

Pike County, Ohio

- 155.18 FSA Cropland Acres
- Excellent Mature Timber
- Beautiful Scenery and Recreational Opportunities
- Potential Building Sites - County Water Access
- Great Whitetail Presence
- 2 Homes
- Tracts Offered in 5± to 66± Acres in Size

400± Acres

Offered in 11 Tracts
or Combinations



INFORMATION BOOKLET

*Quality
Pike County*
LAND

AUCTION

call 800.451.2709 visit SchraderAuction.com



- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

MULTI-TRACT AUCTIONS

In-Cooperation-With—



WEDNESDAY, AUGUST 28 • 6PM

Auction Held at the Pike County Senior Center, Waverly, OH 45690

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: Stephens Family Trust

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 AND CONDITIONS:

PROCEDURES: The property will be offered in 11 individual tracts, any combination of tracts, or as a total 400± acre unit. There will be open bidding on all tracts and combinations during the auction 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, and all parcels or lots as a whole.

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.

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 Trustees 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 subject to the 2024 farm lease.

REAL ESTATE TAXES / ASSESSMENTS: Seller shall pay the real

estate taxes assessed against the purchased tracts for 2024 (due in 2025), or the estimated amount thereof, at the time of closing. Buyer shall pay 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 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.

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

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** **Page 5**
- **ONLINE BIDDING REGISTRATION FORM** **Page 7-8**
- **LOCATION MAP & AERIAL TRACT MAPS** **Page 9-12**
- **SOIL MAPS (Soils, Topo Contours, Flood Zone)** **Page 13-19**
- **FSA INFORMATION** **Page 21-27**
- **TAX INFORMATION** **Page 29-38**
- **PRELIMINARY TITLE** **Page 39-48**
- **PHOTOS** **Page 49-60**

For Information Call Auction Managers:

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



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, AUGUST 28, 2024
400± ACRES – PIKE COUNTY, 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 Wednesday, August 21, 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
400± Acres • Pike County, Ohio
Wednesday, August 28, 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 Wednesday, August 28, 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, Wednesday, August 21, 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.

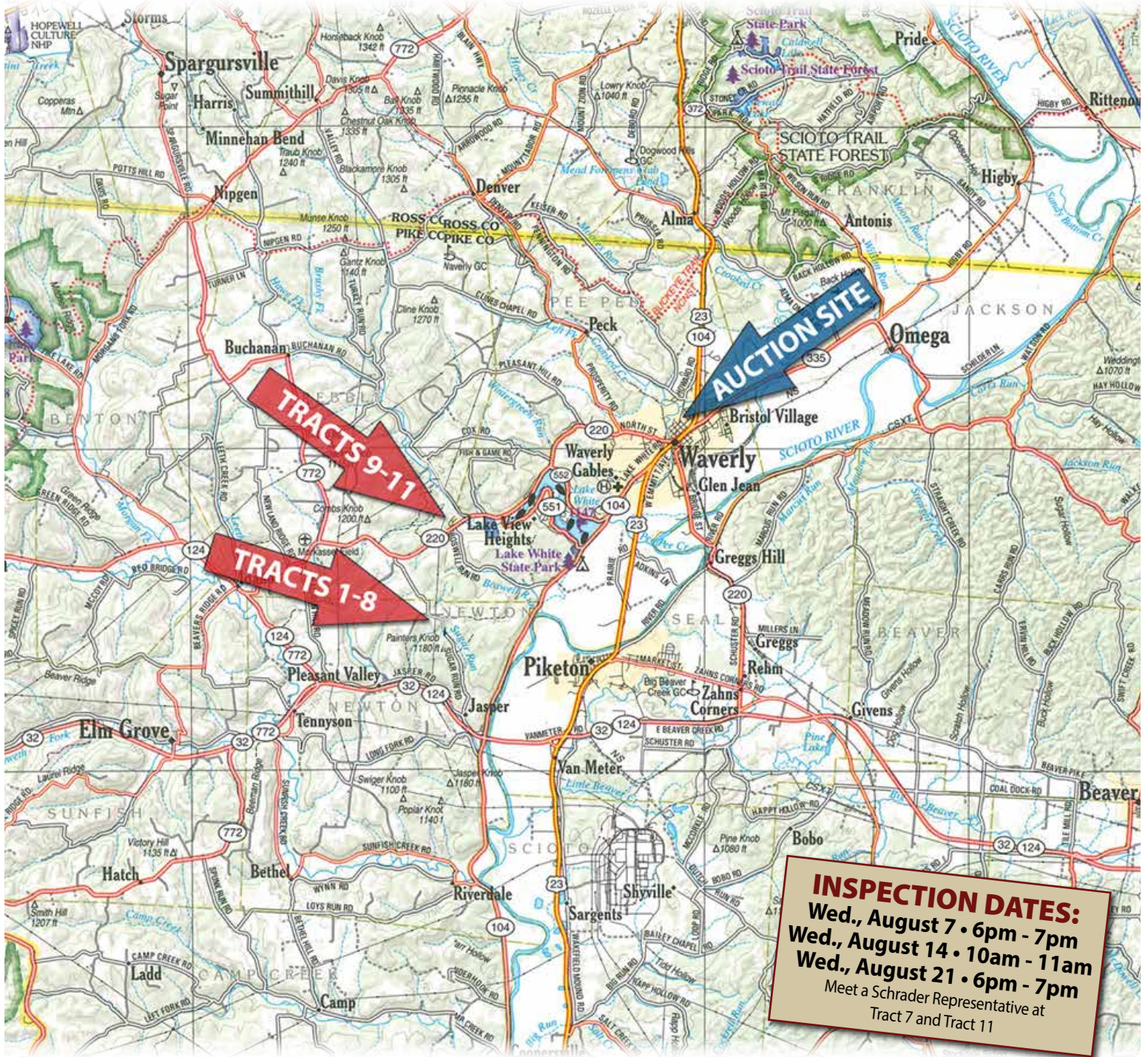
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



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

PROPERTY ADDRESS:

TRACTS 1-8: 2385 SUGAR RUN RD, Piketon, OH 45661

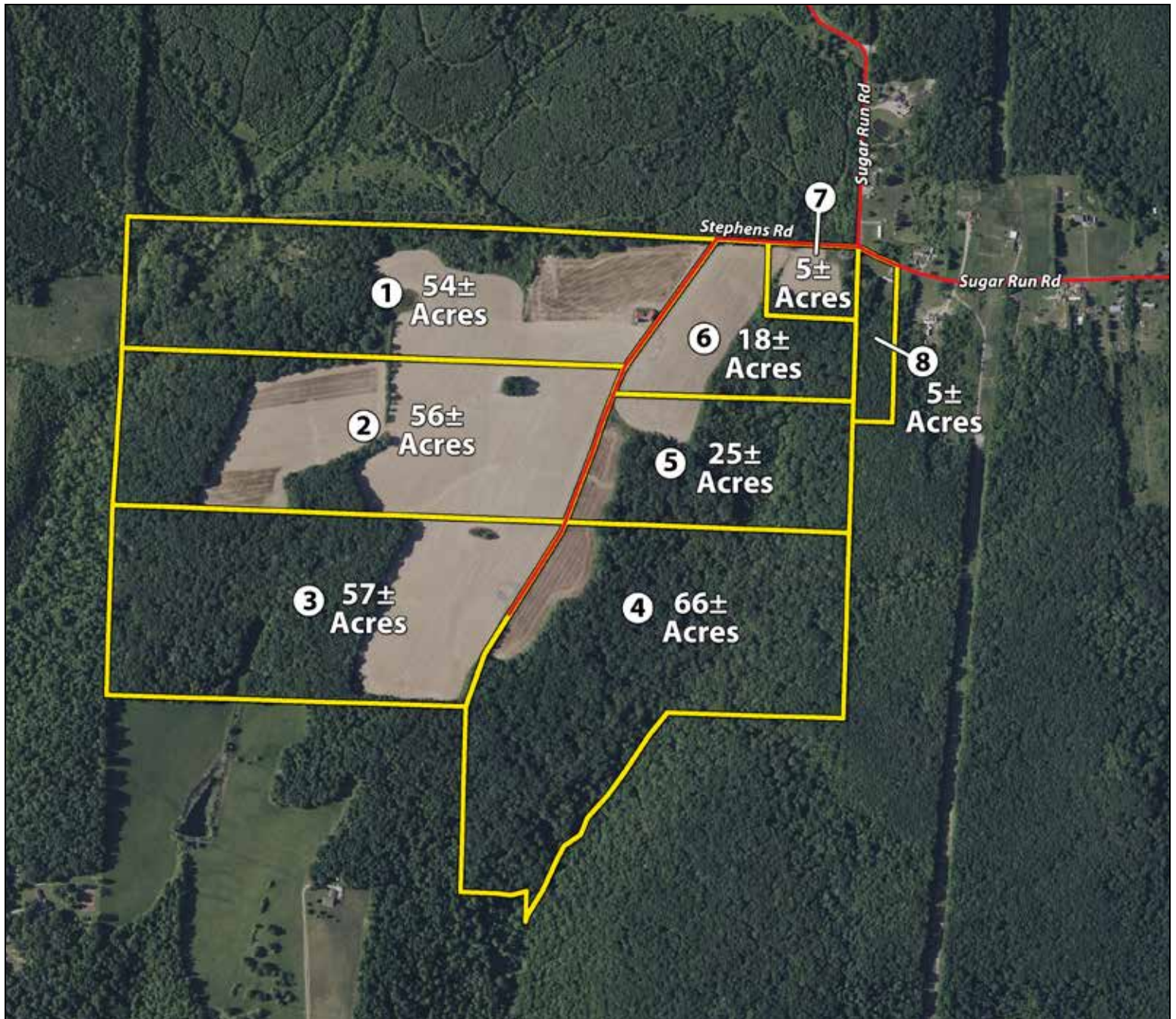
TRACTS 9-11: BOSWELL RUN RD, Piketon, OH 45661

DIRECTIONS TO PROPERTY:

TRACTS 1-8: Take 220 West out of Waverly for 6.5 miles, then turn left onto Sugar Run Rd. Continue on for a mile and a half, and the property will be on your right.

