

Real Estate Auction

West Union, Ohio

476[±] Acres

Offered in 7 Tracts

Adams County

- ♦ Timber Land
- ♦ Productive Tillable Land
- ♦ Brush Creek Frontage
- ♦ Outstanding Hunting Land
- ♦ Wooded Recreational Land
- ♦ 2 Rural Homes

INFORMATION BOOKLET

7[±] Miles from the Ohio River
25[±] Miles from Maysville, KY
70[±] Miles from Cincinnati, OH



800.451.2709



SCHRADER

Real Estate & Auction Co., Inc.

SchraderAuction.com

Thursday, September 25 • 6pm

Held at the Ohio Valley Career & Technical Center - West Union, OH

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.





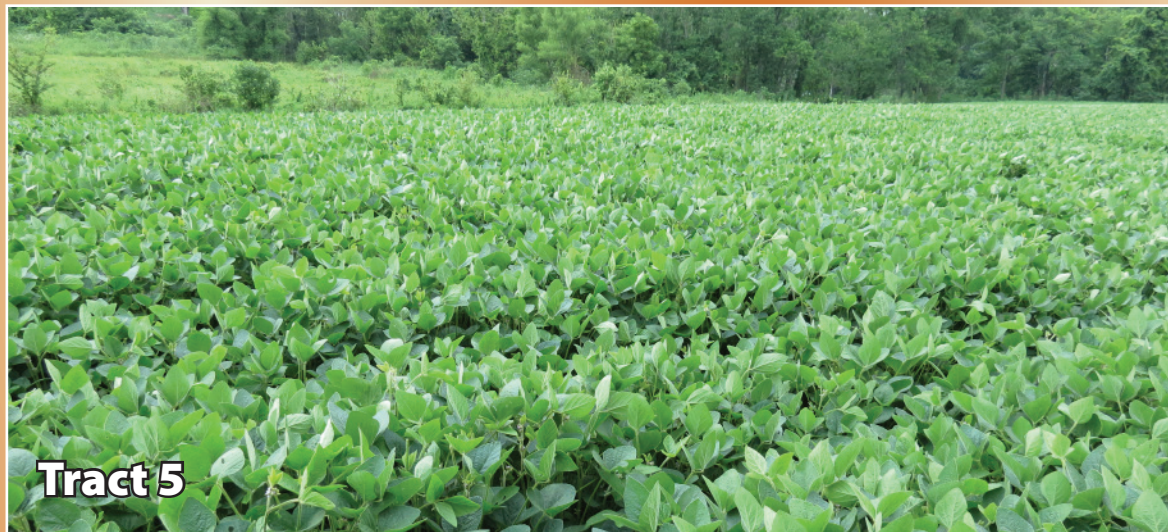
**FARM A - 316± ACRES ON SPURGEON HILL ROAD
INCLUDES TRACTS 1 - 5:**

FARM A PROPERTY LOCATION – Spurgeon Hill Road. From United Dairy Farmers Store in West Union, travel east on OH-125 for 3.5 miles to Compton Hill Rd. Continue east onto Compton Hill Road for .5 mile and then turn north on Spurgeon Hill Rd. Travel 3 miles to property on both sides of road. Watch for signs.





Tract 4



Tract 5



Tract 1



Tract 5



Brush Creek Frontage - Tract 5

7± miles from the Ohio River
25± miles from Maysville, KY
70± miles from Cincinnati, OH

TRACTS 1-5

AUCTION SITE

TRACTS 6-7

AUCTION LOCATION: Ohio Valley Career & Technical Center, 175 Lloyd Rd., West Union, OH 45693. From West Union, travel on OH-125 west for 2.2 miles to Lloyd Rd. Turn north and travel a short distance to the CTC Building on the left just before the West Union High School.

INSPECTION DATES:
Saturday, August 23 • 3-6 PM
Thursday, September 11 • 3-6 PM
Meet a Schrader Representative at Tract 3 & Tract 6 for More Information

Tract 2





AUDITOR PROPERTY DATA CARDS

Spurgeon Hill Road
Farm A

TAX DISTRICT

M20

SCHOOL DISTRICT

OHIO VALLE

106-00-00-015.000

Tax ID#

106-00-00-015.000

IDENTIFICATION #

M20-106-00-00-015.000

RECHECK

001

of

1

SPURGEON HILL RD

WEST UNION OH 45693

ACRES

238.353

JPS FARM HOLDINGS LLC

1528 WISCONSIN RD

DERBY NY 14047

ACRES: 238.353

NO ENT 2188 2284 2285

& 7449

ORIG PROP W LYTLE

LUC

101

NEIGHBORHOOD

02000

TIFFN-TP

3

Average

25

STREET LEVEL,ROLLING

PROP TYPE

2

NEIGHBORHOOD TREND

4

Static

2

PAVED

UTILITIES

2

Electricity

TYPE

EFF FRONT SQFT \ ACRE

ACTUAL FRONT/UNIT

EFF DPT

BASE SIZE

RATE

DPT TBL

ADJ RATE

BASE VALUE

CODE / %

OTHER LAND ADJUSTMENTS

CODE / %

CODE / %

TRUE VALUE

A5

8.350

0.000

0

0.00

2,350.00

120.00

2,350.00

19,620

/100

/100

/100

19,620

A7

27.000

0.000

0

0.00

1,600.00

120.00

1,600.00

43,200

/100

/100

/100

43,200

A8

202.003

0.000

0

0.00

1,180.00

120.00

1,180.00

238,360

/100

/100

/100

238,360

AH

1.000

0.000

0

0.00

7,200.00

120.00

7,200.00

7,200

/100

X /100

/100

3,600

TOTAL ESTIMATED ACRES

238.353

TOTAL LAND VALUE

304,800

ns for 1-1-2011

NOTES

5

16

PR1

12

16

16

11

16

1 s Fr

(176)

2

16

2 s Fr

C

672

20

PR1

(120)

16

16

16

DATE

PRCLS

SOURCE

SALE PRICE

VALID

08/31/2011

2

789

725,000

Yes

08/12/2011

3

0

0

No

08/24/2010

2

695

0

No

10/04/2001

2

1180

0

Yes

01/01/1990

0

0

0

No

REAL PROPERTY VALUE HISTORY

YEAR

LAND

IMPROVEMENT

TOTAL

REASON

2013

304,800

2,500

307,300

120

2013

304,800

2,500

307,300

120

2012

284,700

2,500

287,200

130

NEW CONSTRUCTION

ADD

DEDUCT

RECHECK YEAR

YEAR

VALUATION

Final Value Conclusion:

LAND

IMPROVEMENT

TOTAL

304,800

2,500

307,300

Printed 7/24/2014

ADAMS COUNTY - DAVID GIFFORD, AUDITOR

RESIDENTIAL REVIEW PROPERTY RECORD CARD

2014

Data For Parcel 106-00-00-022.002

Base Data

Parcel: 106-00-00-022.002
Owner: JPS FARM HOLDINGS LLC
Address: 2875 SPURGEON HILL RD WEST UNION OH 45693



Tax Mailing Address

Tax Mailing Name: JPS FARM HOLDINGS LLC
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Owner Address

Owner Name: JPS FARM HOLDINGS LLC
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Geographic

City: UNINCORPORATED
Township: TIFFIN TOWNSHIP
School District: ADAMS CO/OHIO VALLEY SD
Tax District: M20 ADAMS CO/OHIO VALLEY SD - TIFFIN TWP

Legal

Legal Acres: 8.75	Homestead Reduction: NO
Legal Description: ACRES: 8.750001000 1567 O BR CR W MT JOY	2.5% Reduction: NO
Land Use: 501 - RESID UNPLAT 0-09.99 ACRES	Foreclosure: NA
Neighborhood: 02000	Board of Revision: NO
Number Of Cards: 0	New Construction: NA
Annual Tax (Does not include delinquencies.): \$73.66	Divided Property: NA
Map Number: 10600	

Notes

Notes: Deed Volume/Page: 387/675

Data For Parcel 106-00-00-015.000

Base Data

Parcel: 106-00-00-015.000
Owner: JPS FARM HOLDINGS LLC
Address: SPURGEON HILL RD WEST UNION OH 45693



Tax Mailing Address

Tax Mailing Name: JPS FARM HOLDINGS LLC
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Owner Address

Owner Name: JPS FARM HOLDINGS LLC
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Geographic

City: UNINCORPORATED
Township: TIFFIN TOWNSHIP
School District: ADAMS CO/OHIO VALLEY SD
Tax District: M20 ADAMS CO/OHIO VALLEY SD - TIFFIN TWP

Legal

Legal Acres:	238.353	Homestead Reduction:	NO
Legal Description:	ACRES: 238.353NO ENT 2188 2284 2285 & 7449 ORIG PROP W LYTLE	2.5% Reduction	NO
Land Use:	101 - CASH - GRAIN OR GENERAL FARM	Foreclosure:	NA
Neighborhood:	02000	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NA
Annual Tax (Does not include delinquencies.):	\$2,659.24	Divided Property:	NA
Map Number:	10600		

Notes

Notes: Deed Volume/Page: 381/673

Data For Parcel 106-00-00-015.001

Base Data

Parcel: 106-00-00-015.001
Owner: JPS FARM HOLDINGS LLC
Address: SPURGEON HILL RD WEST UNION OH 45693



