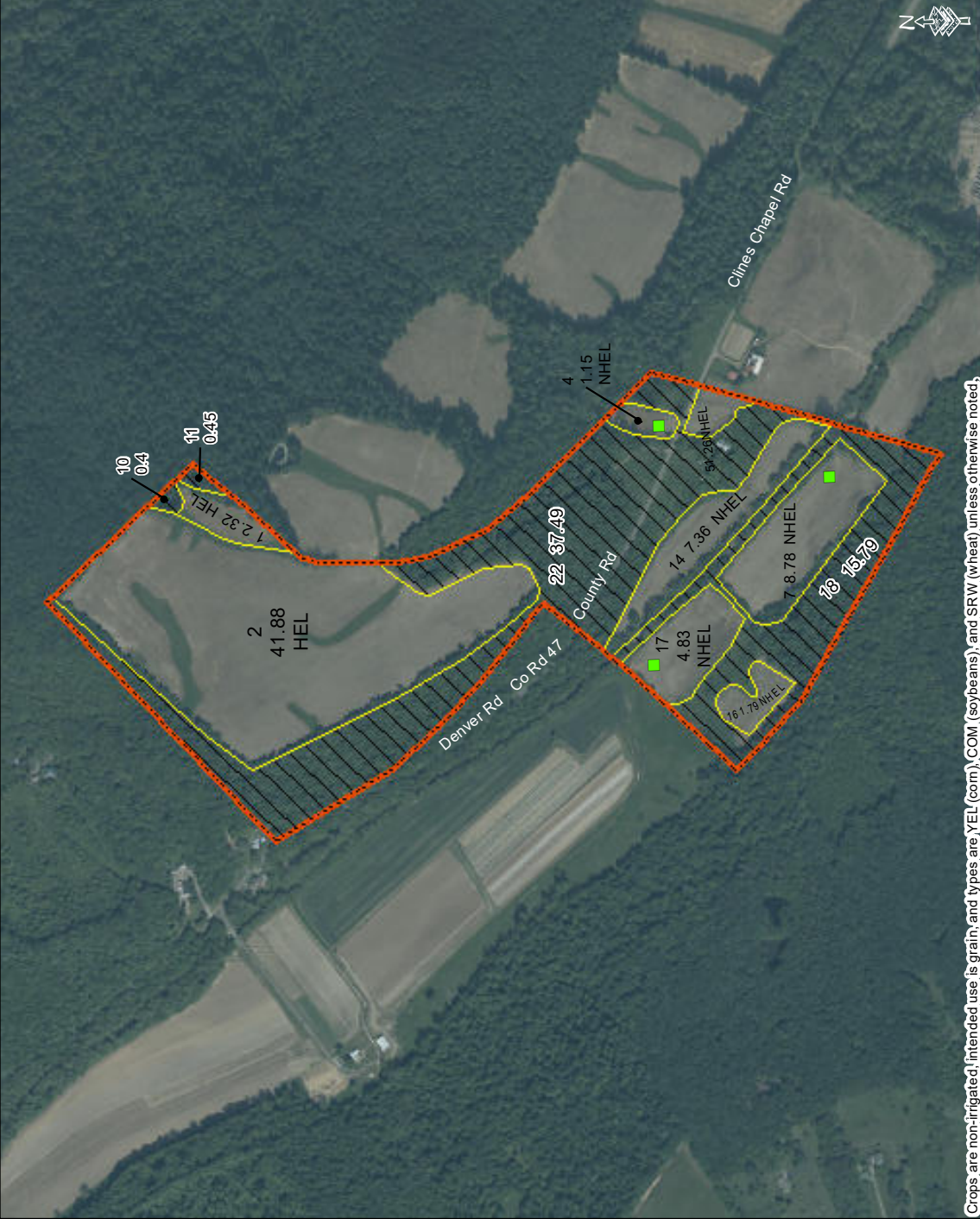
FSA INFORMATION - Tracts 2, 3, 6, and 7

Pike County, Ohio
 2026 Fairgreens Rd
 Jackson OH 45640
 740-286-5208(P) 855-839-8359(F)

2024 Program Year

Farm 2559
 Tract 911

NOTES:



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

1:9,205

Tract Cropland Total: 69.37 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 damages 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
 - CRP
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