TRACTS 9-11: Take 220 West out of Waverly for 5 miles, then turn right onto Boswell Run Rd. The property will be on your left in 500 ft.

AERIAL MAP - TRACTS 1-8



TRACT DESCRIPTIONS:

TRACT 1: 54± ACRES including approx. 50% cropland, several outbuildings, a pond, and woodland. A diversified tract with many opportunities!

TRACT 2: 56± ACRES that is one of the higher percentage tillable tracts in the offering, containing primarily Coolville silt loam soils. With its combination of hardwood timber it has outstanding income potential!

TRACT 3: 57± ACRES containing a mix of cropland, woodland, and grassland. If you are looking for a quality hunting property or a secluded setting be sure to investigate this tract!

TRACT 4: 66± ACRES of primarily wooded timberland. This tract contains some of the best mature timber on the property!

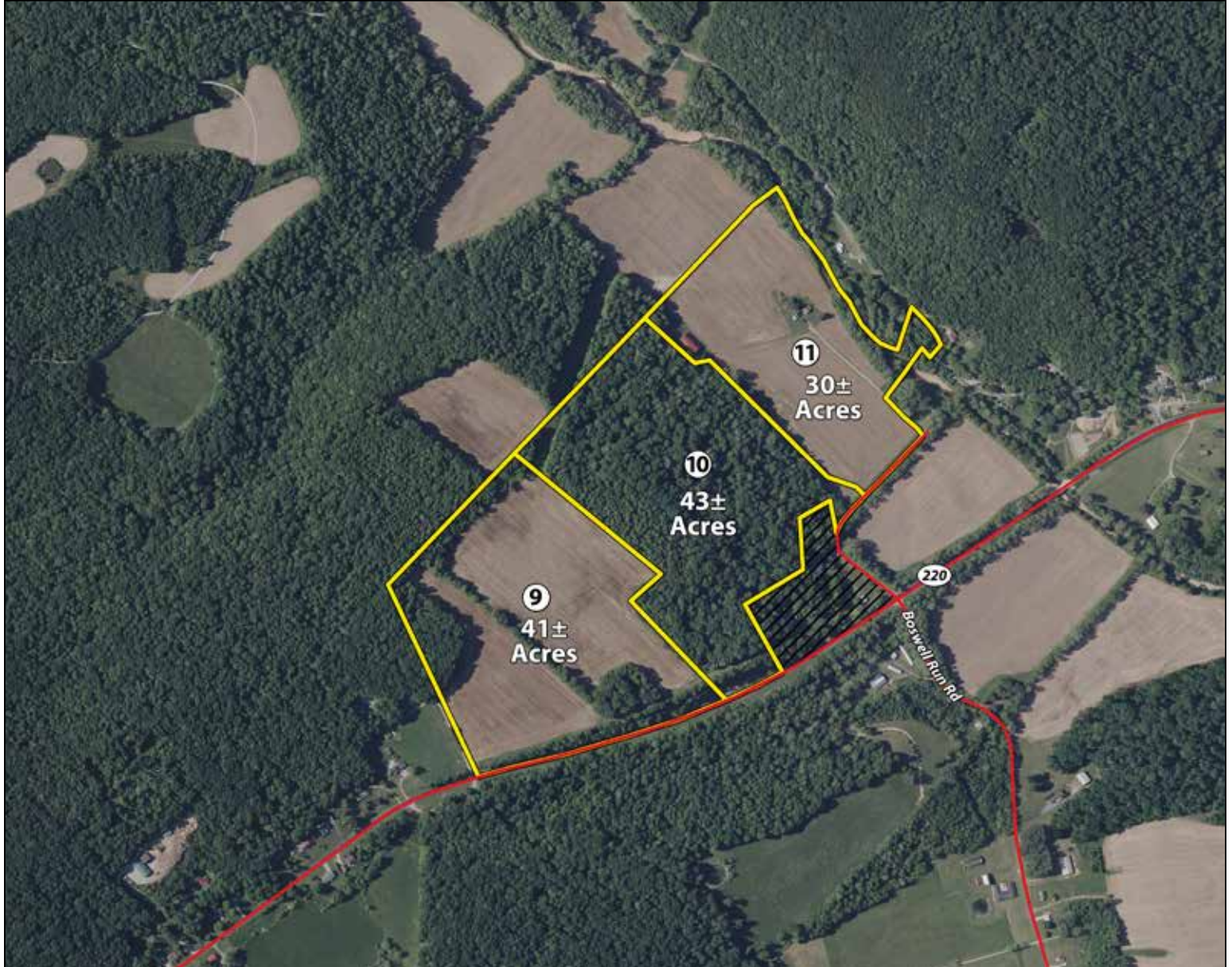
TRACT 5: 25± ACRES of rolling cropland and wooded land creating for a beautiful setting! A great rural homestead tract or hunting tract.

TRACT 6: 18± ACRES including Tilsit silt loam and Gilpin silt loam soils as well as some wooded settings.

TRACT 7: 5± ACRES including a 2,688 sq. ft. home including the full basement. A fantastic rural homestead!

TRACT 8: 5± ACRES that makes for a promising build site with an existing access to county water and septic. If you are looking for a place to build a home you will want to give this tract a hard look!

AERIAL MAP - TRACTS 9-11



TRACT DESCRIPTIONS:

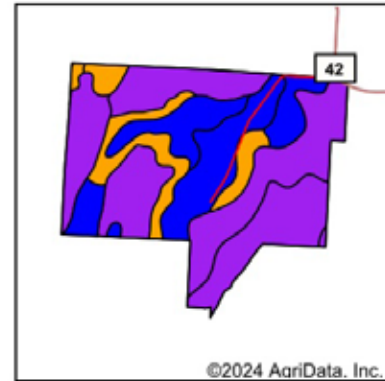
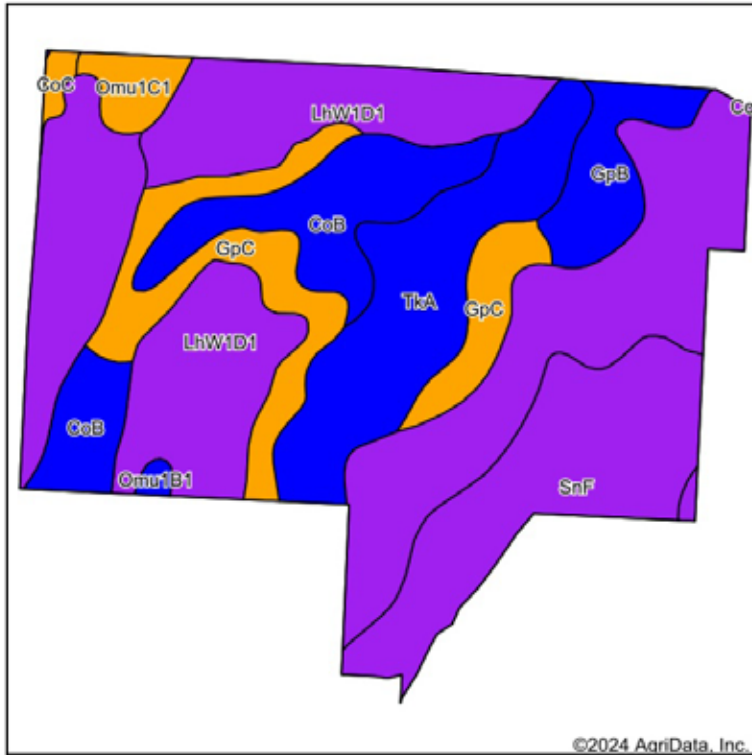
TRACT 9: 41± ACRES of primarily productive cropland containing Omulga silt loam soils. A great tillable tract!

TRACT 10: 43± ACRES of wooded land. Be sure to investigate the hunting layout!

TRACT 11: 30± ACRES containing a 1,300 sq. ft. home, outbuildings, and cropland comprised of various silt loam soils including Elkinsville silt loam. A beautiful setting with income!