Tax Mailing Address

Tax Mailing Name: JPS FARM HOLDINGS LLC
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Owner Address

Owner Name: JPS FARM HOLDINGS LLC
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Geographic

City: UNINCORPORATED
Township: TIFFIN TOWNSHIP
School District: ADAMS CO/OHIO VALLEY SD
Tax District: M20 ADAMS CO/OHIO VALLEY SD - TIFFIN TWP

Legal

Legal Acres: 69.15	Homestead Reduction: NO
Legal Description: ACRES: 69.150SURV NO 2188 & 2285W LYTL	2.5% Reduction: NO
Land Use: 101 - CASH - GRAIN OR GENERAL FARM	Foreclosure: NA
Neighborhood: 02000	Board of Revision: NO
Number Of Cards: 0	New Construction: NA
Annual Tax (Does not include delinquencies.): \$1,011.44	Divided Property: NA
Map Number: 10600	

Notes

Notes: Deed Volume/Page: 381/673



SURETY SOILS MAP

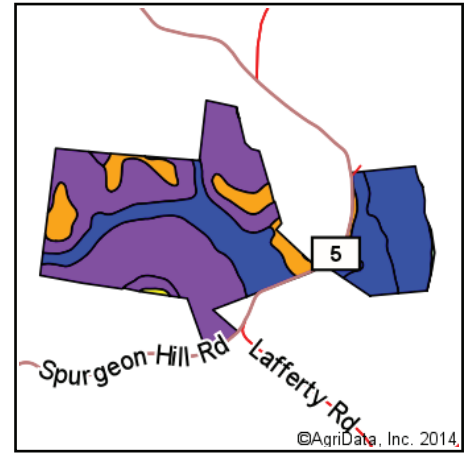
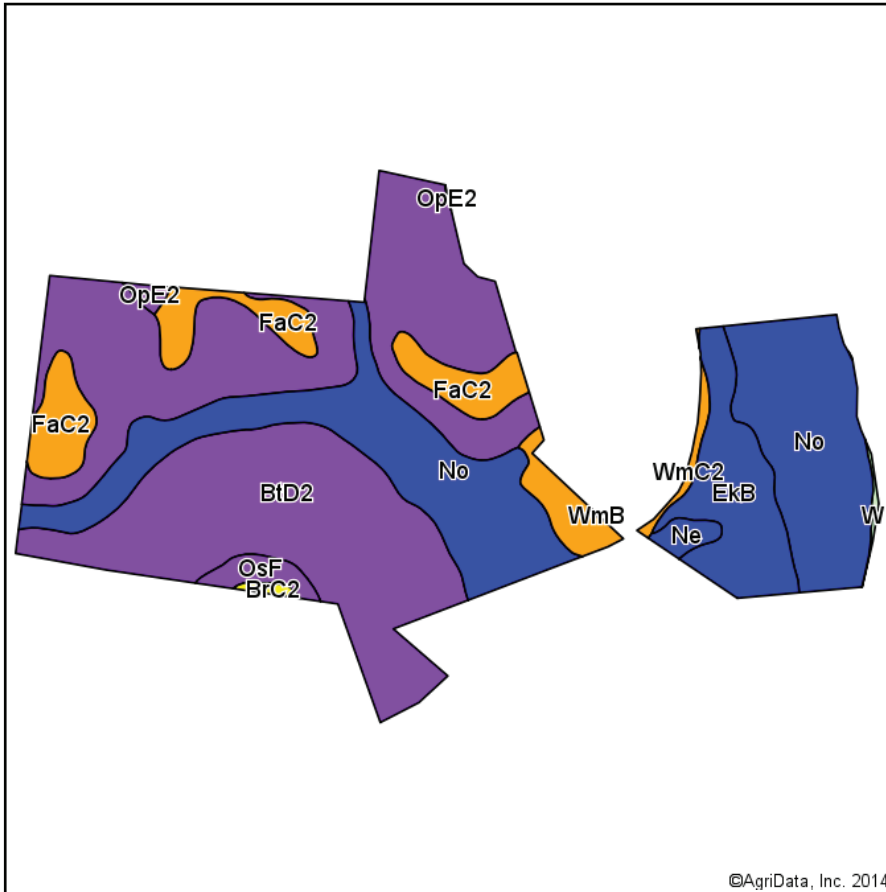
Spurgeon Hill Road

Farm A





Soil Map



State: **Ohio**
 County: **Adams**
 Location: **38° 50' 8.83, 83° 26' 8.03**
 Township: **Tiffin**
 Acres: **315.97**
 Date: **8/20/2014**

SCHRADER
 Real Estate and Auction Company, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

Viewing soils data as of 2/5/2014

Area Symbol: OH001. Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Orchardgrass	Orchardgrass alfalfa hay	Pasture	Soybeans	Tobacco	Winter wheat
BtD2	Brushcreek-Lawshe complex, 12 to 25 percent slopes, eroded	160.91	50.9%		Vle		5	3.5				
No	Nolin silt loam, occasionally flooded	89.58	28.4%		Ilw	115		4.5	9	38	2800	48
EkB	Elkinsville silt loam, 1 to 6 percent slopes	24.26	7.7%		Ile	130		4.5		42	3000	48
FaC2	Faywood silt loam, 8 to 15 percent slopes, eroded	23.53	7.4%		Ille	80		2.8	7	20	1700	25
WmC2	Williamsburg silt loam, 6 to 15 percent slopes, eroded	8.60	2.7%		Ille	100	7.5	3.7		30	2200	35
OsF	Opequon silty clay loam, 40 to 60 percent slopes, very rocky	3.98	1.3%		Vlls							
Ne	Newark silt loam, frequently flooded	2.57	0.8%		Ilw	105		3.2	7	35	2300	45
OpE2	Opequon silty clay loam, 25 to 40 percent slopes, eroded	1.14	0.4%		Vlle							
BrC2	Bratton-Opequon complex, 8 to 15 percent slopes, eroded	0.81	0.3%		IVe	90	5.8	3.2		28	2000	35
W	Water	0.59	0.2%									
Weighted Average						52.3	2.8	3.7	3.1	16.7	1234.5	20.6

Area Symbol: OH001, Soil Area Version: 11

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map





FSA INFORMATION

Spurgeon Hill Road

Farm A



Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2014

Date : Jul 24, 2014

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : OHIO

Farm Number : 8511

County : ADAMS

Operator Name : JPS FARM HOLDINGS LLC

Farms Associated with Operator : 39-001-8511

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
305.31	45.53	45.53	0.00	0.00	0.00	0.00	Active		2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	45.53	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	5.10	0.00	0.00	30	30
Corn	16.30	0.00	0.00	97	97
TOTAL	21.40	0.00	0.00		

NOTES

State : OHIO

Farm Number : 8511

County : ADAMS

Tract Number : 2491

Description : SPURGEON HILL RD

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : JPS FARM HOLDINGS LLC

Other Producers : DENNIS G GUSTIN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
66.79	34.98	34.98	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	34.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

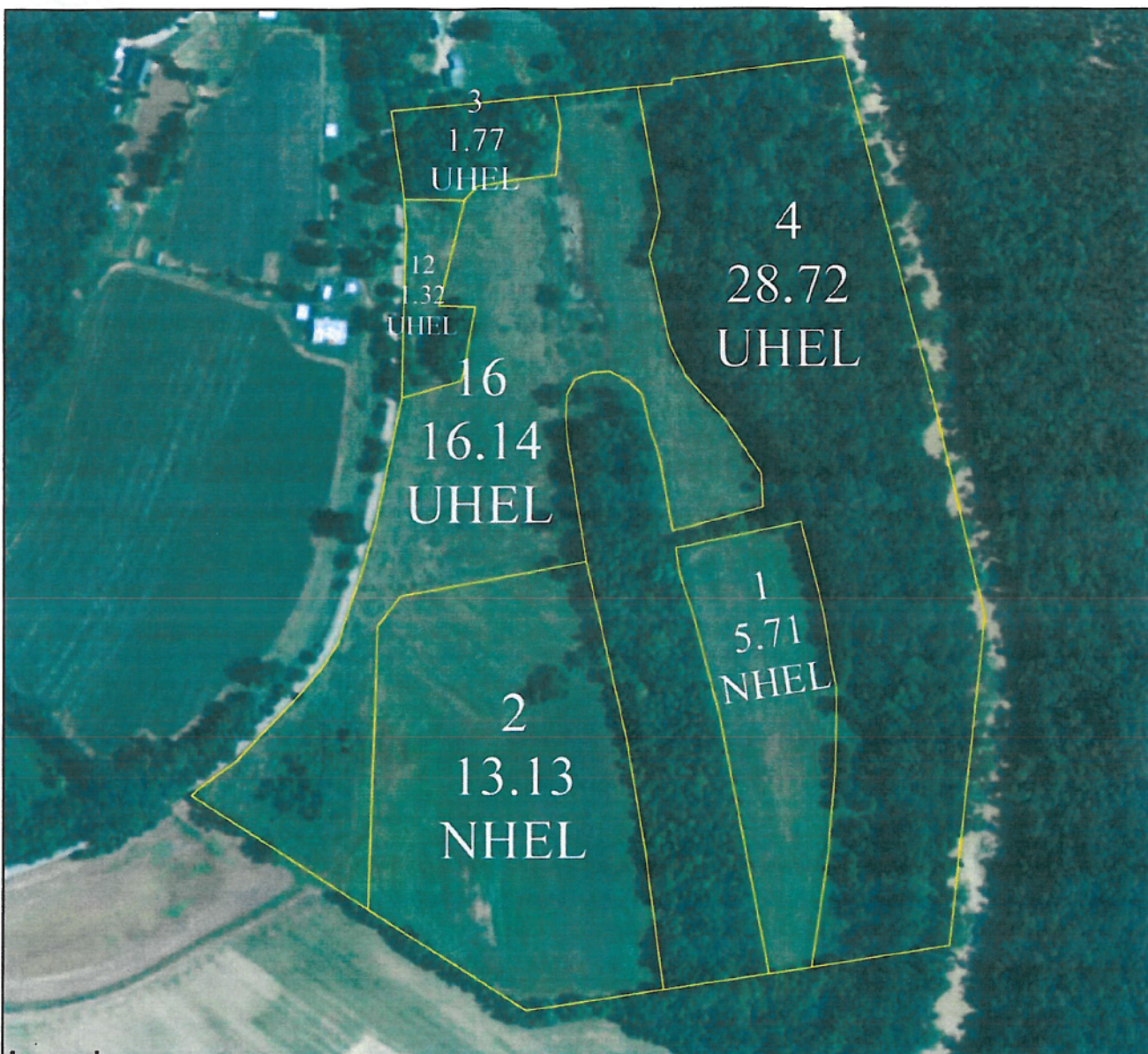
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	3.30	0.00	0.00	30	30
Corn	10.70	0.00	0.00	97	97
TOTAL	14.00	0.00	0.00		