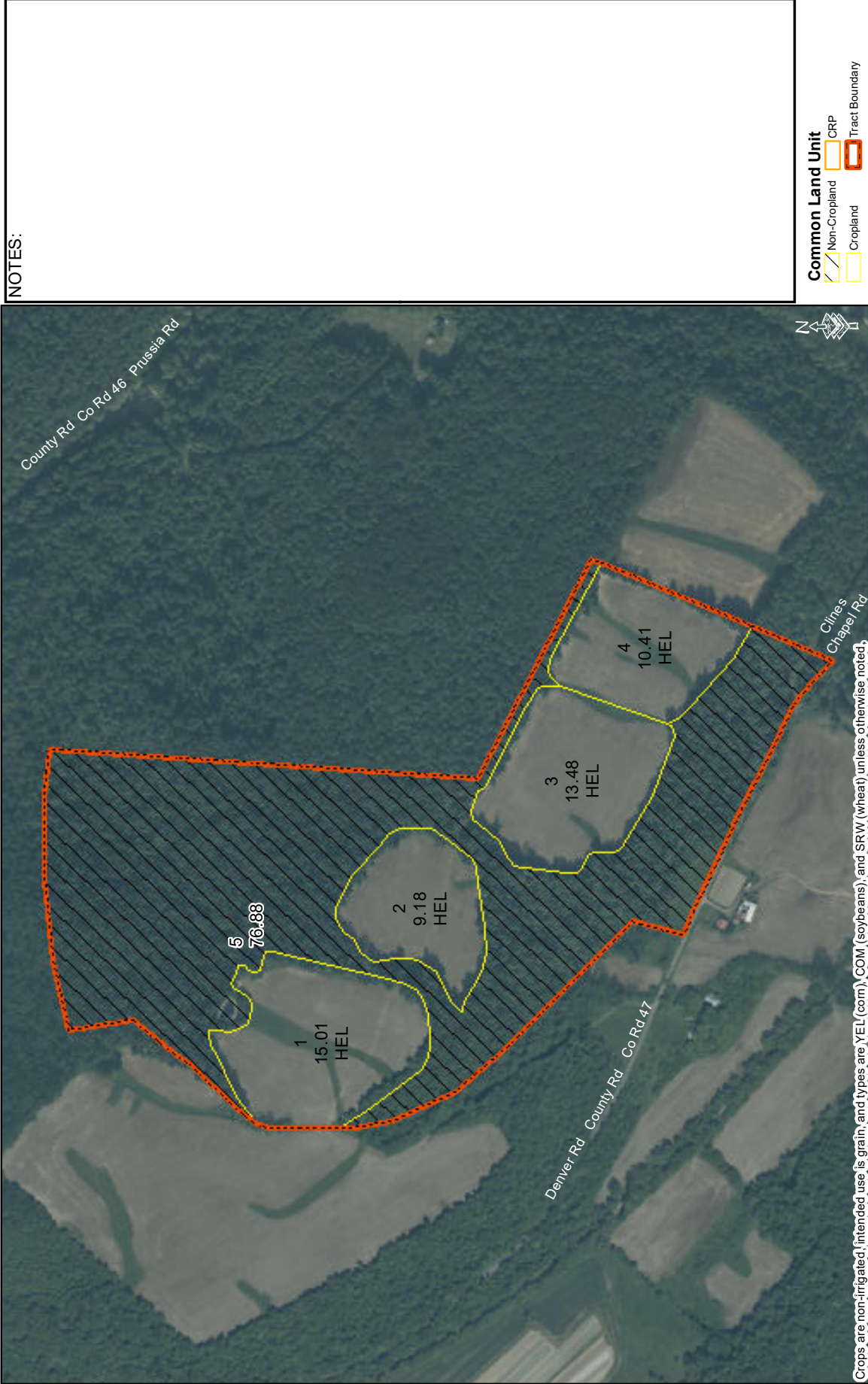
Map Created December 12, 2023

FSA INFORMATION - Tracts 4,5, and 8

Pike County, Ohio
 2026 Fairgreens Rd
 Jackson OH 45640
 740-286-5208(P) 855-839-8359(F)

2024 Program Year

Farm 2559
 Tract 912



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).

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

Map Created December 12, 2023



TAX INFORMATION

TAX INFORMATION - Tract 1

2/8/24, 8:22 PM



Pike County, OH - PEE PEE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 161774000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	W SIDE OF DENVER RD-REAR C-47	55,620	10,710	0.00	360.88	0.00	0.00	360.88

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TAX CHARGES & PAYMENTS

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

Mailing Address - 1st Half Tax Bill

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	180.44	180.44	0.00	0.00	0.00	0.00	0.00	360.88
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	180.44	180.44	0.00	0.00	0.00	0.00	0.00	360.88

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TAX INFORMATION - Tract 1

2/8/24, 8:21 PM



Pike County, OH - PEE PEE TWP - WAVERLY CSD



Parcel 161773000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	126,700	Taxable Value	32,200	Starting Balance	0.00	Real Estate Net Tax	1,085.02	Other Charges and Credits	0.00	Receipts	0.00	Parcel Balance	1,085.02
Property Location	961 DENVER RD														

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TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

SHEPHERD, STEVEN
 5423 STATE ROUTE 772
 PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
 SHEPHERD, STEVEN
 5423 STATE ROUTE 772
 PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	542.51	542.51	0.00	0.00	0.00	0.00	0.00	1,085.02
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	542.51	542.51	0.00	0.00	0.00	0.00	0.00	1,085.02

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TAX INFORMATION - Tracts 2 & 3

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Pike County, OH - PEE PEE TWP - WAVERLY CSD



Parcel 160613000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	142,220	Taxable Value	31,330	Starting Balance	0.00	Real Estate Net Tax	1,055.68	Other Charges and Credits	0.00	Receipts	0.00	Parcel Balance	1,055.68
Property Location	1073 DENVER RD														

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TAX CHARGES & PAYMENTS

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

Mailing Address - 1st Half Tax Bill

SHEPHERD, STEVEN
 5423 STATE ROUTE 772
 PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
 SHEPHERD, STEVEN
 5423 STATE ROUTE 772
 PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	527.84	527.84	0.00	0.00	0.00	0.00	0.00	1,055.68
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	527.84	527.84	0.00	0.00	0.00	0.00	0.00	1,055.68

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TAX INFORMATION - Tract 4

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Pike County, OH - PEE PEE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 160612000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	E SIDE DENVER RD-REAR C-47	58,350	10,110	0.00	340.66	0.00	0.00	340.66