SOIL INFORMATION

SOIL MAP - TRACTS 1-8



State: Ohio
 County: Pike
 Location: 39° 4' 32.18, -83° 4' 57.54
 Township: Newton
 Acres: 290.96
 Date: 3/18/2024

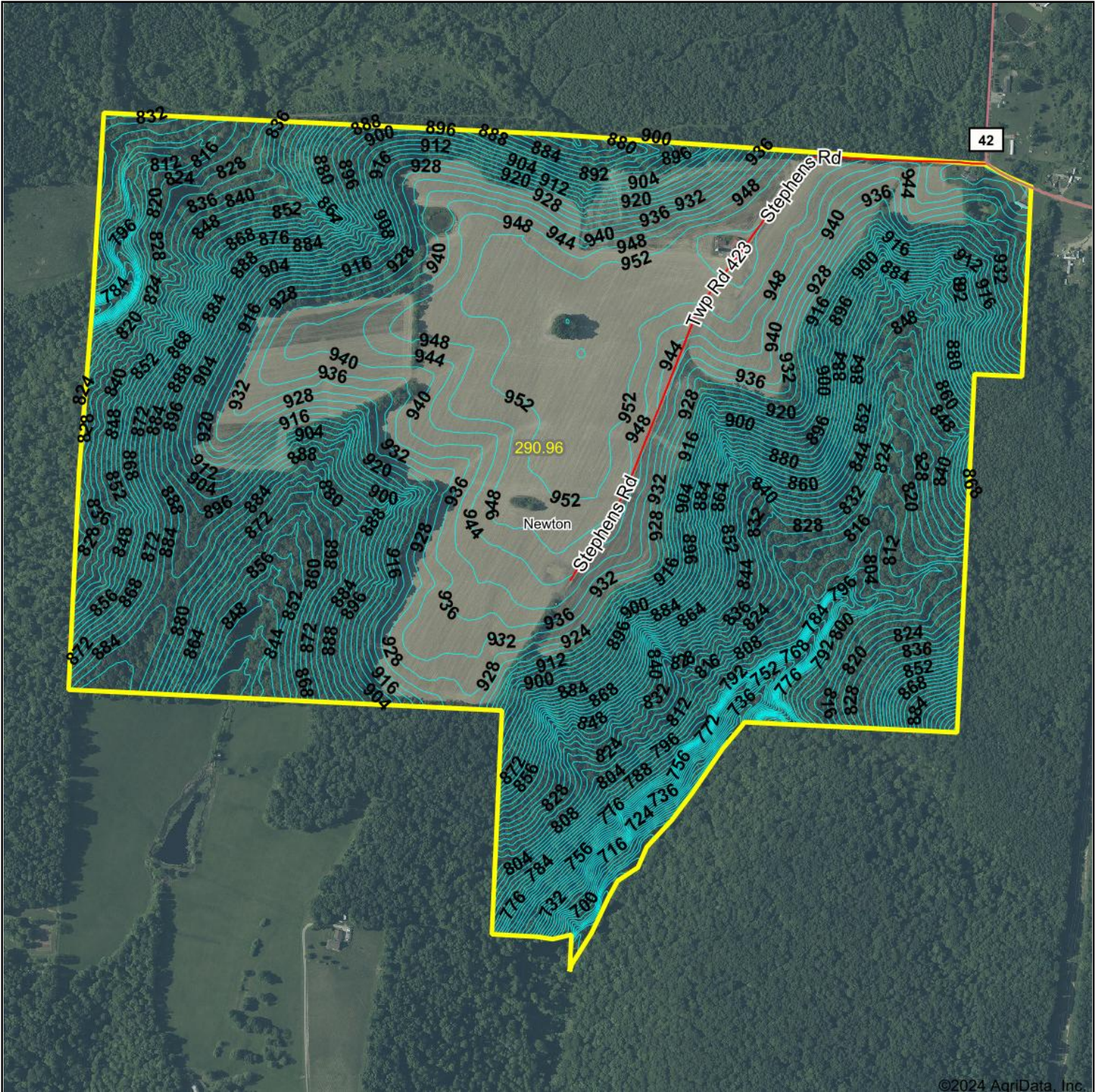


Soils data provided by USDA and NRCS.

Area Symbol: OH131, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Tobacco Lbs	Wheat Bu	Winter wheat Bu	*eFOTG PI	
LhW1D1	Latham-Wharton silt loams, 15 to 25 percent slopes	106.67	36.7%		Ve	80	3.5	4.5			20			25	42	
SnF	Shelocta-Brownsville association, steep	64.02	22.0%		Vie					6					0	
TKA	Tiltsit silt loam, 0 to 3 percent slopes	37.30	12.8%		Ilw	105	3		50	6	50		50		68	
GpC	Gilpin silt loam, 8 to 15 percent slopes	30.99	10.7%		Ille										59	
CoB	Coolville silt loam, 1 to 8 percent slopes	30.85	10.6%		Ile	95			65		30	2700		40	67	
GpB	Gilpin silt loam, 3 to 8 percent slopes	13.07	4.5%		Ile										63	
Omu1C1	Omulga silt loam, 6 to 12 percent slopes	5.46	1.9%		Ille	105	4	6			27			45	61	
CoC	Coolville silt loam, 8 to 15 percent slopes	1.55	0.5%		Ille	90	3		65				40		63	
Omu1B1	Omulga silt loam, 2 to 6 percent slopes	0.95	0.3%		Ile	120	4.5	6.5			36			55	65	
Weighted Average						4.11	55.7	1.8	1.8	13.7	2.1	17.6	287.2	6.6	14.4	42

TOPO CONTOURS MAP - TRACTS 1-8



©2024 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 660.2

Max: 961.8

Range: 301.6

Average: 886.8

Standard Deviation: 56.33 ft



3/18/2024

Pike County
Ohio

Boundary Center: 39° 4' 30.32, -83° 4' 57.71

Maps Provided By:

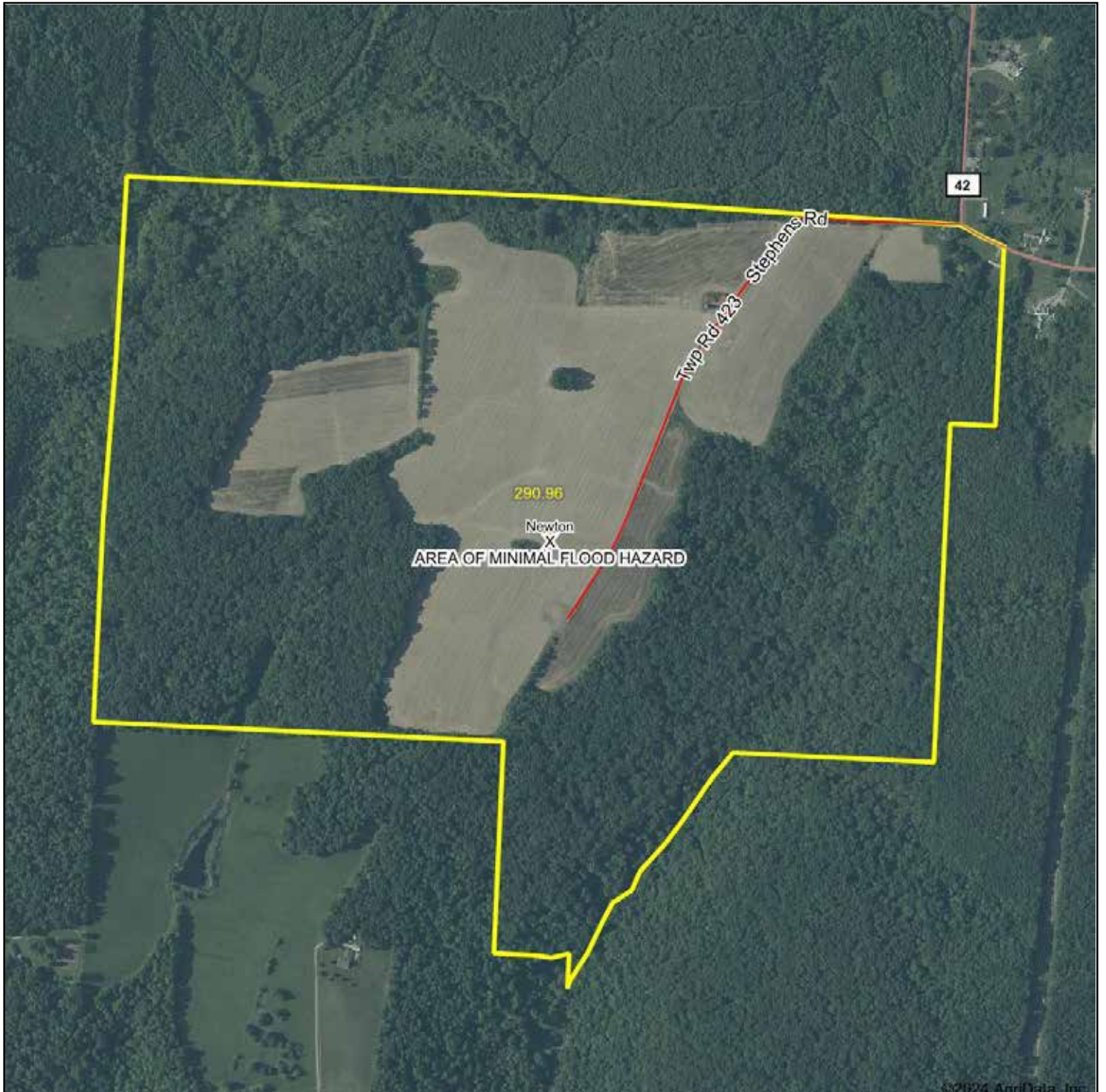


© AgriData, Inc. 2023

www.AgriDataInc.com

FLOOD ZONE MAP - TRACTS 1-8

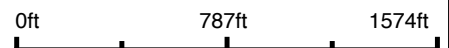
Parcel map



©2024 AgriData, Inc.