Adams County Farm Service Agency
807 A NE Main St
West Union, OH 45693
Phone: 937-544-2033
Fax: 937-544-8939

Farm: 8511
Tract: 2491

Printed on November 09, 2011



Legend

-  CLU Boundary
- HEL** Highly Erodible Determination
- NHEL** Not Highly Erodible Determination
- UHEL** Undetermined Highly Erodible Determination
- CRP** Conservation Reserve Program
- Wetland Determination Identifiers**
 -  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions



1 inch equals 365.86 feet

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 wetland boundaries and labels, or contact NRCS.



Abbreviated 156 Farm Record

NOTES

State : OHIO
County : ADAMS

Farm Number : 8511
Tract Number : 2492

Description : SPURGEON HILL RD

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : JPS FARM HOLDINGS LLC

Other Producers : DENNIS G GUSTIN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
238.52	10.55	10.55	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
	0.00	10.55	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	1.80	0.00	0.00	30	30
Corn	5.60	0.00	0.00	97	97
TOTAL	7.40	0.00	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Adams County Farm Service Agency
807 A NE Main St
West Union, OH 45693
Phone: 937-544-2033
Fax: 937-544-8939

Farm: 8511
Tract: 2492

Printed on November 08, 2011



Legend

- CLU Boundary
- HEL** Highly Erodible Determination
- NHEL** Not Highly Erodible Determination
- UHEL** Undetermined Highly Erodible Determination
- CRP** Conservation Reserve Program
- Wetland Determination Identifiers**
 - Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions



1 inch equals 657.953 feet

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 wetland boundaries and labels, or contact NRCS.



TITLE OPINION

Spurgeon Hill Road

Farm A



 <p>Ohio Bar Title Insurance Company A Subsidiary of First American Title Insurance Company</p>	<p>Commitment for Title Insurance</p>
<p>Commitment</p>	<p>ISSUED BY Ohio Bar Title Insurance Company</p>

OHIO BAR TITLE INSURANCE COMPANY, an Ohio corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

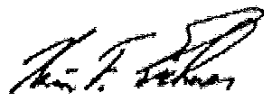
All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.


This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, Ohio Bar Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Ohio Bar Title Insurance Company

Kevin F. Eichner
President



Michael J. Fromhold
Secretary

(This Commitment is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A

File No. 14-300

Commitment No. 14-300


1. Effective Date: August 18, 2014, at 7:59 a.m.
2. Policy or Policies to be issued:
 - a. ☒ Owner's Policy \$TBD
Identify which Owner Policy to be used: ☒ 2006 ALTA ☐ Other _____

Proposed Insured: TBD
 - b. ☐ Loan Policy \$
Identify which Loan Policy to be used: ☐ 2006 ALTA ☐ Other _____

Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is fee simple.
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Parcel I: JPS Farm Holdings, LLC, Source of Title: O.R. 381, page 673.
Parcel II: JPS Farm Holdings, LLC, Source of Title: O.R. 387, page 675.
5. The land referred to in this Commitment is described as follows: See attached Exhibit "A and B".

Issuing Agent: Market Street Title, LLC
Agent ID: OBT-009
Address: 216 North Market Street
West Union, Ohio 45693
Telephone: (937) 544-7000

Countersigned
Market Street Title, LLC

By: 
Authorized Officer of Agent

ALTA Owner's Policy (6-17-06) Schedule A

<p>Ohio Bar Title Insurance Company Insurance Fraud Warning Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.</p>
--

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B – SECTION I

File No. 14-300

Commitment No. 14-300

Requirements:

- A. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
- B. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- C. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
 - 1. A General Warranty Deed from JPS Farm Holdings, LLC to Purchaser, vesting fee simple title in the premises described in Exhibit "A".
 - 2. Mortgage from Lender to Purchaser for amount of policy duly executed and recorded.

NOTE: The above stated mortgage must be joined in by the spouse(s) of the Mortgagor(s), if any.

- 3. Copy of the Resolution of all members authorizing the transactions and authorizing the appropriate member(s)/officer(s)/managers(s) to sign and deliver the Warranty Deed, affidavit and any other closing documents.
- 4. If any of the mortgages certified hereon secure a line of credit, the line of credit account must be closed and no further draw or disbursement made. The mortgagor of the account will be required to execute a letter to the lender requiring the account to be closed that will accompany a payoff of the mortgage.
- 5. You must tell us in writing if the property to be insured includes a mobile home or any type of manufactured housing as defined by Ohio laws and regulations. The undersigned may make additional requirements or exceptions including, but not limited to proof the Certificate of Title has been surrendered to the Adams County Auditor.
- 6. Should the mortgage to be satisfied in connection with this transaction be a construction mortgage, the undersigned may make additional requirements, including, but not limited to: lien waivers and sworn statements or affidavits signed by the General Contractor attesting all work has been completed and all contractors, subcontractors, materialmen and laborers have been paid.

7. Review of properly executed and recorded Power of Attorney (if a Power of Attorney is to be used in order to facilitate the subject transactions).
8. Pay us the premiums, fees and charges for the policy.
9. THIS COMMITMENT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.
10. Execution by Seller of Owner's Title Affidavit.

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B – SECTION II

File No. 14-300

Commitment No. 14-300

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. Delinquent sewer bills, water bills, charges for weed cutting, cleaning up trash and other nuisance abatement charges may become a lien on the real estate. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these charges, if any.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
10. The acreage/square footage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purposes of identifying said tract and shall not be

construed as insuring the quantity of land, and/or the address as set forth in the description of the property.

11. As to Parcel I:

- a. A right of way easement to Adams Rural Electric Cooperative, Inc. as recorded in D.B. 249, page 426 on May 9, 1980, Adams County Recorder's Office.
- b. A 30' easement to Lonnie and Ruth Ann Moore as recorded in O.R. 95, page 738 on November 19, 1999, , Adams County Recorder's Office.
- c. **Tract I:** A 30' easement, effective if Tiffin Township vacates Graham's Crossing, to Rosemary Samos and Charles M. Samos as recorded in O.R. 101, page 141 on February 29, 2000, Adams County Recorder's Office.
- d. **Tract II:** A 30' wide easement as shown on the survey plat for Angie A. Moore performed by Ty R. Pell in October 2008 and referenced in a conveyance to Dennis Gene Gustin, et. ux., in O.R. 179, page 277, as a right of way 30 feet in width.
- e. **Tract I:** The Adams County Treasurer's General Tax Duplicate: CAUV-applicable. Parcel No. 106-00-00-015.001 (69.15 acres). The real estate taxes are in the amount of \$505.72 per half year and the 2013 taxes are paid. Buyer must apply for future CAUV treatment of real estate taxes in order to continue tax savings. Recoupment of CAUV savings will be necessary if buyer fails to apply.
- f. **Tract II:** The Adams County Treasurer's General Tax Duplicate: CAUV-applicable. Parcel No.106-00-00-015.000 (238.353 acres). The real estate taxes are in the amount of \$1,329.62 per half year and the 2013 taxes are paid. Buyer must apply for future CAUV treatment of real estate taxes in order to continue tax savings. Recoupment of CAUV savings will be necessary if buyer fails to apply.
- g. The Land appears on the Agricultural Land Tax List. The Company does not insure against loss or damage nor will it pay attorneys fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et. seq. if said land or any part thereof is or has been converted to non-agricultural use.