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TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	170.33	170.33	0.00	0.00	0.00	0.00	0.00	340.66
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	170.33	170.33	0.00	0.00	0.00	0.00	0.00	340.66

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TAX INFORMATION - Tract 4

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Pike County, OH - PEE PEE TWP - WAVERLY CSD

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Parcel 160611000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	E SIDE DENVER RD-REAR C-47	27,940	4,110	0.00	138.48	0.00	0.00	138.48

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TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	69.24	69.24	0.00	0.00	0.00	0.00	0.00	138.48
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	69.24	69.24	0.00	0.00	0.00	0.00	0.00	138.48

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Pike County, OH - PEE PEE TWP - WAVERLY CSD

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Parcel 161771000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	961 E SIDE DENVER RD C-47	42,080	14,730	0.00	496.34	0.00	0.00	496.34

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TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	248.17	248.17	0.00	0.00	0.00	0.00	0.00	496.34
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	248.17	248.17	0.00	0.00	0.00	0.00	0.00	496.34

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TAX INFORMATION - Tract 5

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Pike County, OH - PEE PEE TWP - WAVERLY CSD

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Parcel 160616000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	1073 DENVER RD	99,390	14,140	0.00	476.46	0.00	0.00	476.46

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TAX CHARGES & PAYMENTS

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

Mailing Address - 1st Half Tax Bill

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	238.23	238.23	0.00	0.00	0.00	0.00	0.00	476.46
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	238.23	238.23	0.00	0.00	0.00	0.00	0.00	476.46

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Pike County, OH - PEE PEE TWP - WAVERLY CSD



Parcel 160614000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	DENVER - REAR RD	134,750	21,000	0.00	707.60	0.00	0.00	707.60

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TAX CHARGES & PAYMENTS

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

Mailing Address - 1st Half Tax Bill

SHEPHERD, STEVEN
 5423 STATE ROUTE 772
 PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
 SHEPHERD, STEVEN
 5423 STATE ROUTE 772
 PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	353.80	353.80	0.00	0.00	0.00	0.00	0.00	707.60
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	353.80	353.80	0.00	0.00	0.00	0.00	0.00	707.60

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TAX INFORMATION - Tracts 6 & 7

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Pike County, OH - PEE PEE TWP - WAVERLY CSD

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Parcel 160615000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	DENVER RD	60,600	9,880	0.00	332.92	0.00	0.00	332.92

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TAX CHARGES & PAYMENTS

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

Mailing Address - 1st Half Tax Bill

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	166.46	166.46	0.00	0.00	0.00	0.00	0.00	332.92
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	166.46	166.46	0.00	0.00	0.00	0.00	0.00	332.92

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TAX INFORMATION - Tract 8

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Pike County, OH - PEE PEE TWP - WAVERLY CSD

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Parcel 161771000000

2023 Final Values

Owner Name	STEVENS, DAVID MITCHELL, STEVENS, LINDA & SHEPHERD, STEVEN L	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	961 E SIDE DENVER RD C-47	42,080	14,730	0.00	496.34	0.00	0.00	496.34

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TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 3/5/2024
2nd Half Due Date 7/16/2024

SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

Mailing Address - 2nd Half Tax Bill
SHEPHERD, STEVEN
5423 STATE ROUTE 772
PIKETON , OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	248.17	248.17	0.00	0.00	0.00	0.00	0.00	496.34
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	248.17	248.17	0.00	0.00	0.00	0.00	0.00	496.34

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PRELIMINARY TITLE

PRELIMINARY TITLE



LIMITED LIEN TITLE SEARCH REPORT

January 30, 2024

TO: Luke Schrader
Schrader Real Estate

RE: File #2-11331
Property Address: 1073 Denver Road, Waverly, OH 45690

A full marketable title search in the Pike County Records for the real property described in Exhibit A has been made from 6/10/1958 and continuing through the effective date of 01/26/2024, at 7:00 a.m., and the Company finds the following matters of record:

The record title holder is:

AS TO AN EQUITABLE INTEREST: Lana Denewitz

Source of Title: Warranty Deed recorded 06/10/1958 in Deed Book 133, Page 3 of the Pike County records.

AS TO AN EQUITABLE INTEREST: Sam Stevens and Alice Stevens

Source of Title: Warranty Deed recorded 5/29/1950 in Deed Book 104, Page 229, of the Pike County, Ohio records.

AS TO AN EQUITABLE INTEREST: Eudene Ellis AKA Eudene Stevens

Source of Title: Quit Claim Deed recorded 10/02/1975 in Deed Book 187, Page 1 of the Pike County, Ohio records.

AS TO AN EQUITABLE INTEREST: Virginia June Wamsley AKA Virginia June Stevens

Source of Title: Quit Claim Deed recorded 10/02/1975 in Deed Book 187, Page 3 of the Pike County, Ohio records.

AS TO THE REMAINDER: David Mitchell Stevens, Steven L. Shepherd, and Linda Stevens

Source of Title: Quit Claim Deed recorded 06/07/2022 in OR Vol. 380, Page 1455 and Quit Claim Deed recorded 06/07/2022 in OR Vol. 380, Page 1457 of the Pike County, Ohio records.