Boundary Center: 39° 4' 30.32, -83° 4' 57.71



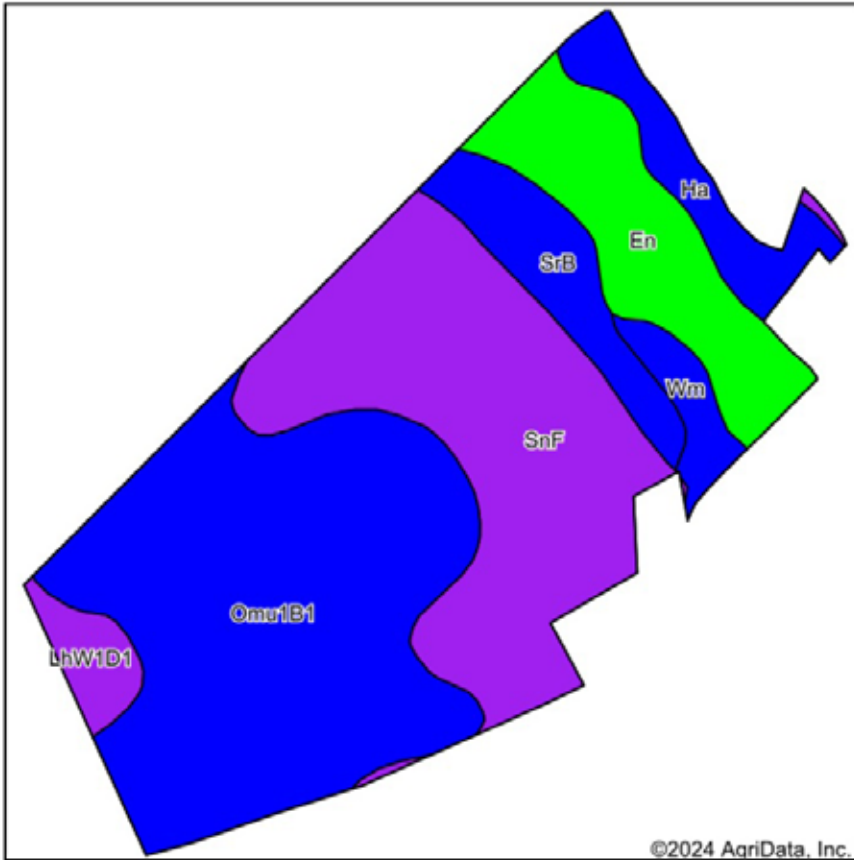
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIDataInc.com

Pike County
Ohio

3/18/2024

Flood related information provided by FEMA

SOIL MAP - TRACTS 9-11



State: Ohio
 County: Pike
 Location: 39° 6' 20.77, -83° 4' 0.53
 Township: Pebble
 Acres: 114.35
 Date: 3/18/2024



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Maps Provided By:

© AgriData, Inc. 2023

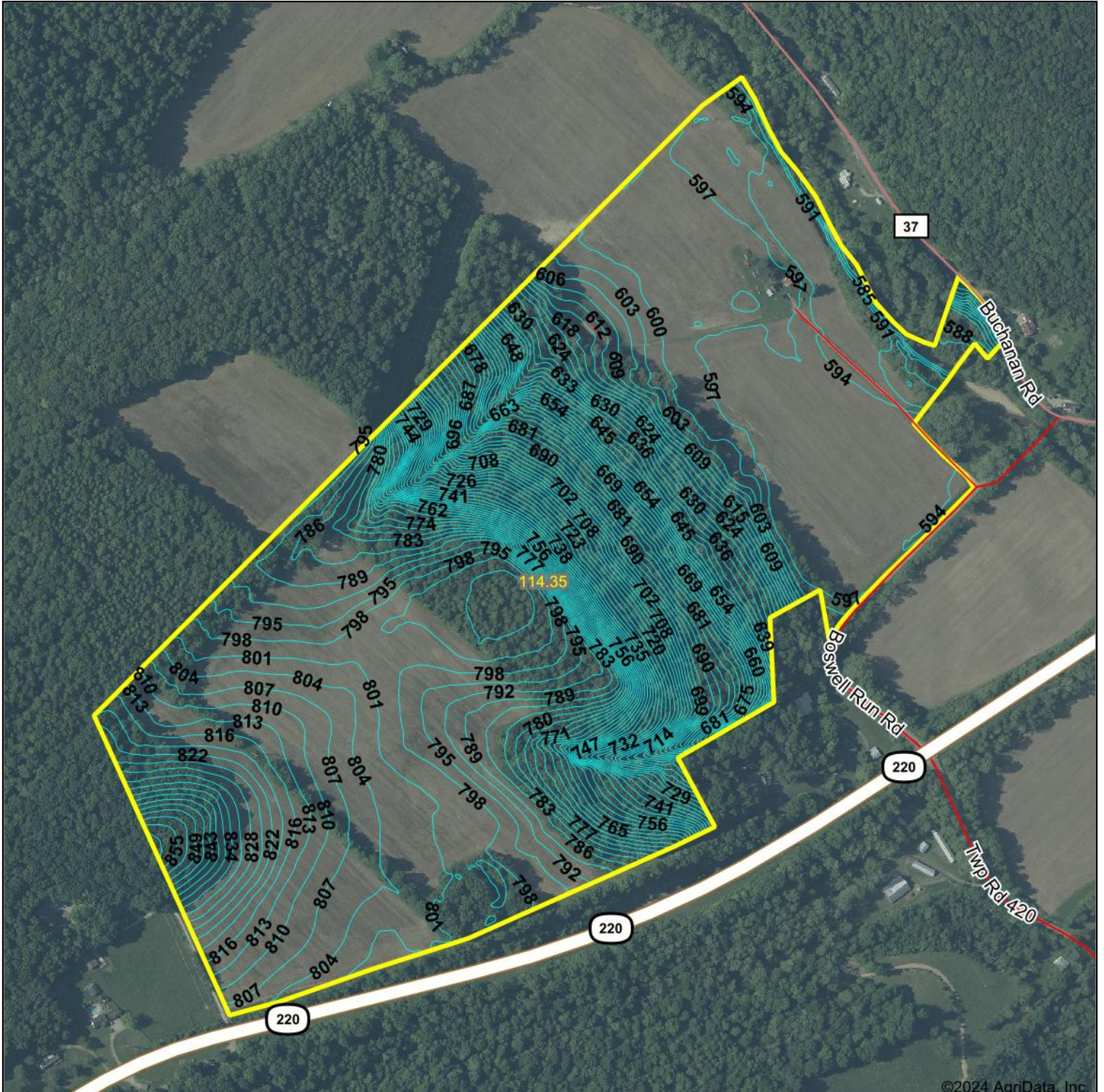
www.AgriDataInc.com

Area Symbol: OH131, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*eFOTG PI
Omu1B1	Omulga silt loam, 2 to 6 percent slopes	45.60	39.9%		Ile	120	4.5	6.5		36		55	65
SnF	Shelocta-Brownsville association, steep	34.85	30.3%		Vle				6				0
En	Elkinsville silt loam, 0 to 2 percent slopes, rarely flooded	14.26	12.5%		Iw	129	4			40	3790	47.2	78
SrB	Skidmore Variant gravelly loam, 3 to 8 percent slopes	7.58	6.6%		Ile	95				30	3100	40	57
Ha	Haymond silt loam, occasionally flooded	6.30	5.5%		Iiw	115				39	3500	35	66
LhW1D1	Latham-Wharton silt loams, 15 to 25 percent slopes	2.98	2.6%		Ve	80	3.5	4.5		20		25	42
Wm	Wilbur silt loam, occasionally flooded	2.98	2.6%		Iiw	100				35	3500	35	66
Weighted Average					3.17	81.3	2.4	2.7	1.8	24.9	962.2	34	45.9