12. As to Parcel II:

- a. Restrictions as on deed in O.R. 169, page 509, Adams County Recorder's Office. Restrictions are set forth in Exhibit "B."
- b. The Adams County Treasurer's General Tax Duplicate: CAUV-applicable. Parcel No. 106-00-00-022.002 (8.75 acres). The real estate taxes are in the amount of \$36.83 per half year and the 2013 taxes are paid. Buyer must apply for future CAUV treatment of real estate taxes in order to continue tax savings. Recoupment of CAUV savings will be necessary if buyer fails to apply.
- c. The Land appears on the Agricultural Land Tax List. The Company does not insure against loss or damage nor will it pay attorneys fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et. seq. if said land or any part thereof is or has been converted to non-agricultural use.

13. Additions or abatement, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

EXHIBIT "A"

PARCEL I:

TRACT ONE:

Being situated in the Township of Tiffin, in the County of Adams, in the State of Ohio, and also being part of the Virginia Military Survey Nos. 2188 and 2285, and also being consolidation of the Original 34 acres P-2, T-1, and the Original 35 acres, P-4, T-1, both owned by Angie A. Moore, as recorded in O.R. 138, page 391, Adams County Deed Records and also being bounded and described as follows:

Beginning at a spike (set) the centerline of Spurgeon Hill Road (C-5E) and also at a corner to 113.909 acres of Dennis Gene Gustin Et Ux (O.R. 179, page 277), which is approximately 1824 feet and northeasterly from the intersection of the centerlines of said Spurgeon Hill Road and Lafferty Road (T-84); thence continuing the centerline for the next thirteen calls, N 59 deg 03 min 08 sec E 38.19 feet to a spike (found); thence N 51 deg 18 min 59 sec E 122.33 feet to a spike (found); thence N 44 deg 04 min 30 sec E 217.11 feet to a spike (found); thence N 36 deg 09 min 29 sec E 123.14 feet to a spike (set); thence N 20 deg 43 min 10 sec E 98.07 feet to a spike (found); thence N 14 deg 43 min 36 sec E 198.61 feet to a spike (found); thence N 12 deg 16 min 08 sec E 180.06 feet to a spike (found); thence N 06 deg 22 min 51 sec E 129.83 feet to a spike (found); thence N 01 deg 33 min 19 sec E 190.59 feet to a spike (found); thence N 03 deg 16 min 57 sec E 152.43 feet to a spike (found); thence N 02 deg 53 min 18 sec W 118.96 feet to a spike (found); thence N 11 deg 28 min 36 sec W 118.72 feet to a spike (found); thence N 11 deg 22 min 38 sec W 101.69 feet to a spike (found) in the centerline of said Spurgeon Hill Road and also at a corner to 9.212 acres of Peter E. Kaczmarowski (O.R. 307, page 764); thence continuing with the line of the 9.212 acres, N 84 deg 34 min 53 sec E 42.74 feet to a 5/8" rebar (found) at a corner to the said 9.212 acres and also at a corner to the Original 23.25 acres of Lonnie G. and Ruth Ann Moore (Deed Book 272, page 759); thence continuing with the line of said Moore, N 83 deg 59 min 20 sec E, passing a 5/8" rebar (set) at 636.62 feet, a total distance of 666.46 feet to a point in the Ohio Brush Creek in the line of 674.69 acres of The Nature Conservancy (Deed Book 251, page 661, Deed Book 266, page 131, Deed Book 259, page 248, and Deed Book 258, page 185) and also in the line between Tiffin and Brush Creek Townships; thence continuing with the said creek for the next seven calls, and also with the line of the said Nature Conservancy for the next two calls, S 24 deg 16 min 50 sec E 97.03 feet to a point, which is referenced by a 5/8" rebar (set) at S 27 deg 32 min 52 sec W 100.00 feet; thence S 19 deg 44 min 00 sec E 544.17 feet to a point at a corner to the said Nature Conservancy and also the Original 120 acres, P-5 of Elaine Gustin Bodlander and Beverly Gustin Blake and Dennis Gustin (O.R. 203, page 606), which is referenced by a 5/8" rebar (set) at S 69 deg 06 min 16 sec W 61.09 feet; thence continuing with the line of the Original 120 acres for the next five calls, S 07 deg 49 min 51 sec E 335.25 feet to a point, which is referenced by a 5/8" rebar (set) at S 72 deg 49 min 55 sec W 75.00 feet; thence S 14 deg 21 min 37 sec E 370.42 feet to a point, which is referenced by a 5/8" rebar (set) at S 80 deg 36 min 10 sec W 68.57 feet; thence S 00 deg 54 min 44 sec W 414.77 feet to a point, which is referenced by a 5/8" rebar (set) at S 46 deg 59 min 37 sec W 67.44 feet; thence S 17 deg 10 min 43 sec W 165.98 feet to a point, which is referenced by a 5/8" rebar (set) at N 75 deg 17 min 16 sec W 75.00 feet; thence S 01 deg 12 min 49 sec W 268.15 feet to a point in the centerline of said Brush Creek and also in the line of the Original 120 acres and also at a corner to the aforementioned Gustin; thence continuing with the line of said Gustin for the next two calls, S 83 deg 36 min 41 sec W passing a 5/8" rebar (set) at 65.80 feet, a total distance of 1044.29 feet to a 5/8" rebar (found); thence N 57 deg 04 min 11 sec W 958.76 feet to the beginning, **CONTAINING 69.150 ACRES**, more or less, and also being subject to all legal right of ways, easements, and restrictions of record.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on October 2, 2008 and found in File No. 08-092.

TRACT TWO:

Being situated in the Township of Tiffin, in the County of Adams, in the State of Ohio, and also being part of the Virginia Military Survey Nos. 2188 and 2285, and also being all of the original 150 acres, P-3,

T-1, and also being the Original 43 acres, P-4, T-4, and also the Original 5 acres, P-2, T-2, and also the Original 18 acres, P-4, T-3, Original 19 acres, P-4, T-2, all owned by Angie A. Moore, as recorded in O.R. 138, page 391, and also being bounded and described as follows:

Beginning at a spike (set) in the centerline of Spurgeon Hill Road (C-5E) and also in the line of 113.909 acres of Dennis Gene Gustin, Et. Ux. (O.R. 179, page 277), which is approximately 600 feet and northeasterly from the intersection of the centerlines of said Spurgeon Hill Road and Lafferty Road (T-84); thence continuing with the line of said Gustin, S 69 deg 19 min 25 sec W 905.05 feet to a 5/8" rebar (found) at a corner to said Gustin and also at a corner to 8.750 acres of Lonnie G. and Ruth Ann Moore (O.R. 169, page 509); thence continuing with the line of said Moore for the next two calls, N 54 deg 18 min 57 sec W 297.76 feet to a 5/8" rebar (found); thence continuing with the line of 10.309 acres of Billy B. and Vivian Allen (O.R. 022, page 185) and also with the line of 45.601 acres of Paul A. Gastright (Deed Book 300, page 524), N 83 deg 04 min 30 sec W a total distance of 1954.63 feet to a 5/8" rebar (found) at a corner to said Gastright and also at a corner to Original 200 acres, T-1 of Opal Van Hoose (Deed Book 176, page 197 and Deed Book 266, page 308) (on land contract with Steven P. and Tina M. Caçaro in O.R. 240, page 895, 146.130 acres); thence continuing with the line of Van Hoose, N 79 deg 28 min 20 sec W 707.03 feet to a stone found in the line of said Van Hoose and also at a corner to the Original 75 acres, P-1, T-1 of Russell L. and Rosemary S. Grooms (Deed Book 258, page 290); thence continuing with the line of said Grooms for the next two calls, N 04 deg 56 min 05 sec E 2250.61 feet to a 5/8" rebar (set); thence S 85 deg 59 min 23 sec E 720.94 feet to a stone found at a corner to said Grooms and also at a corner to 175.556 acres of Nature Conservancy (Deed Book 281, page 377); thence continuing with the line of said 175.556 acres for the next seven calls, S 86 deg 32 min 30 sec E 1755.10 feet to a stone found; thence N 05 deg 18 min 45 sec E 1022.22 feet to a stone found; thence S 80 deg 48 min 16 sec E 527.58 feet to a pipe found; thence S 18 deg 00 min 08 sec E 652.66 feet to a 5/8" rebar (set); thence S 43 deg 21 min 31 sec E 128.08 feet to a 5/8" rebar (set); thence S 69 deg 58 min 18 sec E 111.53 feet to a 5/8" rebar (set); thence S 83 deg 24 min 56 sec E 23.00 feet to a 5/8" rebar (found) at a corner to said 175.556 acres and also at a corner to 6.039 acres of Dennis Gene Gustin, Et Ux (O.R. 179, page 277) and also at a corner to the Original 29.15 acres of Lonnie G. and Ruth Ann Moore (Deed Book 251, page 468); thence continuing with the line of said Gustin, S 18 deg 13 min 02 sec E 1306.83 feet to a stone found at a corner to said Gustin and also in the line of 26.35 acres of Roy C. Baldwin (Deed Book 260, page 001); thence continuing with the line of said Baldwin for the next two calls, S 36 deg 51 min 52 sec W 152.90 feet to a 5/8" rebar (set); thence S 46 deg 30 min 57 sec E, passing a stone found at 968.33 feet, a total distance of 987.08 feet to a spike (set) in the centerline of the aforementioned Spurgeon Hill Road and also at a corner to said Baldwin; thence continuing with the said centerline for the next five calls, S 60 deg 29 min 38 sec W 142.62 feet to a spike (set); thence S 68 deg 53 min 04 sec W 195.84 feet to a spike (set); thence S 68 deg 53 min 04 sec W 205.72 feet to a spike (set); thence S 66 deg 35 min 14 sec W 490.92 feet to a spike (set); thence S 61 deg 31 min 39 sec W 64.89 feet to the beginning, **CONTAINING 238.353 ACRES**, more or less, and also being subject to all legal right of ways, easements, and restrictions of record and also being subject to and included with is an existing 30 feet wide easement, previously granted and retained in O.R. 179, page 277. Bearings are based upon the S 86 deg 32 min 30 sec E line.