Mortgages, Liens, & Encumbrances of record:

Page 1 of 11

Corporate Office:

1160 Dublin Road, Ste 500 • Columbus, Ohio 43215

Phone: 866-601-8449 • Fax: 866-936-6606

www.nwtitle.com

PRELIMINARY TITLE

1. No examination of the PACER index of the United States Bankruptcy Court has been made.
2. No examination has been made for any unpaid sewer or water services nor for any unpaid homeowners association dues that either of which could result in an assessment or lien.
3. If any, liens in favor of the State of Ohio that have been filed but not yet indexed in the dockets of the Pike County Common Pleas Clerk, and therefore not discoverable in an examination.
4. Your attention is directed to section 5301.256 of the Ohio Revised Code effective as of October 3, 2023. This law provides adverse consequences against entities purchasing certain classified agricultural real property in the State of Ohio. Known as The Save Our Farmland and Protect Our National Security Act, it requires the Secretary of State to compile and publish a registry of individuals, businesses, organizations, and governments that constitute a threat to the agricultural production of Ohio. The opinions or other information contained in this report shall not cover any loss, cost, or damage that may be incurred as a result of the prohibitions of ownership of applicable agricultural land by covered persons under this Ohio code section.
5. This report does not provide any coverage as to taxes and/or assessments not yet certified for the year 2023 and thereafter, plus any penalties and interest which may accrue. Taxes for 2024 are undetermined and are not yet due and payable, but are a lien nonetheless.

The County Auditor's General Tax Duplicate Records for the Tax Parcel

No. 16-177100.0000 (1.00 ac.) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.

Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.

Assessed Valuations: Land: \$7,180.00 Impr.: \$7,550.00 Total: \$14,730.00

Semi-annual Taxes: \$248.17

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: No

The County Auditor's General Tax Duplicate Records for the Tax Parcel

No. 16-177300.0000 (25 ac.) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.

Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.

Assessed Valuations: Land: \$20,440.00 Impr.: \$11,760.00 Total: \$32,200.00

Semi-annual Taxes: \$542.51

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel

No. 16-177400.0000 (24 ac.) are as follows for the tax year 2023:

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Corporate Office:

1160 Dublin Road, Ste 500 • Columbus, Ohio 43215

Phone: 866-601-8449 • Fax: 866-936-6606

www.nwttitle.com

PRELIMINARY TITLE

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.
Assessed Valuations: Land: \$10,710.00 Impr.: \$0.00 Total: \$10,710.00
Semi-annual Taxes: \$180.44
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

**The County Auditor's General Tax Duplicate Records for the Tax Parcel
No. 16-061100.0000 (8.5 ac.) are as follows for the tax year 2023:**

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.
Assessed Valuations: Land: \$4,110.00 Impr.: \$0.00 Total: \$4,110.00
Semi-annual Taxes: \$69.24
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

**The County Auditor's General Tax Duplicate Records for the Tax Parcel
No. 16-061200.0000 (26.0001 ac.) are as follows for the tax year 2023:**

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.
Assessed Valuations: Land: \$10,110.00 Impr.: \$0.00 Total: \$10,110.00
Semi-annual Taxes: \$170.33
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

**The County Auditor's General Tax Duplicate Records for the Tax Parcel
No. 16-061300.0000 (39.50 ac.) are as follows for the tax year 2023:**

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.
Assessed Valuations: Land: \$24,490.00 Impr.: \$6,840.00 Total: \$31,330.00
Semi-annual Taxes: \$527.84
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

**The County Auditor's General Tax Duplicate Records for the Tax Parcel
No. 16-061400.0000 (43.00 ac.) are as follows for the tax year 2023:**

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.
Assessed Valuations: Land: \$21,000.00 Impr.: \$0.00 Total: \$21,000.00

PRELIMINARY TITLE

Semi-annual Taxes: \$353.80
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel

No. 16-061500.0000 (35.00 ac.) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.

Assessed Valuations: Land: \$9,880.00 Impr.: \$0.00 Total: \$9,880.00

Semi-annual Taxes: \$166.46
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel

No. 16-061600.0000 (45.000 ac.) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.

Assessed Valuations: Land: \$14,140.00 Impr.: \$0.00 Total: \$14,140.00

Semi-annual Taxes: \$238.23
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel

No. 16-061700.0000 (45.000 ac.) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are a lien, due and payable.
Taxes for the second half of 2023, due July 16, 2024 are a lien, not yet due but payable.

Assessed Valuations: Land: \$3,990.00 Impr.: \$0.00 Total: \$3,990.00

Semi-annual Taxes: \$67.23
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

6. Attention is directed to the fact that the premises described under Exhibit A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this report for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