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

TOPO CONTOURS MAP - TRACTS 9-11



©2024 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

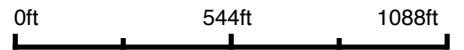
Min: 582.2

Max: 858.9

Range: 276.7

Average: 714.6

Standard Deviation: 91.21 ft



3/18/2024

Pike County
Ohio

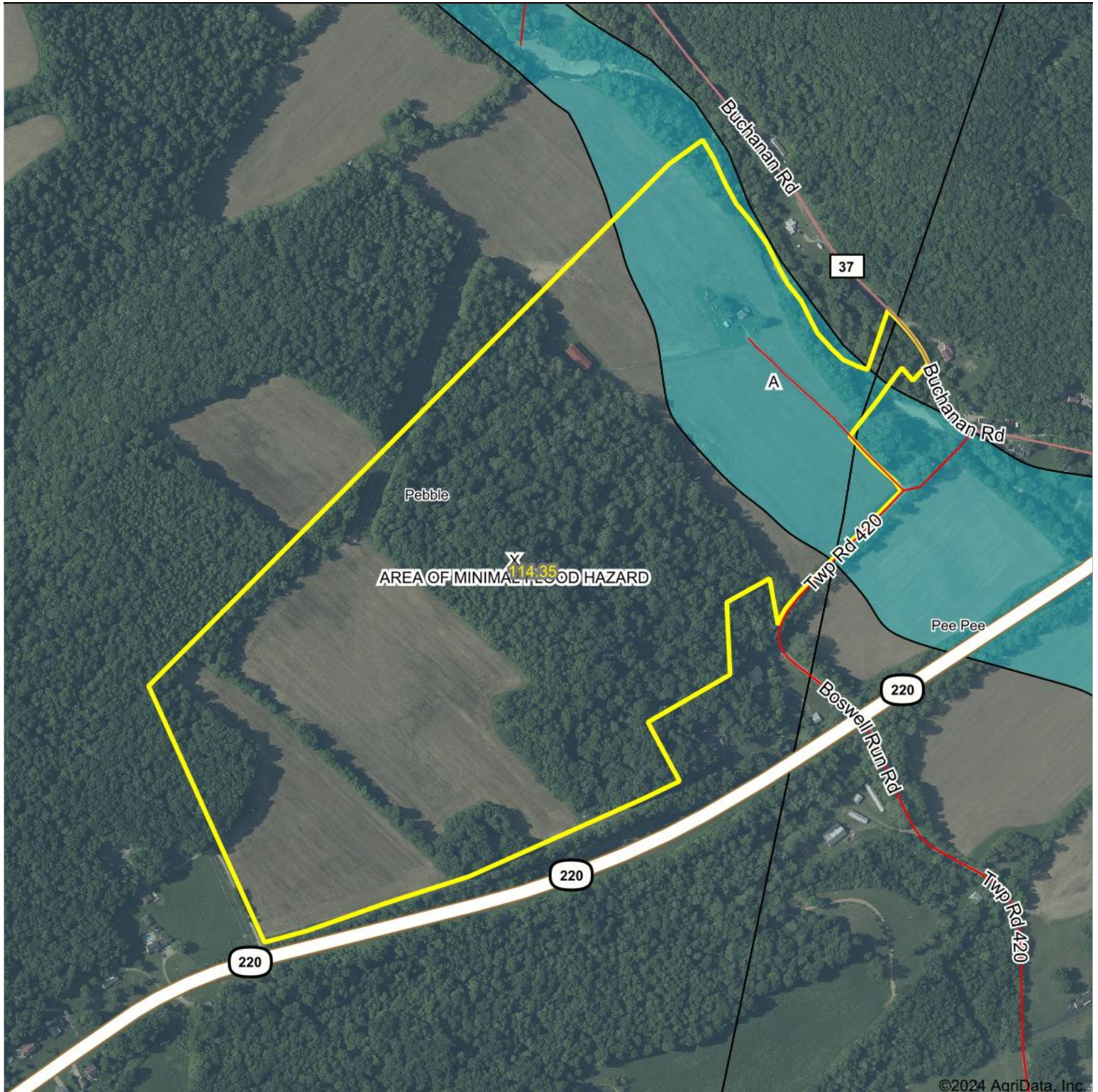
Boundary Center: 39° 6' 20.97, -83° 4' 1.04

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

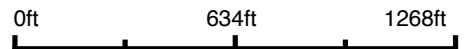
FLOOD ZONE MAP - TRACTS 9-11



©2024 AgriData, Inc.



Boundary Center: 39° 6' 20.97, -83° 4' 1.04



Pike County
Ohio



3/18/2024



FSA INFORMATION

FSA INFORMATION

OHIO
 PIKE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 1429
 Prepared : 7/1/24 11:59 AM CST
 Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DANNY STEPHENS
 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
391.89	155.18	155.18	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	155.18	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	53.90	0.00	98	
TOTAL	53.90	0.00		

NOTES

--

Tract Number : 721

Description : K5L B2 & K5H A2
 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 : ELIZABETH STEPHENS
 Other Producers : TIMOTHY S KNISLEY, ANTHONY W STEPHENS
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
126.55	57.68	57.68	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	57.68	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 : 1429
 Prepared : 7/1/24 11:59 AM CST
 Crop Year : 2024

Tract 721 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.79	0.00	98
TOTAL	20.79	0.00	

NOTES

Tract Number : 732

Description : K6H A1
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 : ELIZABETH STEPHENS
Other Producers : TIMOTHY S KNISLEY, ANTHONY W STEPHENS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
170.08	79.30	79.30	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	79.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	21.80	0.00	98
TOTAL	21.80	0.00	

NOTES

Tract Number : 733

Description : K6H A1
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

FSA INFORMATION

OHIO
 PIKE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1429
 Prepared : 7/1/24 11:59 AM CST
 Crop Year : 2024

Tract 733 Continued ...

WL Violations : None
 Owners : ELIZABETH STEPHENS
 Other Producers : TIMOTHY S KNISLEY, ANTHONY W STEPHENS
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.26	18.20	18.20	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	18.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	11.31	0.00	98
TOTAL	11.31	0.00	

NOTES

--

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

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

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

FSA INFORMATION - TRACTS 1-3

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

2024 Program Year

Farm 1429
 Tract 732

NOTES:



1:5,571

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).

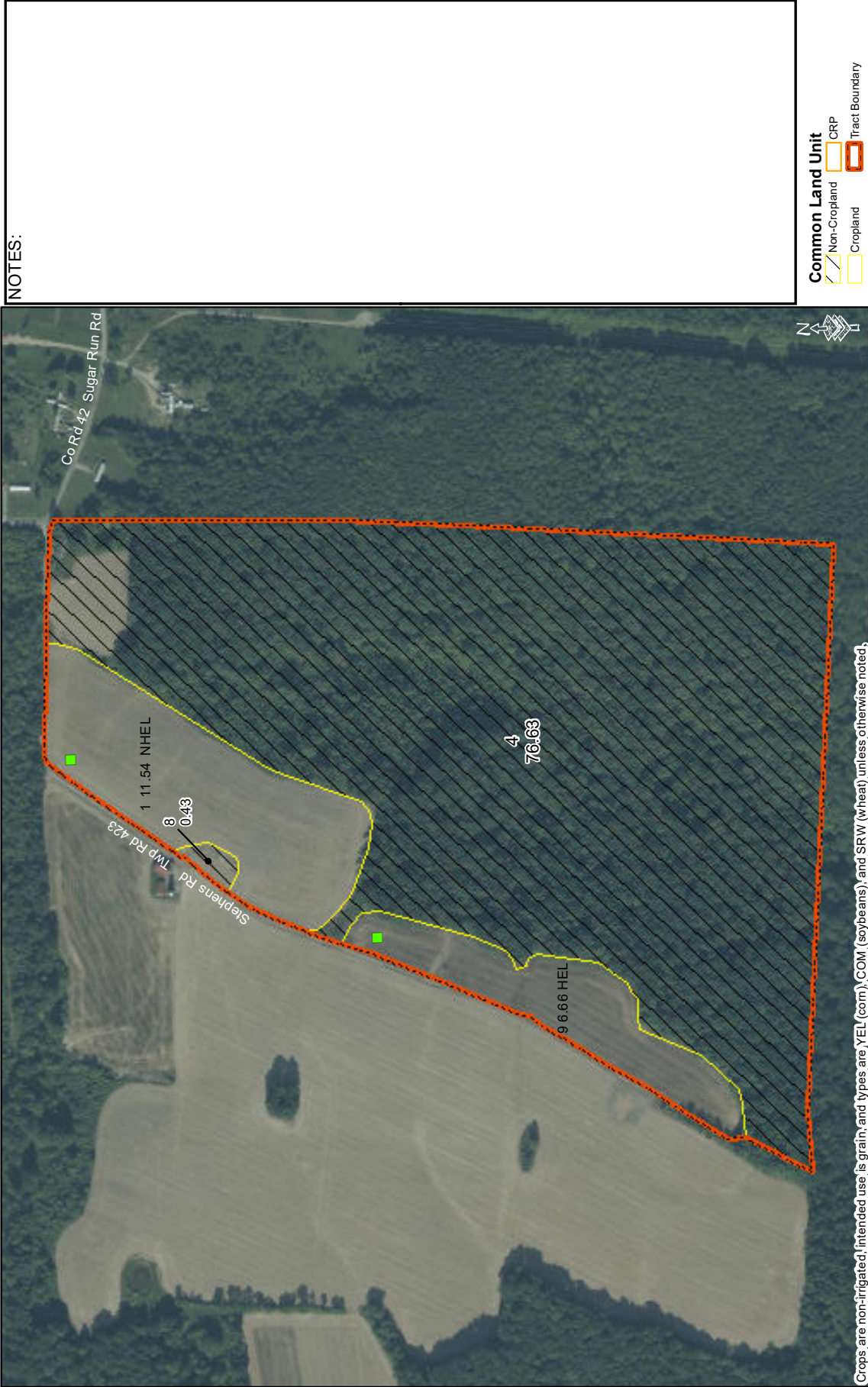
Map Created December 12, 2023

FSA INFORMATION - TRACTS 4-8

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

2024 Program Year

Farm 1429
 Tract 733



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 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).