An actual field survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524, on October 2, 2008 and found in File No. 08-092.

EXHIBIT "B"

PARCEL II:

Situated in the Township of Tiffin, County of Adams and State of Ohio.

Tract No. 1 of 8.750 acres along Spurgeon Hill Road and adjacent to Dennis Gustin and Angie Moore.

Military Survey No. 2285

Beginning at a spike found in the centerline of Spurgeon Hill Road No. C5 and near the intersection of Lafferty Road T-84 and a corner to 113.909 acres of Dennis Gustin as recorded in Vol. 248, page 581 and corner to the original 64.661 acres; thence with the centerline for the next three calls, S 51 deg 09 min 48 sec W a distance of 358.81 feet to a spike found; thence S 57 deg 52 min 28 sec W a distance of 111.77 feet to a spike found; thence S 63 deg 31 min 48 sec W a distance of 195.02 feet to a spike set in the centerline of Spurgeon Hill Road; thence with a division line through the original 64.661 acres, N 21 deg 11 min 54 sec W, passing an iron pin set at 20.08 feet, a distance of 984.55 feet to an iron pin set in the line of a 150 acres of Angie Moore as recorded in Vol. 201, page 126; thence with a line of the 150 acres, S 82 deg 04 min 21 sec E a distance of 156.50 feet to an iron pin found and corner to 43 acres of Angie Moore as recorded in Vol. 169, page 414; thence with a line of the 43 acres, S 62 deg 11 min 47 sec E a distance of 343.54 feet to an iron pin found and corner to the aforementioned Dennis Gustin; thence with Gustin's line, S 50 deg 42 min 54 sec E a distance of 576.03 feet to the beginning, **CONTAINING 8.750 ACRES** more or less, part of the original 64.661 acres of the premises transferred to John H. Condon and Richard L. Thomas in Vol. 280, page 775 and subject to all legal highways and easements. Bearings are magnetic and based upon the S 51 deg 09 min 48 sec W line along the centerline of Spurgeon Hill Road.

A survey of this property was made by Robert E. Satterfield, RLS No. 4238, West Union, Ohio on August 13, 1992.

RESTRICTIONS

1. Only one mobile home may be placed on this tract and must be underskirted and must be a minimum size of 12'X50'.
2. Commercially manufactured camper type trailers smaller and 12'X50' are permitted on this tract for no more than six months out of each calendar year.
3. No noxious or offensive trade or activity shall be permitted on this tract nor shall anything be done that may be or become an annoyance or nuisance to the neighborhood.
4. No outside toilet shall be allowed on this tract.
5. There shall be no inoperable or unlicensed motor vehicles of any kind or parts thereof, parked, left or stacked on this tract for more than one week.
6. Trash shall be kept in closed containers and shall not be allowed to accumulate on this tract.
7. Grantee shall obtain and pay for own water supply and other utilities.
8. These restrictions shall be considered as covenants running with the land and shall bind all grantees, their heirs, executors, successors and assigns.



**FARM B - 160± ACRES ON FRANK YOUNG ROAD
INCLUDES TRACTS 6 & 7:**

FARM B PROPERTY LOCATION – Frank Young Road. From United Dairy Farmers Store in West Union, travel east on OH-125 for 3.9 miles. Veer right on Frank Young Rd. Travel .3 mile to property on both sides of road. (Note: This farm also has frontage on OH-125. See aerial mapping.) Watch for signs.





Tract 6



Tract 6



Tract 6



Tract 6



Tract 7



Tract 6



AUDITOR PROPERTY DATA CARDS

Frank Young Road
Farm B



TAX DISTRICT M20

SCHNEIDER JOHN P

1528 WISCONSIN RD

DERBY NY 14047

ACRES: 160.304

OR QTY 2866 NO ENT 1501

WATER COURSE O BR CR

ORIG PROP R RANKIN

SCHOOL DISTRICT

OHIO VALLE

133-00-00-027.000

Tax ID#

M20-133-00-00-027.000

IDENTIFICATION #

CARD# 001

of 1

RECHECK N

FRANK YOUNG RD WEST UNION OH 45693

LUC 101

NEIGHBORHOOD

02000 TIFFN-TP

TOPOGRAPHY 25

STREET LEVEL,ROLLING

NEIGHBORHOOD DSRBLTY

3 Average

ACCESS 0

PAVED

NEIGHBORHOOD TREND

4 Static

UTILITIES 2

Electricity

PROP TYPE 2

ACRES 160.304

TYPE

EFF SQFT \ ACRE

ACTUAL FRONT/UNIT

EFF DPT

BASE SIZE

RATE R

DPT TBL

ADJ RATE

BASE VALUE

CODE / %

OTHER LAND ADJUSTMENTS

CODE / %

CODE / %

TRUE VALUE

A5

16.004

0.000

0

0.00

2,350.00

120.00

2,350.00

37,610

/100

/100

/100

37,610

A8

143.300

0.000

0

0.00

1,180.00

120.00

1,180.00

169,090

/100

/100

/100

169,090

AH

1.000

0.000

0

0.00

7,200.00

120.00

7,200.00

7,200

/100

X /100

X /100

7,200

TOTAL ESTIMATED ACRES

160.304

TOTAL LAND VALUE

213,900

8

4

7

9

6

5

25

41

1 s Fr

C

1025

NOTES

FLD NC 12 NW7-10-2012 COMBINE PARCEL NUMBERS 119-34 & 133-27 FOR 1-1-2012

FLD NC 2005 001 EST ADJOINING LAND 119-00-00-034 000 1-1-05

2005 001 NVC

TRANSFERS

DATE

PRCLS

SOURCE

SALE PRICE

VALID

07/22/2011

2

658

306,370

Yes

06/18/2002

1

838

0

No

12/01/1978

1

0

0

No

REAL PROPERTY VALUE HISTORY

YEAR

LAND

IMPROVEMENT

TOTAL

REASON

2013

213,900

10,000

223,900

120

2013

213,900

10,000

223,900

120

2012

200,000

10,000

210,000

110

NEW CONSTRUCTION

ADD

DEDUCT

RECHECK YEAR

YEAR

VALUATION

Final Value Conclusion:

213,900

10,000

223,900

ADAMS COUNTY - DAVID GIFFORD, AUDITOR

RESIDENTIAL REVIEW PROPERTY RECORD CARD 2014

Printed 7/24/2014

Data For Parcel 133-00-00-027.000

Base Data

Parcel: 133-00-00-027.000
Owner: SCHNEIDER JOHN P
Address: FRANK YOUNG RD WEST UNION OH 45693



Tax Mailing Address

Tax Mailing Name: SCHNEIDER JOHN P
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Owner Address

Owner Name: SCHNEIDER JOHN P
Address: 1528 WISCONSIN RD
City State Zip: DERBY NY 14047

Geographic

City: UNINCORPORATED
Township: TIFFIN TOWNSHIP
School District: ADAMS CO/OHIO VALLEY SD
Tax District: M20 ADAMS CO/OHIO VALLEY SD - TIFFIN TWP

Legal

Legal Acres:	160.304	Homestead Reduction:	NO
Legal Description:	ACRES: 160.304OR QTY 2866 NO ENT 1501 WATER COURSE O BR CR ORIG PROP R RANKIN	2.5% Reduction	NO
Land Use:	101 - CASH - GRAIN OR GENERAL FARM	Foreclosure:	NA
Neighborhood:	02000	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NA
Annual Tax (Does not include delinquencies.):	\$736.96	Divided Property:	NA
Map Number:	13300		