PRELIMINARY TITLE

7. Sam Stevens and Alice Stevens acquired a life estate interest in the subject property by Deed, recorded 5/29/1950 in Deed Book 104, Page 229, of the Pike County records. The life estate holder must join in the execution of the mortgage instrument(s) unless the life estate interest is to be terminated. To terminate the aforementioned life estate interest, a Deed from Sam Stevens and Alice Stevens to David Mitchell Stevens, Steven L. Shepherd, and Linda Stevens must be filed within the Pike County records. Alternatively, if the life estate holder is deceased, an Affidavit (containing a certified Death Certificate) must be recorded. **NOTE: Prior Affidavit of Termination did not include Certified Copies of Death Certificates.**
8. Lana Denewitz acquired a life estate interest in the subject property by Deed, recorded 6/10/1958 in Deed Book 133, Page 3, of the Pike County records. The life estate holder must join in the execution of the mortgage instrument(s) unless the life estate interest is to be terminated. To terminate the aforementioned life estate interest, a Deed from Lana Denewitz to David Mitchell Stevens, Steven L. Shepherd, and Linda Stevens must be filed within the Pike County records. Alternatively, if the life estate holder is deceased, an Affidavit (containing a certified Death Certificate) must be recorded.
9. Virginia June Wamsley AKA Virginia June Stevens acquired a life estate interest in the subject property by Deed, recorded 10/2/1975 in Deed Book 187, Page 3, of the Pike County records. The life estate holder must join in the execution of the mortgage instrument(s) unless the life estate interest is to be terminated. To terminate the aforementioned life estate interest, a Deed from Virginia June Wamsley AKA Virginia June Stevens to David Mitchell Stevens, Steven L. Shepherd, and Linda Stevens must be filed within the Pike County records. Alternatively, if the life estate holder is deceased, an Affidavit (containing a certified Death Certificate) must be recorded.
10. Eudene Ellis AKA Eudene Stevens acquired a life estate interest in the subject property by Deed, recorded 10/2/1975 in Deed Book 187, Page 1, of the Pike County records. The life estate holder must join in the execution of the mortgage instrument(s) unless the life estate interest is to be terminated. To terminate the aforementioned life estate interest, a Deed from Eudene Ellis AKA Eudene Stevens to David Mitchell Stevens, Steven L. Shepherd, and Linda Stevens must be filed within the Pike County records. Alternatively, if the life estate holder is deceased, an Affidavit (containing a certified Death Certificate) must be recorded.
- 11.
12. The premises herein is subject to any and all legal highways, public roads, and right-of-ways referenced in the legal description.
13. Subject to the rights of the public and others entitled thereto in and to the use of that portion of subject property within the bounds of any public roads and highways.

PRELIMINARY TITLE

14. Subject to the rights of the railroad company, D.T. & I Railway, their successors and/or assigns, if any.
15. Subject to the following: a. Riparian rights; or b. Title to that portion of the Land lying below the high water mark of Crooked Creek; or c. Rights of all upper and lower riparian owners and the public in general in and to the waters of the Crooked Creek and the uninterrupted, natural, unpolluted flow thereof. Also subject to the possibilities of accretion and avulsion.
16. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 101, Page 472 of the Pike County records.
17. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 101, Page 483 of the Pike County records.
18. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in Deed Book 101, Page 471 of the Pike County records.
19. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in RW Vol. 2, Page 234 of the Pike County records.
20. Easement(s) granted unto Pike Water, Inc. recorded in OR Vol. 147, Page 729 of the Pike County records.
21. Easement(s) granted unto Board of County Commissioners of Pike County, Ohio recorded in Deed Book 204, Page 4 of the Pike County records.
22. Judgment Entry to Establish Boundary Line recorded in OR Vol. 273, Page 718 of the Pike County records.
23. An oil, gas and/or mineral lease, executed by Walter & Opal Easterday and Donald T. & Norma Jean Brown (Lessor) and Ohio Oil and Gas Co. (Lessee), recorded in OR Vol. 33, Page 324 and all subsequent assignments, if any, of the Pike County records. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
24. An oil, gas and/or mineral lease, executed by Walter & Opal Easterday (Lessor) and Ohio Oil and Gas Co. (Lessee), recorded in OR Vol. 33, Page 328 and all subsequent assignments, if any, of the Pike County records. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

PRELIMINARY TITLE

Please be advised that due to RESPA and liability concerns, this product is separate and apart from any existing or future title insurance commitment on the same property. This report does not guarantee the insurability, transferability, or accuracy of the legal description. It does not cover all items of record, including potential covenants, conditions, restrictions, easements or reservations affecting the property. It does not cover any interest other than fee simple surface interests, and it should not be construed as a report on the status of ownership of any mineral rights. The information contained herein is to be used for reference purposes only and is not to be relied on as a title insurance policy. Accordingly, said information is furnished at a reduced rate, and our liability shall in no event exceed that amount paid for said information.

If you desire a title insurance policy, please submit a written request. If the title is insurable, we will issue you a title insurance commitment with proper requirements needed to insure it. In addition, please advise us if you desire additional information regarding items contained herein or for items not included in this report.

Respectfully,



Traci Kifer
Title Officer

Legal Description attached as Exhibit "A"

PRELIMINARY TITLE

EXHIBIT "A"

PROPERTY ONE:

TRACT ONE:

Situated in the County of Pike, in the State of Ohio and in the Township of Pee Pee and bounded and described as follows:

Beginning at a point in the middle of Crooked Creek Turnpike, Corner to G. Witter, from which a Black-Oak bears North 32 1/2 deg. East 38 links; thence North 32 1/2 deg. E. 12.3 poles to a Black Walnut; thence N. 39 1/2 deg. W. 48 poles to a Black Oak in the line of Dunn's Survey No. 8942; thence with said line North 50 deg. E. 42 poles to a Maple on the East side of small branch and corner to G. Witter; thence N. 3 1/2 Deg. E. 38 poles to a White-Oak; thence N. 41 1/2 deg. W. 80 poles to a stake in the original line of Dunn's Survey No, 8942; thence S. 47 deg. W. 47 1/2 poles to a Wild Cherry tree; thence S. 3 deg. W. 36 poles to a stake; thence S. 32 deg. E. 90 poles to a stake; thence S. 15 1/2 deg. W. 11 poles to a point in the middle of aid Crooked Creek Turnpike; thence with the middle thereof S. 64 1/2 deg. E. 8 poles; thence S. 15 deg. W. 81 poles, crossing the Creek to a stake in the line of said Right-of-Way of the Ohio Southern (now the D.T. & I Ry.); thence with the said right-of-way S. 42 deg. W. 40 1/2 poles; thence S. 49 deg. E. 18 poles; thence S. 57 deg. E. 22 poles to a stake in the said line of right-of-way and corner to Phillip Lorbach; thence with his line N. 17 deg. E. 56 1/2 poles to a stake; thence N. 37 1/2 deg. E. 40 poles, crossing the Creek to a point in the middle of said Crooked Creek Turnpike, corner to said Lorbach and also to George Kerns and J. Christman; thence with the middle of Turnpike N. 49 deg. W. 18 poles; thence N. 61 deg. W. 41 poles to the beginning, save and except therefrom all of the land in said tract lying on the North side of said Turnpike aforesaid which land was sold and conveyed by the former owner Newt. Stevens to Tyre Baggs, containing 46 1/2 acres be the same more or less.

The total number of acres conveyed by this Deed is 50 acres more or less, all of which land lies on the South side of said Crooked Creek Turnpike.

Parcel Nos: 16-177400.0000 and 16-177300.0000

TRACT TWO:

Situated in the Township of Pee Pee, County of Pike and State of Ohio:

Being part of William Wither's survey Nos. 12260 and 12480 and described as follows:

Beginning at a stake on the brink of the hill where three white ashes and a black oak are called for (now gone) an original corner of the survey; thence with the original line S. 96 deg. W. 26 poles to a point in the middle of the Crooked Creek Turnpike; thence with the middle of said Turnpike S. 49 deg. E. 15 poles in said Turnpike; thence N. 37 1/2 deg. E. 23 poles to a stone on top of the Hill; thence N. 52 1/2 deg. W. 2/10 poles to the place of beginning, **containing one acre and 26 poles, more or less** and being the same premises conveyed to Feo. Hibler by Jacob Christman and Wife by deed dated January 24th, 1910 and recorded in Vol. 59 at Page 25 of the Pike County, Ohio Deed Records of which reference is here made.

Parcel No: 16-177100.0000

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PRELIMINARY TITLE

PROPERTY TWO:

Situate in the Township of Pee Pee, County of Pike, end State of Ohio bounded and described as follows:

FIRST TRACT: Being part of E. P. Kendricks Survey No. 12634 originally quantity 320 acres on the waters of Crooked Creek and **containing 14 1/2 acres** and being the same land conveyed by D. Armstrong to Christopher Seiforth.

SECOND TRACT: Being part of E. P. Kendricks Survey No. 12634 originally quantity 320 acres on the waters of Crooked Creek and **containing 14 acres** and being the same land conveyed by D. Armstrong to Christopher Seiforth.

THIRD TRACT: Being part of Survey No. 8884 lying on the waters of Crooked Creek and entered in the name of Dunn and Graham; beginning at a stone where an ash and sugar are called for corner to J. Emmitts 88 acre tract thence with tine of said Emmitts N. 46 W. 55 8/10 poles to a white walnut stump where a white walnut buckeye and mulberry are called for; thence S. 55 W. 8 poles to a stake to said line; thence S. 54 E. 56 7/10 poles to the beginning **containing 1 acre 1 rod and 14 poles more or less.**

FOURTH TRACT: Lying on the waters of Crooked Creek Entry No. 8942. Beginning at a white oak and hickory the North corner to said Survey; thence S. 46 deg. E. 145 poles to a white oak S. 39 poles to a maple and beech S. 47 deg. W. 71 1/2 poles to a stone N. 43 deg. W. 157 poles to a white oak N. 42 E. 94 poles to the beginning **containing 88 acres 9 poles be the same more or less.**

FIFTH TRACT: Being part of Survey No. 12260 and bounded as follows: Beginning at a stone on the E. Side of the Springfield Jackson end Pomeroy Railroad and S.E. corner to a tract conveyed by Christopher Seiforth to James Emmitt; thence S. 46 1/2 E. 11 1/2 poles to a stone; thence S. 50 deg. E. 20 poles to a stone in a branch; thence S. 62 1/2 deg. E. 13 poles to a stone near the S.E. end of trustle work of said Railroad; thence N. 15 deg. E. 56 1/2 poles to a stake in the line of a tract conveyed by said Emmitt to said Seiforth on the 31st day of August, 1868; thence with said line S. 36 deg. W. 20 6/10 poles to a black locust; thence S. 67 1/2 deg. W. 36 poles to a stone corner to said tract thence N. 56 deg. W. 6 9/10 poles to the beginning **containing 5 1/4 acres.**