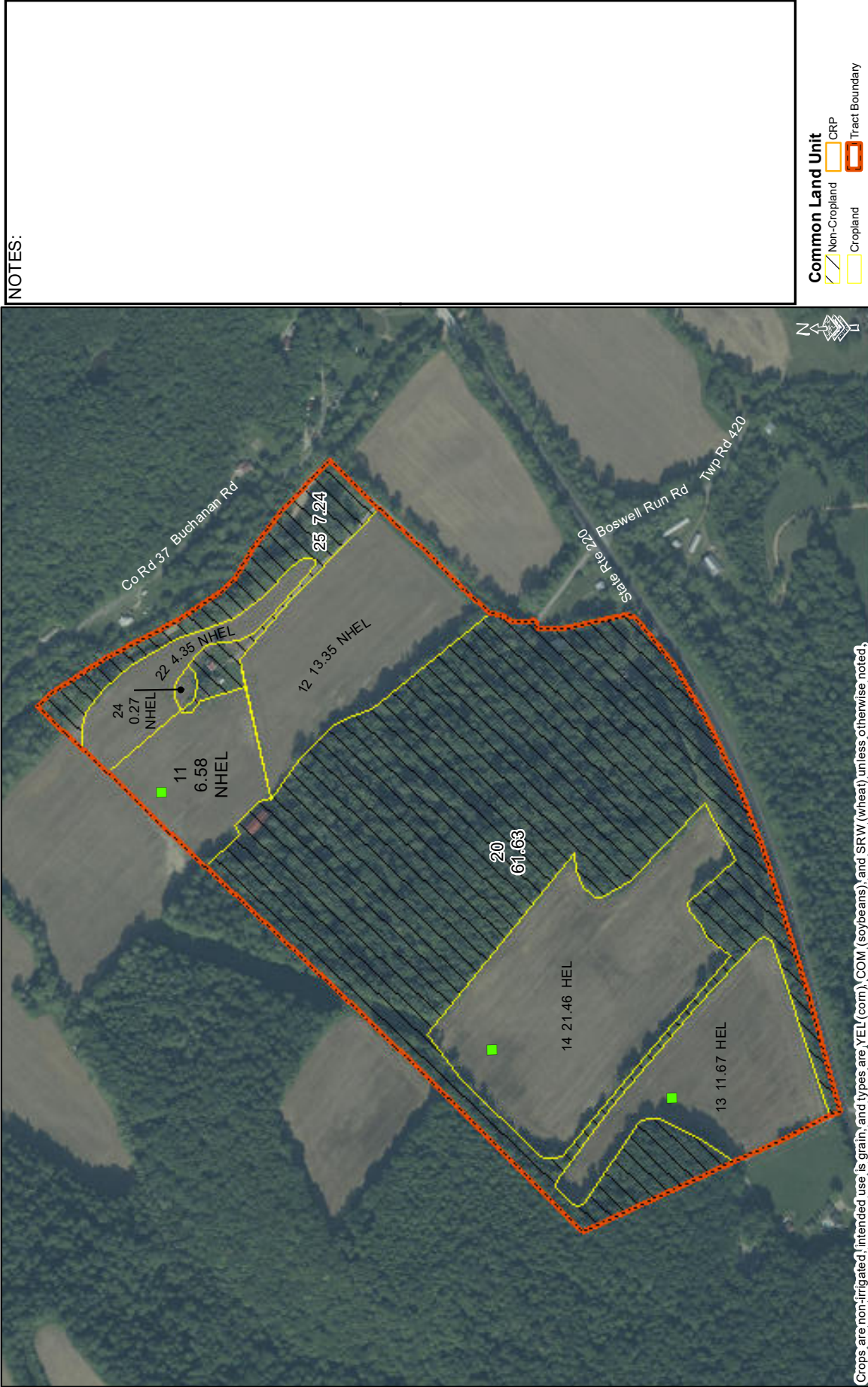
Map Created December 12, 2023

FSA INFORMATION - TRACTS 9-11

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

2024 Program Year

Farm 1429
 Tract 721



NOTES:

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 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).

Tract Cropland Total: 57.68 acres

1:6,509

- 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



TAX INFORMATION

TAX INFORMATION - TRACTS 1 & 2

7/19/24, 2:34 PM



Pike County, OH - NEWTON TWP - SCIOTO VALLEY LSD

Enter Parcel or Map Number

Search



Parcel 130746000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST	Market Taxable Value	Starting Value	Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	W SIDE SUGAR RUN RD C-42	198,780	21,760	0.00	691.14	0.00	(691.14)	0.00

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

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

Mailing Address - 1st Half Tax Bill

STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	345.57	345.57	0.00	0.00	0.00	0.00	(691.14)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	345.57	345.57	0.00	0.00	0.00	0.00	(691.14)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal
Research Corporation

Date	Amount	Description
6/24/2024	345.57	Payment
2/22/2024	345.57	Payment
Total: 691.14		

TAX INFORMATION - TRACT 1+2+5-7

7/19/24, 2:35 PM



Pike County, OH - NEWTON TWP - SCIOTO VALLEY LSD

Enter Parcel or Map Number

Search



Parcel 130745000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	15 STEPHENS RD C-42	344,980	75,240	0.00	2,068.40	0.00	(2,068.40)	0.00

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

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

STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	1,034.20	1,034.20	0.00	0.00	0.00	0.00	(2,068.40)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	1,034.20	1,034.20	0.00	0.00	0.00	0.00	(2,068.40)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal Research Corporation

Date	Amount	Description
6/24/2024	1,034.20	Payment
2/22/2024	1,034.20	Payment
Total: 2,068.40		

TAX INFORMATION - TRACTS 3+4

7/19/24, 2:33 PM



Pike County, OH - NEWTON TWP - SCIOTO VALLEY LSD

Enter Parcel or Map Number

Search



Parcel 130744000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	S END STEPHENS RD T-423 AT END	157,960	20,050	0.00	636.82	0.00	(636.82)	0.00

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

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

Mailing Address - 1st Half Tax Bill

STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	318.41	318.41	0.00	0.00	0.00	0.00	(636.82)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	318.41	318.41	0.00	0.00	0.00	0.00	(636.82)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal Research Corporation

Date	Amount	Description
6/24/2024	318.41	Payment
2/22/2024	318.41	Payment
Total:		636.82

TAX INFORMATION - TRACT 6

7/19/24, 2:32 PM



Pike County, OH - NEWTON TWP - SCIOTO VALLEY LSD

Enter Parcel or Map Number

Search



Parcel 130743000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	S END STEPHENS RD T-423	4,520	380	0.00	12.06	0.00	(12.06)	0.00

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

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

STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	6.03	6.03	0.00	0.00	0.00	0.00	(12.06)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals: 0.00		6.03	6.03	0.00	0.00	0.00	0.00	(12.06)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal Research Corporation

Date	Amount	Description
6/24/2024	6.03	Payment
2/22/2024	6.03	Payment
Total: 12.06		

TAX INFORMATION - TRACT 8

7/19/24, 2:35 PM



Pike County, OH - NEWTON TWP - SCIOTO VALLEY LSD

Enter Parcel or Map Number

Search



Parcel 130627080000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	6,870	Taxable Value	980	Starting Balance	0.00	Real Estate Net Tax	31.12	Other Charges and Credits	0.00	Receipts	(31.12)	Parcel Balance	0.00
Property Location	2385 SUGAR RUN RD														

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

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

STEPHNS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHNS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	15.56	15.56	0.00	0.00	0.00	0.00	(31.12)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals: 0.00		15.56	15.56	0.00	0.00	0.00	0.00	(31.12)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal Research Corporation

Date	Amount	Description
6/24/2024	15.56	Payment
2/22/2024	15.56	Payment
Total: 31.12		

TAX INFORMATION - TRACTS 9-11

7/19/24, 2:36 PM



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140136000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	268,370	Taxable Value	68,580	Starting Balance	0.00	Real Estate Net Tax	1,508.46	Other Charges and Credits	0.00	Receipts	(1,508.46)	Parcel Balance	0.00
Property Location	BOSWELL RUN RD														