Notes

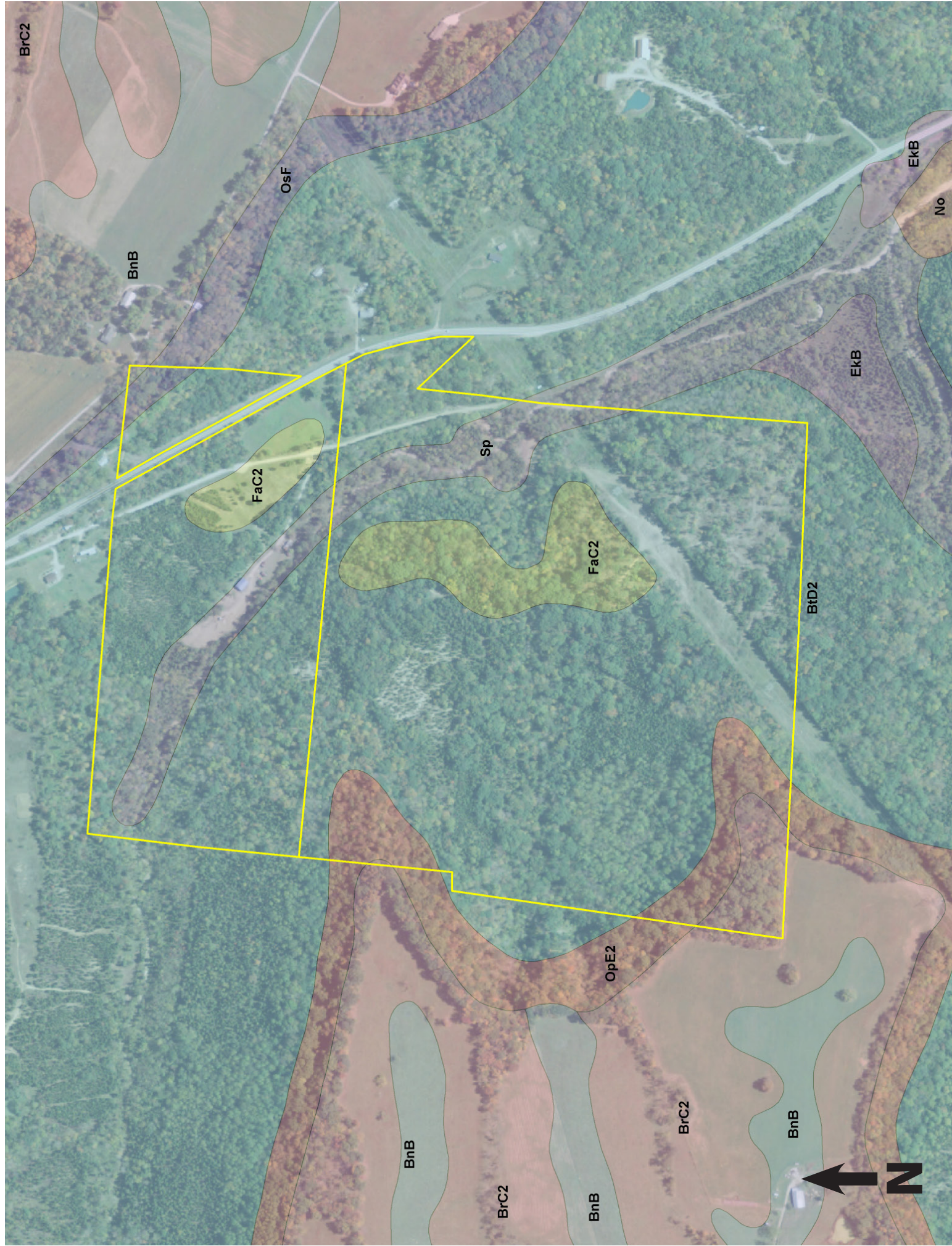
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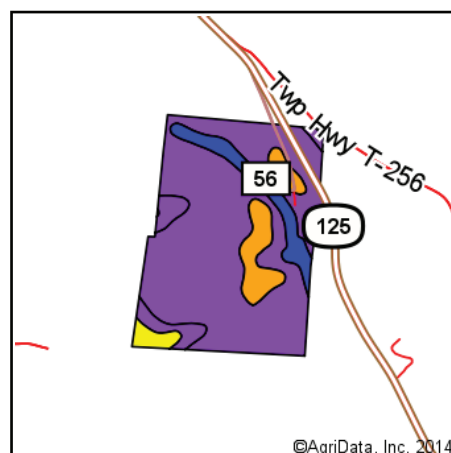
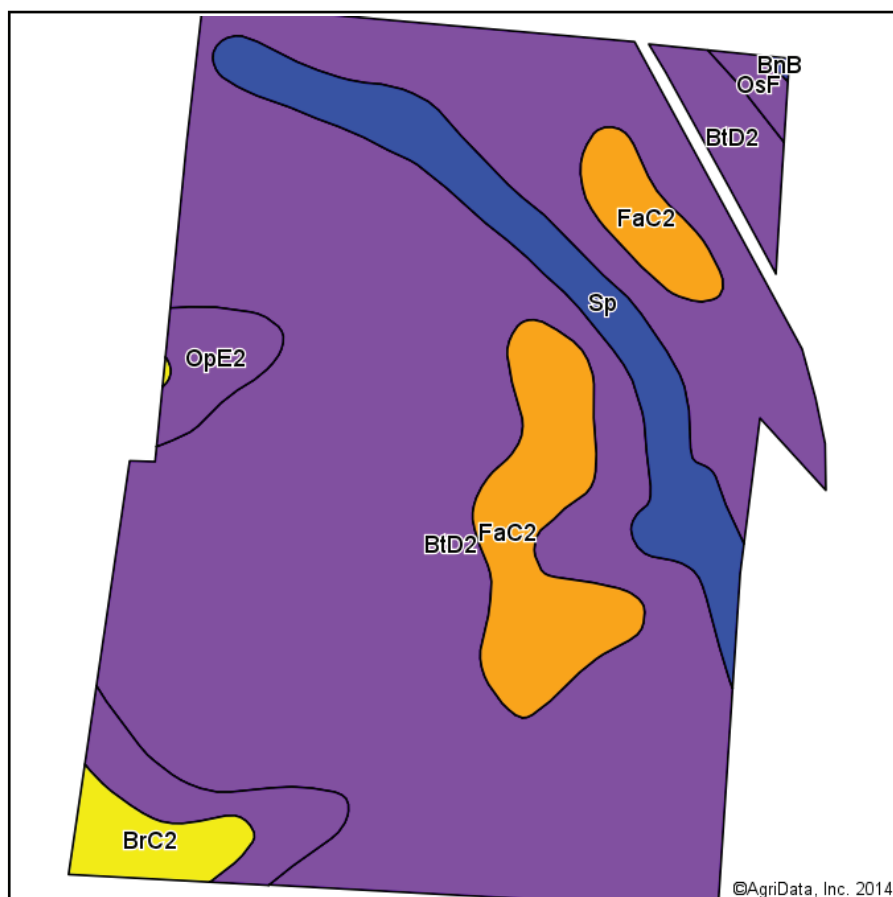
SURETY SOILS MAP

Frank Young Road
Farm B





Soil Map



State: **Ohio**
 County: **Adams**
 Location: **38° 47' 29.67, 83° 28' 8.03**
 Township: **Tiffin**
 Acres: **160**
 Date: **8/20/2014**

SCHRADER
 Real Estate and Auction Company, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

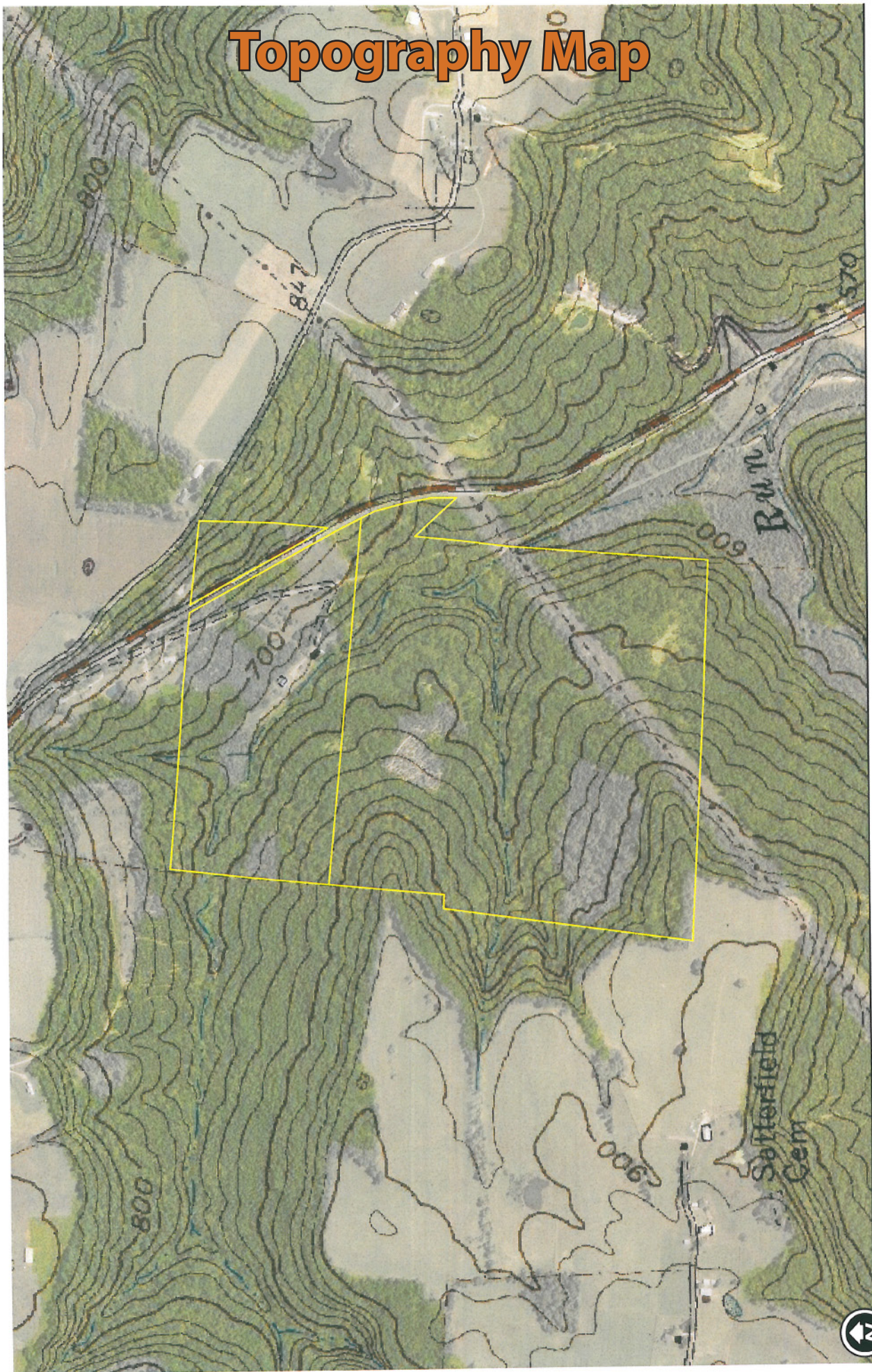
Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014 Area Symbol: OH001. Soil Area Version: 11												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Orchardgrass	Orchardgrass alfalfa hay	Pasture	Soybeans	Tobacco	Winter wheat
BtD2	Brushcreek-Lawshe complex, 12 to 25 percent slopes, eroded	121.21	75.8%		Vle		5	3.5				
FaC2	Faywood silt loam, 8 to 15 percent slopes, eroded	13.88	8.7%		Ille	80		2.8	7	20	1700	25
Sp	Skidmore gravelly loam, occasionally flooded	12.39	7.7%		Ilw	70		4	5.5	30	2400	30
OpE2	Opequon silty clay loam, 25 to 40 percent slopes, eroded	7.95	5.0%		Vlle							
BrC2	Bratton-Opequon complex, 8 to 15 percent slopes, eroded	3.57	2.2%		IVe	90	5.8	3.2		28	2000	35
OsF	Opequon silty clay loam, 40 to 60 percent slopes, very rocky	0.90	0.6%		Vlls							
BnB	Bratton silt loam, 2 to 8 percent slopes	0.10	0.1%		Ile	105	6	3.6		35	2500	45
Weighted Average						14.4	3.9	3.3	1	4.7	379.5	5.3