SIXTH TRACT: Situate in the Virginia Military District lying on the waters of Crooked Creek No. of entry 12328 and 12329 for 85 acres. Beginning at a Maple and beech one of the northerly corners of said survey No. 12328 and 12329; thence with its northerly line S. 70 deg. E. 80 poles to a black oak; thence S. 21 deg. W. 48 poles to three white oaks and a black oak; thence S. 67 deg. W. 24 poles to a beech; thence S. 61 deg. W. 85 poles to a beech one of the Northerly corners to Survey No 8884; thence N. 65 W. 14 poles to an ash and sugar tree; thence N. 46 deg. W. 52 poles to a white oak, buckeye end mulberry; thence S. 55 deg. W. 30 poles to a sugar tree gum and a white oak; thence N. 54 W. 40 poles to a hickory, dogwood and elm; thence N. 40 E. 85 poles to a stake in the southerly line of said survey No. 8942; Thence S. 43 deg. E. 58 1/2 poles to a stone; thence N. 47 deg. E. 71 1/2 poles to the beginning **100 acres more or less.**

PRELIMINARY TITLE

SEVENTH TRACT: Situate in the Virginia Military District and being part of Wallace's Survey No. 12260 and 12480 of 147 acres, beginning at a beech and running thence N. 65 deg. E. 88 1/2 poles to a stone in the center of the County Road; thence with said road S. 47 3/4 Deg. E. 15 poles to a stone in the edge of the road; thence S. 35 deg. West 60 6/10 poles to a black locust; thence S. 67 deg. West 36 poles to a stone; thence N. 32 1/2 deg. W. 41 1/2 poles to the beginning **containing 19 acres 1 rod and 31 poles.**

EIGHTH TRACT: Situate in the Virginia Military District and being part of Survey No. 8884, beginning at a stone and an iron grate bar in the N.W. line of Survey No. 8884 and S. Easterly corner to Survey No. 12328 and 12329; thence S. 56 1/2 E. 19 poles to a stone; thence N. 32 1/2 deg. W. 41 1/2 poles to a beech original corner to survey No. 8884 N. 65 deg. W. 14 poles to an ash and sugar another original corner; thence N. 54 deg. W. 56 7/10 poles to a stake in the original line; thence with same S. 55 deg. W. 22 poles to the beginning **containing 10 acres.**

Parcel Nos. 16-061100.0000, 16-061200.0000, 16-061300.0000, and 16-061400.0000

PROPERTY THREE:

FIRST TRACT:

Situated in Township of Pee Pee. County of Pike and State of Ohio, and bounded and described as follows, to-wit: Situate on the waters of Crooked Creek, in the Virginia Military District, part of Survey No. 12328 and 12329, and beginning at a stone where three white oaks and black oak are called for on the top of the hill an original corner of said survey; thence with one of the lines S. 67 deg. W. 29 poles to a stone in the middle of the County Road to a beech, an original corner of said survey bears S. 67 deg. W. 3 poles; thence with the middle of the County road N. 66 1/2 deg. W. 41 poles to a stake in the middle of the road, a black oak bears north 30 deg. E. 36 links distant; thence N. 30 deg. E. 12 3/10 poles to a black walnut; N. 42 1/2 deg. W. 48 poles to a black oak; thence N. 47 deg. E. 21 6/10 poles to a "Double Beech" and sourwood; thence S. 70 deg. E. 94 poles to the beginning **containing Twenty-Four (24) acres and twelve (12) poles, more or less.**

SECOND TRACT: Beginning at a maple and beech in the Northerly corner of Survey No. 12328 and 12329; thence with its northerly line S. 70 deg. E. 80 poles to a black oak; S. 21 deg. W. 19 poles to a stone, small hickory and white oak in the original line; thence N. 70 deg. W. 94 poles to a stake, sourwood and double beech; thence N. 47 deg. E. 20 2/10 poles to the beginning, **containing ten (10) acres, more or less.**

THIRD TRACT: Beginning at two white oaks and a locust in a line of Walter Dunn's Survey No. 8942 and west corner to Ernest Witter; thence with Dunn's line N. 46 deg. W. 39 poles to two black oaks in said line; thence E. 141 poles to a small hickory in the original line; thence with same S. 26 1/2 deg. W. 30 poles to a stone, N.W. corner to said Witter; thence with his line W. 100 poles to the beginning **containing Twenty (20) acres, more or less,** being a part of Survey No. 12634 and 12635.

FOURTH TRACT: Beginning at a white oak, N. Easterly corner to Walter Dunn Survey No. 8942; thence S. 38 poles to a beech and maple, a south easterly corner to said survey; thence S. 70 deg. E. 14 poles to a white oak, S.W. corner to said Dunn's Survey No. 8862 and 8883; thence N. 6 1/2 deg. E. 80 poles to white oak and hickory, corner to the last named Survey; thence N. 26 1/2 deg. E. 27 poles to a stake in open

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PRELIMINARY TITLE

ground in the line of said Survey No. 8942; thence W. 100 poles to two white oaks and a locust in the line of said Survey No. 8942; thence with said line S. 46 deg. East 88 poles to the beginning, **containing twenty five (25) acres, more or less** and being the S.E. part of Surveys No. 12634 and 12635.