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

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

STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHENS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	754.23	754.23	0.00	0.00	0.00	0.00	(1,508.46)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals: 0.00		754.23	754.23	0.00	0.00	0.00	0.00	(1,508.46)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal
Research Corporation

Date	Amount	Description
6/24/2024	754.23	Payment
2/22/2024	754.23	Payment
Total: 1,508.46		

TAX INFORMATION - TRACTS 9-11

7/19/24, 2:43 PM



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140137000000

2023 Final Values

Owner Name	STEPHNS FAMILY TRUST, THE	Market Value	65,060	Taxable Value	14,680	Starting Balance	0.00	Real Estate Net Tax	2,098.32	Other Charges and Credits	(640.76)	Receipts	(1,457.56)	Parcel Balance	0.00
------------	---------------------------	--------------	--------	---------------	--------	------------------	------	---------------------	----------	---------------------------	----------	----------	------------	----------------	------

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

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

STEPHNS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHNS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	1,049.16	1,049.16	0.00	0.00	0.00	(640.76)	(1,457.56)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals: 0.00		1,049.16	1,049.16	0.00	0.00	0.00	(640.76)	(1,457.56)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal Research Corporation

Date	Amount	Description
6/24/2024	408.40	Payment
2/22/2024	1,049.16	Payment
Total: 1,457.56		

TAX INFORMATION - TRACT 11

7/19/24, 2:37 PM



Pike County, OH - PEE PEE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 160418000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	30,240	Taxable Value	9,440	Starting Balance	0.00	Real Estate Net Tax	318.10	Other Charges and Credits	0.00	Receipts	(318.10)	Parcel Balance	0.00
Property Location	1889 RT 220														

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

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

Mailing Address - 1st Half Tax Bill

STEPHENS FAMILY TRUST, THE
DANNY STEPHENS
122 RANDALL DRIVE RD
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHENS FAMILY TRUST, THE
DANNY STEPHENS
122 RANDALL DRIVE RD
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	159.05	159.05	0.00	0.00	0.00	0.00	(318.10)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	159.05	159.05	0.00	0.00	0.00	0.00	(318.10)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal
Research Corporation

Date	Amount	Description
6/24/2024	159.05	Payment
2/22/2024	159.05	Payment
Total:		318.10

TAX INFORMATION - TRACT 11

7/19/24, 2:39 PM



Pike County, OH - PEE PEE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 160417000000

2023 Final Values

Owner Name	STEPHENS FAMILY TRUST, THE	Market Value	1,950	Taxable Value	680	Starting Balance	0.00	Real Estate Net Tax	22.90	Other Charges and Credits	0.00	Receipts	(22.90)	Parcel Balance	0.00
Property Location	RT 220														

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

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

STEPHNS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill
STEPHNS FAMILY TRUST, THE
122 RANDALL DR
PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2024

	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	11.45	11.45	0.00	0.00	0.00	0.00	(22.90)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals: 0.00		11.45	11.45	0.00	0.00	0.00	0.00	(22.90)	0.00

Data extracted from County files
7/18/2024 10:31:43 PM

Copyright © 2024 Appraisal Research Corporation

Date	Amount	Description
6/24/2024	11.45	Payment
2/22/2024	11.45	Payment
Total: 22.90		

PRELIMINARY TITLE

PRELIMINARY TITLE



LIMITED LIEN TITLE SEARCH REPORT

July 25, 2024

TO: Tommy Brewster
Brewster Real Estate & Auction Co. LLC
200 East Emmitt Avenue
Waverly, OH 45690

RE: File #2-11582
Property Address: 2385 Sugar Run Road, Piketon, OH 45661

A full marketable title search in the Pike County Records for the real property described in Exhibit A has been made from 7/31/1975 and continuing through the effective date of 07/24/2024, at 7:00 a.m., and the Company finds the following matters of record:

The record title holder is:

A. Elizabeth Stephens, Trustee or their Successor(s) as Trustee of The Stephens Family Trust, dated January 26, 2005

Source of Title: Quit Claim Deed recorded 02/18/2005 in OR Vol. 226, Page 976 and Quit Claim Deed recorded 02/18/2005 in OR Vol. 226, Page 978 of the Pike County, Ohio records.

Mortgages, Liens, & Encumbrances of record:

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

Page 1 of 9

Corporate Office:
1160 Dublin Road, Ste 500 • Columbus, Ohio 43215
Phone: 866-601-8449 • Fax: 866-936-6606
www.nwttitle.com

PRELIMINARY TITLE

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. 13-062708-0000 (5 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.

Taxes for the second half of 2023, due July 16, 2024 are paid.

Assessed Valuations: Land: \$6,870.00 Impr.: \$0.00 Total: \$6,870.00

Semi-annual Taxes: \$15.56

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 13-074300.0000 (4 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.

Taxes for the second half of 2023, due July 16, 2024 are paid.

Assessed Valuations: Land: \$4,520.00 Impr.: \$0.00 Total: \$4,520.00

Semi-annual Taxes: \$6.03

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 13-074400.0000 (100 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.

Taxes for the second half of 2023, due July 16, 2024 are paid.

Assessed Valuations: Land: \$20,050.00 Impr.: \$0.00 Total: \$20,050.00

Semi-annual Taxes: \$318.41

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 13-074500.0000 (80 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.

Taxes for the second half of 2023, due July 16, 2024 are paid.

Assessed Valuations: Land: \$33,420.00 Impr.: \$41,820.00 Total: \$75,240.00

Page 2 of 9

Corporate Office:

1160 Dublin Road, Ste 500 • Columbus, Ohio 43215

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

www.nwttitle.com

PRELIMINARY TITLE

Semi-annual Taxes: \$1,034.20
Semi-annual Assessments: \$0.00
Homestead Reduction: Yes
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 13-074600.0000 (82 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.
Taxes for the second half of 2023, due July 16, 2024 are paid.
Assessed Valuations: Land: \$21,760.00 Impr.: \$0.00 Total: \$21,760.00
Semi-annual Taxes: \$345.57
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 14-013600.0000 (85.17 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.
Taxes for the second half of 2023, due July 16, 2024 are paid.
Assessed Valuations: Land: \$50,920.00 Impr.: \$17,660.00 Total: \$68,580.00
Semi-annual Taxes: \$754.23
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 14-013700.0000 (30.356 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.
Taxes for the second half of 2023, due July 16, 2024 are paid.
Assessed Valuations: Land: \$14,640.00 Impr.: \$0.00 Total: \$14,640.00
Semi-annual Taxes: \$1,049.16
Semi-annual Assessments: \$0.00
Homestead Reduction: No
CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No.16-041700.0000 (2 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.
Taxes for the second half of 2023, due July 16, 2024 are paid.
Assessed Valuations: Land: \$6,870.00 Impr.: \$0.00 Total: \$6,870.00
Semi-annual Taxes: \$15.56

PRELIMINARY TITLE

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

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 16-041800.0000 (11.29 acres) are as follows for the tax year 2023:

Taxes for the first half of 2023, due February 27, 2024 are paid.

Taxes for the second half of 2023, due July 16, 2024 are paid.

Assessed Valuations: Land: \$9,440.00 Impr.: \$0.00 Total: \$9,440.00

Semi-annual Taxes: \$159.05

Semi-annual Assessments: \$0.00

Homestead Reduction: No

CAUV: Yes

6. Taxes for Parcel No. 13-074500.000 are subject to a Homestead Reduction in the amount of \$141.88 per half year, and therefore taxes may be subject to increase upon change in status or ownership or upon failure to otherwise qualify for the Homestead Exemption/Reduction.
7. 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.
8. The premises herein is subject to any and all legal highways, public roads, and right-of-ways referenced in the legal description.
9. 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.
10. Easement(s) granted unto Pike Water, Inc. recorded in OR Vol. 89, Page 390 of the Pike County records.
11. Easement(s) granted unto South Central Power Company recorded in Deed Book 222, Page 118 of the Pike County records.
12. Memorandum of Trust for The Stephens Family Trust, dated January 26, 2005 recorded in OR Vol. 306, Page 289, of the Pike County records. An Affidavit of Trustee should be obtained to update the recorded Memorandum of Trust regarding trustee appointment and powers. **NOTE: Subject property not listed.**

Page 4 of 9

PRELIMINARY TITLE

13. An oil, gas and/or mineral lease, executed by Earl D. and Elizabeth Stephens (Lessor) and Ohio Oil and Gas (Lessee), recorded in Lease Vol. 30, Page 746 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.