Area Symbol: OH001, Soil Area Version: 11

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map





TITLE OPINION

Frank Young Road

Farm B





Commitment for Title Insurance

ISSUED BY

Ohio Bar Title Insurance Company

Commitment

OHIO BAR TITLE INSURANCE COMPANY, an Ohio corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, Ohio Bar Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Ohio Bar Title Insurance Company



Kevin F. Eichner
President

Michael J. Fromhold
Secretary

(This Commitment is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A

File No. 14-301

Commitment No. 14-301

1. Effective Date: August 18, 2014 at 7:59 a.m.
2. Policy or Policies to be issued:
 - a. ☒ Owner's Policy \$TBD
Identify which Owner Policy to be used: ☒ 2006 ALTA ☐ Other _____

Proposed Insured: TBD
 - b. ☐ Loan Policy \$
Identify which Loan Policy to be used: ☐ 2006 ALTA ☐ Other _____

Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is fee simple.
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in: **John P. Schneider, Source of Title: O.R. 379, page 733.**
5. The land referred to in this Commitment is described as follows: See attached Exhibit "A".

Issuing Agent: Market Street Title, LLC
Agent ID: OBT-009
Address: 216 North Market Street
West Union, Ohio 45693
Telephone: (937) 544-7000

Countersigned
Market Street Title, LLC

By: *Dana M. Whalen*
Authorized Officer of Agent

ALTA Owner's Policy (6-17-06) Schedule A

<p>Ohio Bar Title Insurance Company Insurance Fraud Warning Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.</p>
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OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B – SECTION I

File No. 14-301

Commitment No. 14-301

Requirements:

- A. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
- B. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- C. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
 - 1. A General Warranty Deed from John P. Schneider, and spouse, releasing dower to Purchaser, vesting fee simple title in the premises described in Exhibit "A".
 - 2. Mortgage from Lender to Purchaser for amount of policy duly executed and recorded.

NOTE: The above stated mortgage must be joined in by the spouse(s) of the Mortgagor(s), if any.

- 3. You must tell us in writing if the property to be insured includes a mobile home or any type of manufactured housing as defined by Ohio laws and regulations. The undersigned may make additional requirements or exceptions including, but not limited to proof the Certificate of Title has been surrendered to the Adams County Auditor.
- 4. Should the mortgage to be satisfied in connection with this transaction be a construction mortgage, the undersigned may make additional requirements, including, but not limited to: lien waivers and sworn statements or affidavits signed by the General Contractor attesting all work has been completed and all contractors, subcontractors, materialmen and laborers have been paid.
- 5. Review of properly executed and recorded Power of Attorney (if a Power of Attorney is to be used in order to facilitate the subject transactions).
- 6. Pay us the premiums, fees and charges for the policy.
- 7. THIS COMMITMENT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT

SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

8. Execution by Seller of Owner's Title Affidavit.

OHIO BAR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B – SECTION II

File No. 14-301

Commitment No. 14-301

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. Delinquent sewer bills, water bills, charges for weed cutting, cleaning up trash and other nuisance abatement charges may become a lien on the real estate. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these charges, if any.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
10. The acreage/square footage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purposes of identifying said tract and shall not be

construed as insuring the quantity of land, and/or the address as set forth in the description of the property.

11. Easement to The Cincinnati Gas & Electric Company, Columbus & Southern Ohio Electric Company, and The Dayton Power & Light Company, as recorded in D.B. 199, page 34 on May 22, 1968, Adams County Recorder's Office.
12. Easement for highway purposes to State of Ohio over 1.82 acres as recorded in D.B. 138, page 413 on February 3, 1934, Adams County Recorder's Office.
13. Easement to The Cincinnati Gas & Electric Company, Columbus & Southern Ohio Electric Company, and The Dayton Power & Light Company being 6.07 acres in the easement area out of the 72 acre tract as recorded in D.B. 199, page 30 on May 22, 1968, Adams County Recorder's Office.
14. Easement to Columbus & Southern Ohio Electric Company over the 72 acres tract, as recorded in D.B. 235, page 364 on October 20, 1976, Adams County Recorder's Office.
15. Easement to Columbus & Southern Ohio Electric Company as recorded in D.B. 266, page 662 on June 21, 1985, Adams County Recorder's Office.
16. Easement to Columbus Southern Power Company as recorded in D.B. 282, page 518 on April 3, 1989, Adams County Recorder's Office.
17. The Adams County Treasurer's General Tax Duplicate: Parcel No. 133-00-00-027.000. CAUV-applicable. The real estate taxes are in the amount of \$368.48 per half year and the 2013 taxes are paid. Buyer must apply for future CAUV treatment of real estate taxes in order to continue tax savings. Recoupment of CAUV savings will be necessary if buyer fails to apply.
18. The Land appears on the Agricultural Land Tax List. The Company does not insure against loss or damage nor will it pay attorneys' fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et. seq. if said land or any part thereof is or has been converted to non-agricultural use.
19. Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.



TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

Rick J. Young, Randy L. Young and Kathy Dianne Pollitt

115 E. Main Street
Union, Ohio 45693
937-544-5262

160.304 Acres

Situated in the Township of Tiffin, in the County of Adams, in the State of Ohio and also being a part of V.M.S. No. 1501 and also being a consolidation of Parcel I of the original 80 acres, Parcel II of the original 72 acres and the original 2.07 acres owned by Rick J. Young, Randy L. Young and Kathy Dianne Pollitt as recorded in O.R. 160, P. 653 and O.R. 362, P. 323 Adams County Deed Records and bounded and described as follows:

Beginning at a reference point at a spike found at the intersection of State Route No. 125 and Frank Young Road (C-56 A); thence with said Frank Young Road, S 22 deg 32 min 22 sec E 984.45 feet to a spike set in said Frank Young Road and a corner to 2.029 acres of Debbie A. Angel (O.R. 195, P. 843) and also a corner to the original 1.81 acres of James P. Conrad (O.R. 301, P. 760) and **BEING THE REAL POINT OF BEGINNING**; thence with said Conrad's line and with the line of 1.22 acres of Richard Stutz (O.R. 336, P. 759) and with the line of 6.50 acres of Neta C. Nixon (O.R. 30, P. 192), S 82 deg 11 min 52 sec E 698.55 feet to a stone found and in the line of Tract-2 of 1.781 acres of Diane C. Coffman (O.R. 78, P. 321); thence with said Coffman's line, S 02 deg 14 min 58 sec W 445.56 feet to a 5/8" iron pin found and a corner to 9.000 acres of Leonard G. Hartman (O.R. 245, P. 176); thence with said Hartman's line, S 06 deg 49 min 57 sec W, passing a 5/8" iron pin set at 279.38 feet, a total distance of 353.06 feet to a spike found and in the centerline of State Route No. 125; thence with the centerline of said State Route No. 125 for the next six calls, S 27 deg 31 min 34 sec E 139.95 feet to a spike found; thence S 21 deg 01 min 55 sec E 132.06 feet to a spike found; thence S 16 deg 52 min 55 sec E 148.87 feet to a spike set; thence S 12 deg 07 min 55 sec E 134.46 feet to a spike set; thence S 05 deg 40 min 55 sec E 117.99 feet to a spike set; thence S 01 deg 07 min 55 sec E 101.13 feet to a spike set in said centerline and a corner to 4.35 acres of Brian M. and Diane M. Burt (D.B. 307, P. 615); thence with said Burt's line for the next two calls, N 42 deg 21 min 11 sec W 368.91 feet to a stone found; thence S 09 deg 13 min 59 sec W 571.87 feet to a 5/8" iron pin set and a corner to the original 72.33 acres of William P. and Suzanne J. Turner (D.B. 216, P. 536); thence with said Turner's line, S 05 deg 29 min 00 sec W 1216.95 feet to a point in said Turner's line and a corner to Tract V of 13 acres of David C. Hook, Trustee (O.R. 346, P. 447) and said point is referenced by a 5/8" iron pin set at S 85 deg 59 min 48 sec E 10.16 feet; thence with said Hook's line, N 85 deg 59 min 00 sec W 981.20 feet to a 1" iron pipe found and a corner to 394.96 acres of William H. Plettner Marital Trust (D.B. 307, P. 1); thence with said Plettner's line for the next four calls, N 85 deg 49 min 29 sec W 1346.56 feet to a point, which is referenced by a 5/8" iron pin set at N 82 deg 12 min 23 " E 1.92 feet; thence N 09 deg 28 min 01 sec E 1516.45 feet to a 5/8" iron pin set; thence S 85 deg 36 min 10 sec E 83.94 feet to a 5/8" iron pin found; thence N 05 deg 48 min 17 sec E 1105.74 feet to a 5/8" iron pin set and a corner to 33.877 acres of Michael J. and Deborah R. Ernst (O.R. 358, P. 49); thence with said Ernst's line, N 07 deg 18 min 36 sec E 510.07 feet to a 5/8" iron pin found; thence with said Ernst's line and with the line of the aforementioned Debbie A. Angel, S 84 deg 53 min 44 sec E 1444.40 feet to the beginning, containing 160.304 Acres more or less and being subject to all legal right of ways, easements and restrictions of record. Bearings are based upon the S 09 deg 13 min 59 sec W line.



TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street
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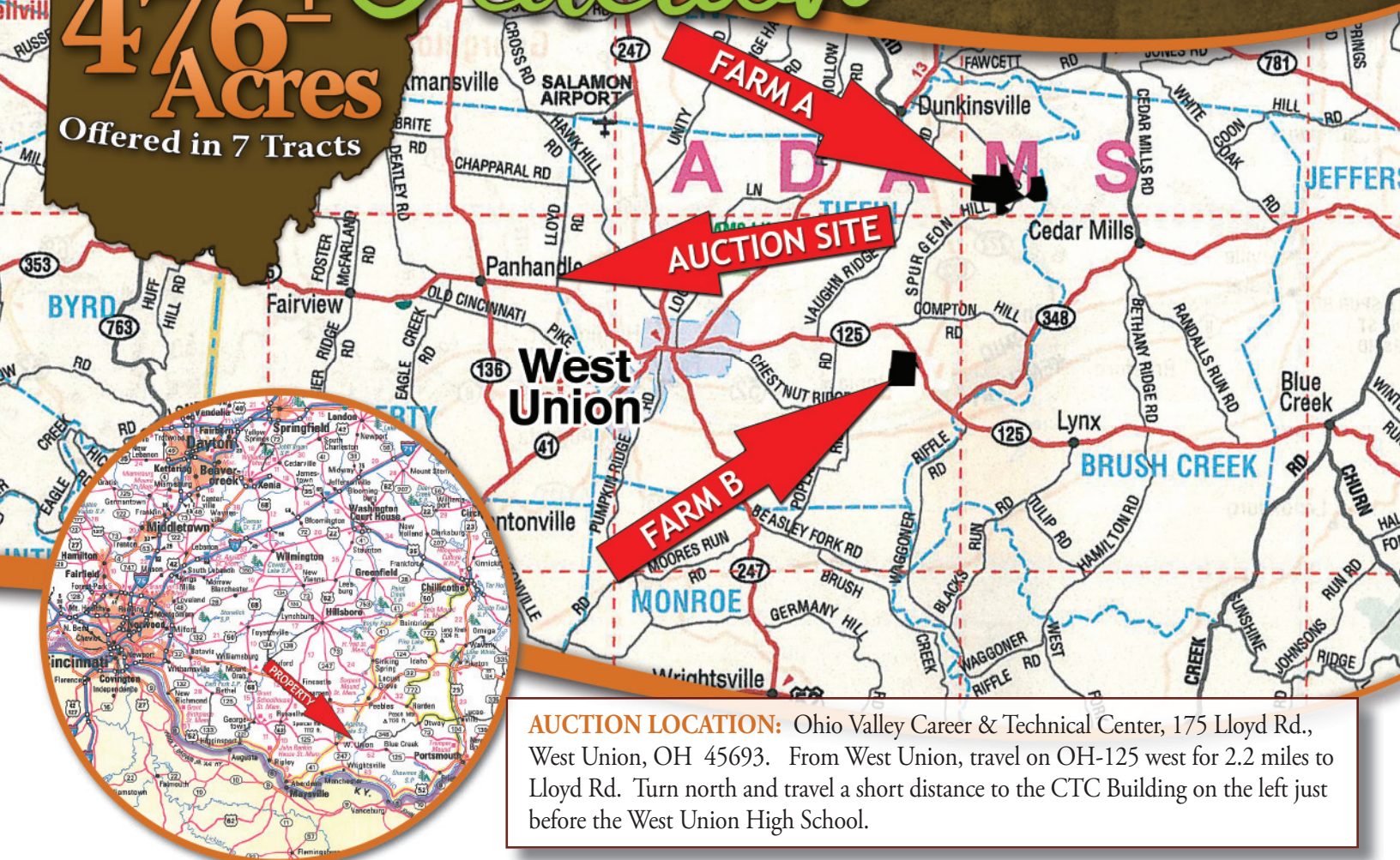
The above survey was performed under the supervision of Ty R. Pell, Registered Land Surveyor No. 7524 on July 19, 2011 and found in File No. A-11-99.

Filename: rickjyoung160304acR

Real Estate Auction

West Union, Ohio

476[±]
Acres
Offered in 7 Tracts



AUCTION LOCATION: Ohio Valley Career & Technical Center, 175 Lloyd Rd., West Union, OH 45693. From West Union, travel on OH-125 west for 2.2 miles to Lloyd Rd. Turn north and travel a short distance to the CTC Building on the left just before the West Union High School.

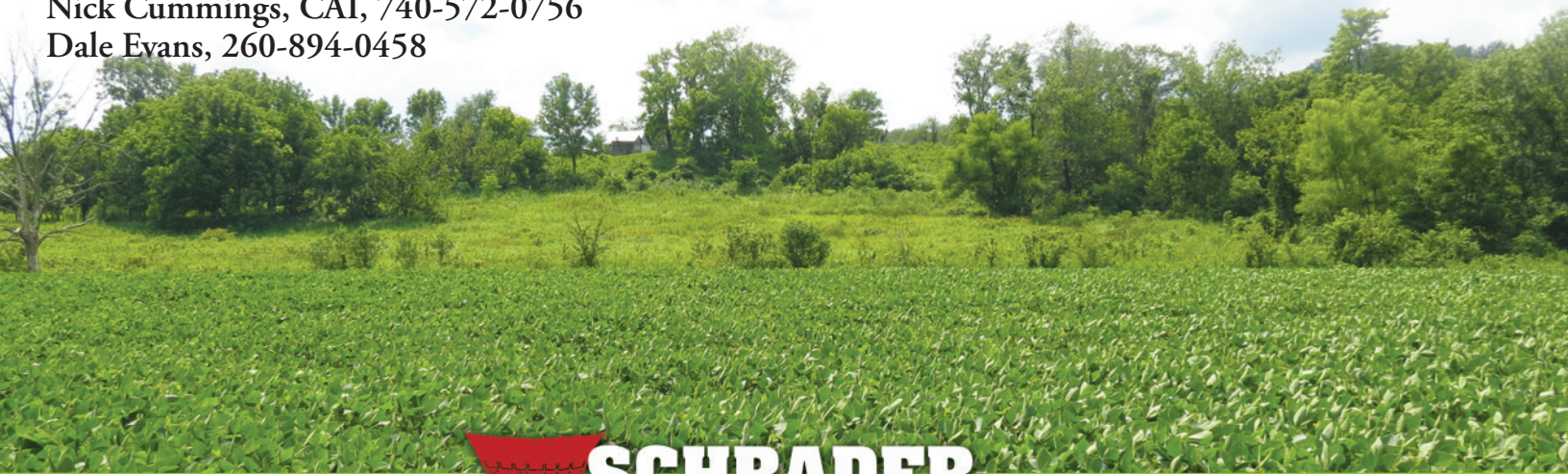
In close proximity to Adams Lake State Park, Brush Creek State Park, Shawnee State Forest, Davis Memorial State Nature Preserve, and Local Amish Communities & Businesses

OWNERS: JPS Farm Holdings, LLC & John P. Schneider

AUCTION MANAGERS:

Nick Cummings, CAI, 740-572-0756

Dale Evans, 260-894-0458



800.451.2709

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