Parcel Nos. 16-061500.0000 and 16-061700.0000

PROPERTY FOUR:

Being off a tract of land containing Ninety Six and One Fourth (96-1/4) acres all of which is a part of William Wither's Surveys No. 12260 and 12480, Schooler and Dunn's Survey No. 12328 and 12329 and Walter Dunn's Survey No. 8942, and bounded and described as follow, to wit:

Beginning at a point in the middle of the Crooked Creek Turnpike, corner to G. Witter, from which a black oak bears N. 33 1/2 deg. East 36 links; thence N. 32 1/2 deg. East 123/10 poles to a black walnut; thence N. 39 1/2 deg. West 48 poles to a black oak in the line of Dunn's Survey No. 8942; thence with said line N. 60 deg. East 42 poles to a maple on the east side of a small branch and corner to G. Witter; thence N. 2 1/2 deg. East 38 poles to a white oak; thence N. 41 1/2 deg. West 80 poles to a stone in the original line of said Dunn's Survey No. 8942; thence S. 47 deg. West 47 1/2 poles to a wild cherry tree; thence S. 3 deg. West 36 poles to a stake; thence S. 32 deg. East 90 poles to a stake; thence S. 15 1/2 deg. West 11 poles to a point in the middle of said Crooked Creek Turnpike; thence with the middle of said turnpike to the place of beginning, **containing Forty Six and One Fourth (46-1/4) acres, more or less**, and being the same premises conveyed to the said Tyre Boggs and Laura Boggs by George Miller and Dorothea Miller, his wife, by deed dated March 17, 1928, and recorded in Volume 79 at page 124 of the deed records of Pike County, Ohio to which for greater certainty of description reference is hereby made. Being the same premises conveyed by Tyre Boggs and Laura Boggs to Lana Denewitz by Warranty Deed dated February 5th, 1930, and being recorded in Volume 81, Page 88, Ross County, Ohio, Deed Records.

Parcel No. 16-061600.0000

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PHOTOS

PHOTOS



TRACT 1



TRACT 2

PHOTOS



TRACT 2 - LOOKING SOUTHEAST



TRACT 5 - LOOKING SOUTHEAST

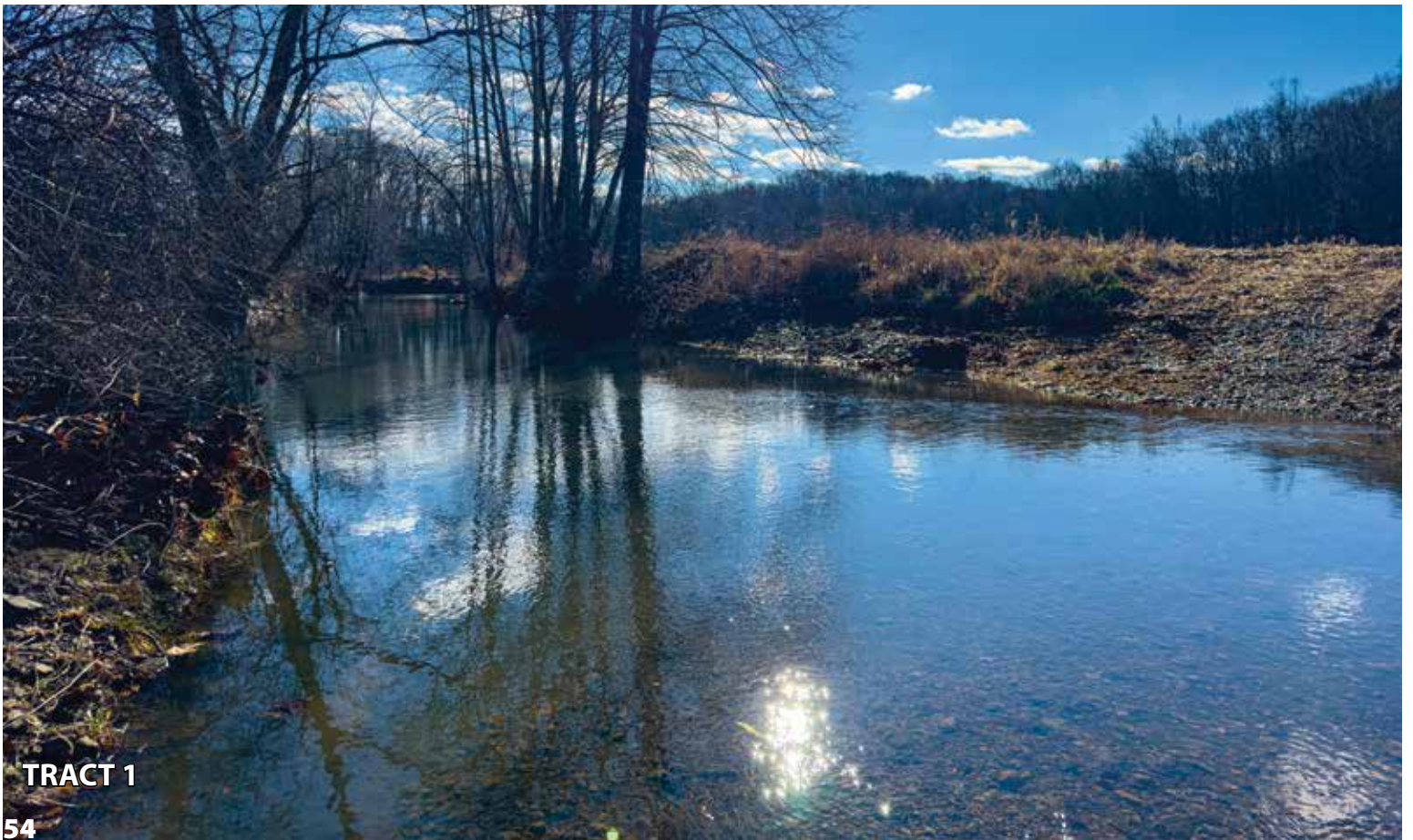
PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 1



EASEMENT



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