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:

Situate in the Township of Newton, County of Pike, State of Ohio, being part of Virginia Military Survey No. 2755, and also being part of an original 179.506 acre tract conveyed to LRM Limited as recorded in OR Vol 70, Page 383, Pike County Deed Records, and being bounded and described as follows:

Beginning at a spike (found) at the intersection of the centerlines of Sugar Run Road (C42) and Stephens Road (T423), said spike being the NW corner of the tract of which this is a part, thence with the centerline of said Sugar Run Road, S 68° 11' 00" E 243.00 feet to spike (set); thence leaving said Sugar Run Road and with two new division lines through the tract of which this is a part, S 0° 51' 00" W, passing a 5/8" rebar (set) at 29.65 feet a total distance of 916.36 feet to a 5/8" rebar (set); thence N89° 09' 00" W 226.91 feet to a 5/8" rebar (set) in the line of Elizabeth Stephens (OR Vol 54, Pg 854 and Vol 97, Pg. 237, Parcel One, First Tract PCDR); thence with said Elizabeth Stephens, N 0° 51' 00" E 1003.34 feet to the place of beginning **containing 5.000 acres, more or less**, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the S 68° 11' 00" E line as per survey by Ronald P. Henry for Albert and Mary Roman, dated Dec. 1984. The above survey was performed under the supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658, on Oct 21, 1997.

Parcel No. 13-062708.0000

PROPERTY TWO:

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

Being a part of Survey No 14329 and being Lot No 15 of the subdivision of said survey and bounded and described as follows, to wit.

FIRST TRACT: Beginning at a post (original white oak and red oak now gone), thence with S line of said premises S 87° E 130 poles to a stake SW corner to R. Joseph, thence with his line N (old call N 1° E 100 poles) no N 5° E 102 poles to a stake in the center of County Road, thence with Township Road N 85 ½° W 128 poles to a white oak corner of Second Street, thence with the line of same S 5 ½° W 104 poles to the place of beginning, **containing 78 3/4 Acres, be the same more or less. Save and Except about 1/2 an acre** in the NW corner used for school house grounds, and also the right of a pass way or road across the E side of the above described lands, 100 poles in length, for an outlet of land formerly owned by AC Downs and lying immediately S of said above described lands.

Carried on the Auditors Tax Duplicate as 80 acres.

Parcel No. 13-074500.0000

SECOND TRACT: Beginning at a post original corner to Carey Brown, thence with his line N 5 ½° E 104

Page 6 of 9

Corporate Office:

1160 Dublin Road, Ste 500 • Columbus, Ohio 43215

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

www.nwtitle.com

PRELIMINARY TITLE

poles to a white oak, in the line of the Odell place, thence with this line N 86 ½° W 129 poles to a stake in the line of the Bailey tract, thence with his line 3 ½° W 104 poles to a marked stone, corner to a tract of land owned by the Waverly Building and Loan Company, thence with this line S 88° E 125 ½ poles to the place of beginning, and **containing 82 acres, be the same more or less** The foregoing being a corrected description made according to a survey by Roscoe Armstrong, Surveyor of Pike County, Ohio, made March 9, 1940.

Parcel No. 13-074600.0000

PROPERTY THREE:

Situate in the State of Ohio, County of Pike, Township of Newton, being further bounded and described as follows, to-wit:

FIRST TRACT: Being a part of Survey No. 14329 and beginning at a stone in the line of Zicafoose's land and corner of this land N 15°, thence N 89° W 254 poles to a stone, thence S 1° W 63 poles to a stone in the line of C Miller's land, thence N 1° E 63 poles to the place of beginning, and being lots No. 1 and 16 of the subdivision of said survey **containing 100 acres, more or less.**

Parcel No. 13-074400.0000

SECOND TRACT: Beginning at a white oak corner to Geo. Ellinburg. Sill Hamilton and Roy Jennings thence in an easterly direction following the line between Sill Hamilton and Roy Jennings to Lawson's Run, thence following Lawson's Run and the meanders thereof in a southerly direction to a point in Lawson's Run even with a small sugar tree on the bank thereof, thence W crossing the Township Road to Ellinburg's line (originally Ward's), thence NW and N following Ellinburg's line (originally Ward's) to the place of beginning. **Containing 4 acres be the same more or less.**

Parcel No. 13-074300.0000

PROPERTY FOUR:

Situate in the State of Ohio. County of Pike, and in the Townships of Pebble and Pee Pee and bounded and described as follows. Beginning at an iron pin in the center of the intersection of Dahyville-Buchanan Pike and the Waverly-Idaho Pike, thence with the Waverly-Idaho Pike S 45° W 70.3 rods, to a stake on the W side of said Pike, thence with the center of the Waverly-Idaho Pike S 41° 50' W 12.6 rods, thence S 60° 40' W 32.2 rods thence S 71° 50' W 43 rods, thence S 83° 30' W 18.2 rods; thence S 69° 50' W 27.3 rods, thence N 87° W 88 rods thence S 74° W 30.9 rods, thence S 56° 25' W 88 rods to an iron pin in the center of said Pike, thence leaving said Pike N 44° 45' W 13 rods to an iron pin; thence N 46° S 89.5 rods to a corner stone, thence N 45° 50' W 26.8 poles to a corner fence post, thence N 46° 10' E 253.9 rods to an iron pin in the center of Dahyville-Buchanan Pike, thence with said Pike S 36° 35' E 21 rods: thence S 33° 20' E 33.8 rods, thence S 45° 35' E 17 rods, thence leaving the Dahyville-Buchanan Pike, thence S 35° 35' W 41 rods to a white oak, thence S 38° 25' E 23.9 rods to a hickory, thence N 42° 40' E 57 rods to the center of the Dahyville-Buchanan Pike, thence N 42° 40' E 77 rods, thence S 31° 20' E 114 rods to the point of beginning, **containing 163.5 acres, more or less**, 146.5 acres thereof being in Pebble Township,

Page 7 of 9

Corporate Office:

1160 Dublin Road, Ste 500 • Columbus, Ohio 43215

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

www.nwtile.com

PRELIMINARY TITLE

being the 37 acre tract and 109.5 acre tract out of a 179 acre tract and all being in S McCullough Survey No. 2631 and 17 acres thereof in Pee Pee Township, 2 acres thereof being in Survey No. 12622 and 15 acres thereof in Survey No. 2631 and out of a 75.96 acre tract.

SAVE AND EXCEPT 1 1/2 acres out of Survey No. 2631 in Pebble Township, sold and conveyed to John and Edna Williams, leaving 35 1/2 acres in this tract.

SAVE AND EXCEPT .90 acres conveyed to Rodney Johnson on 7/9/73 and recorded in Vol. 131. Pg 140.

SAVE AND EXCEPT 1.50 acres conveyed to Roger Johnson on 11/10/73 and recorded in Vol 181, Pg 140.

SAVE AND EXCEPT 2 acres conveyed to Daniel E Kiser and Mary E Kiser on 6/16/71 and recorded in Vol 174. Pg 837.

SAVE AND EXCEPT 1.33 acres conveyed to Daniel E Kiser and Mary E Kiser on 4/20/77 and recorded in Vol 191. Pg 191.

SAVE AND EXCEPT 10 acres conveyed to Robert Renner and Pamela Renner on 5/25/82 and recorded in Vol 204, Pg, 282

SAVE AND EXCEPT 2.813 acres conveyed to Charles Burton and Shawna Burton on 4/8/85.

ALSO a nonexclusive right of way over existing right of way to Creek and right of way to remove washed in gravel out of Creek and water of the 2.813 acre tract also conveyed this date to Charles Burton and Shawna Burton which was exempted front said deed

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

Situate, lying, and being a part of Samuel McCulloch VMS #2631 in Pebble Township, Pike County, Ohio bounded ant described as follows;

Beginning at an iron pin 124.50 feet northwesterly from State. Route 220 centerline Station 159 + 26 as referenced from ODOT 9, R/W plan Pik 220 (2.31) sheet ⁴/₅ and also being S 63° 12' 53" W, 56 feet from the southeast corner of a 0.9 acre lot; thence S 63° 12' 53" W with the north R/W of State Route 220 and partly with a wire fence, 405.74 feet to an iron pin; thence with two new lines thru the tract of which this lot is a part, N 29° 11' 43" W. 276.30 feet to an iron pin; N 58° 59' 25" E, 386.59 feet to a 24 inch stump, northwest corner to a 0.9 acre lot; thence S 32° 45' 00" E, 306.19 feet to the point or place of beginning, and **containing 2.644 acres.**

And being a part of the 163.5 acre tract conveyed from John M. Cool and Patricia Cool to Earl D. Stephens and Elizabeth Stephens Se recorded in Pike County Deed Book Vol. 211 on Page 601.

And being the same premises surveyed and plotted in December, 1995 by Ronald P. Henry, #4607, Waverly, Ohio.

Save and except such easement-' or rights of way for roads, highways, and utilities Which may exist or be of record.

PRELIMINARY TITLE

Carried on the Auditor's Tax Duplicate as 128.816 acres

Parcel No. 14-013600.000, 14-013700.0000, 16-041700.0000, 16-041800.0000

Corporate Office:

1160 Dublin Road, Ste 500 • Columbus, Ohio 43215

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

www.nwttitle.com

PHOTOS

PHOTOS



PHOTOS



PHOTOS



TRACTS 2-4



TRACTS 4-6

PHOTOS



TRACT 9



TRACTS 9 & 10

PHOTOS



TRACT 10



TRACTS 10 & 11

PHOTOS



TRACTS 10 & 11



TRACTS 10 & 11

PHOTOS



TRACT 7



TRACT 7

PHOTOS



PHOTOS



PHOTOS





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 -

