SCHRADER
Real Estate and Auction Company, Inc.

Ohio

133± acres

OFFERED IN 3 TRACTS

Waverly, OH • Pike Co., West Jackson Twp.

- Prime Level Tillable Land
- Wooded Frontage on the Scioto River
- Country Home and Outbuildings
- Private Setting, Beautiful Views

INFORMATION BOOKLET

THURSDAY, NOVEMBER 13 • 6 PM

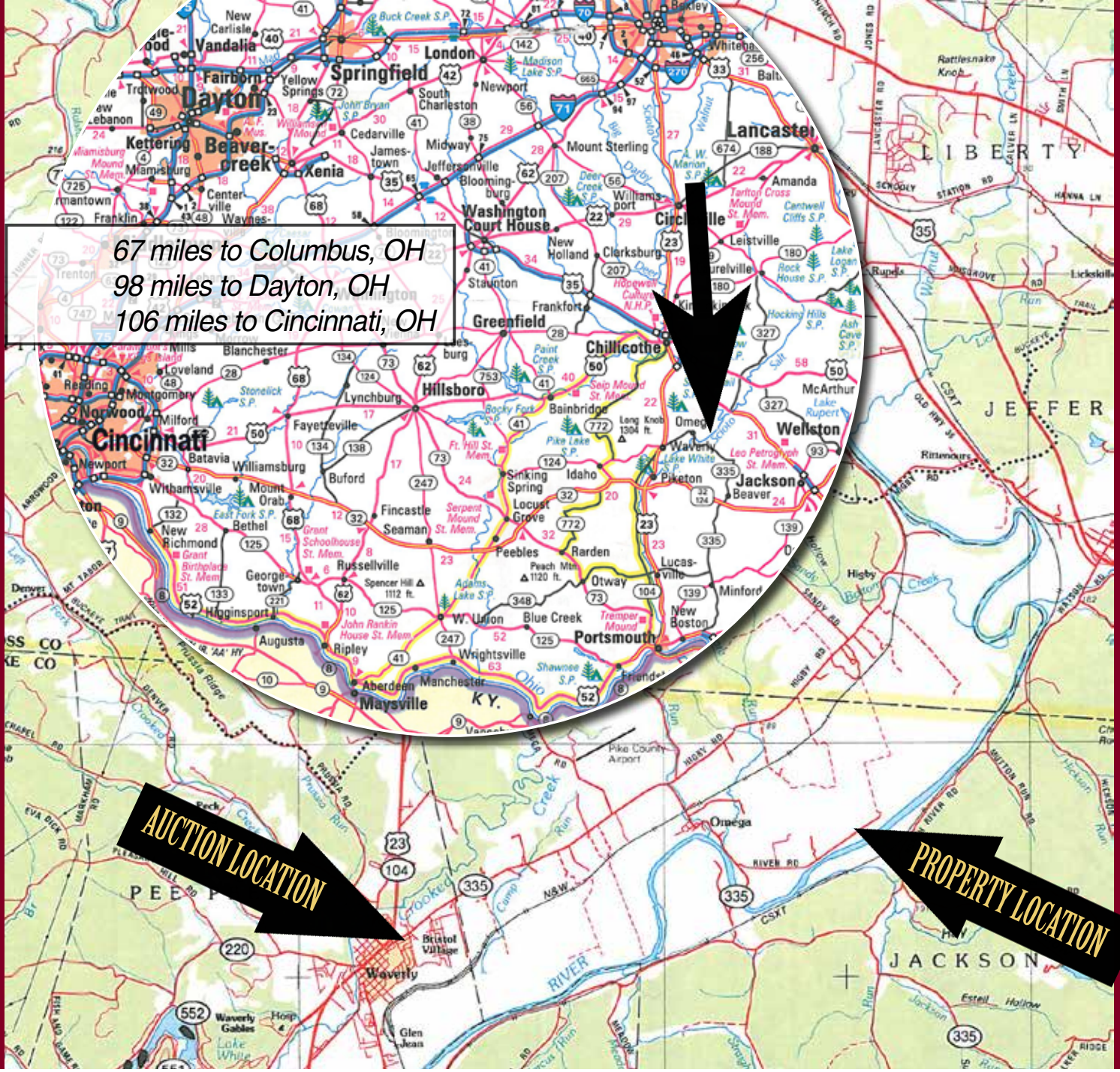
held at the New Covenant Church of Christ, 353 E. 2nd St., Waverly, OH

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 assume no liability for the information provided.

SCHRADER
Real Estate & Auction Co., Inc.

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



OPEN HOUSE / INSPECTION DATES:

Monday, October 13, 4-6 PM

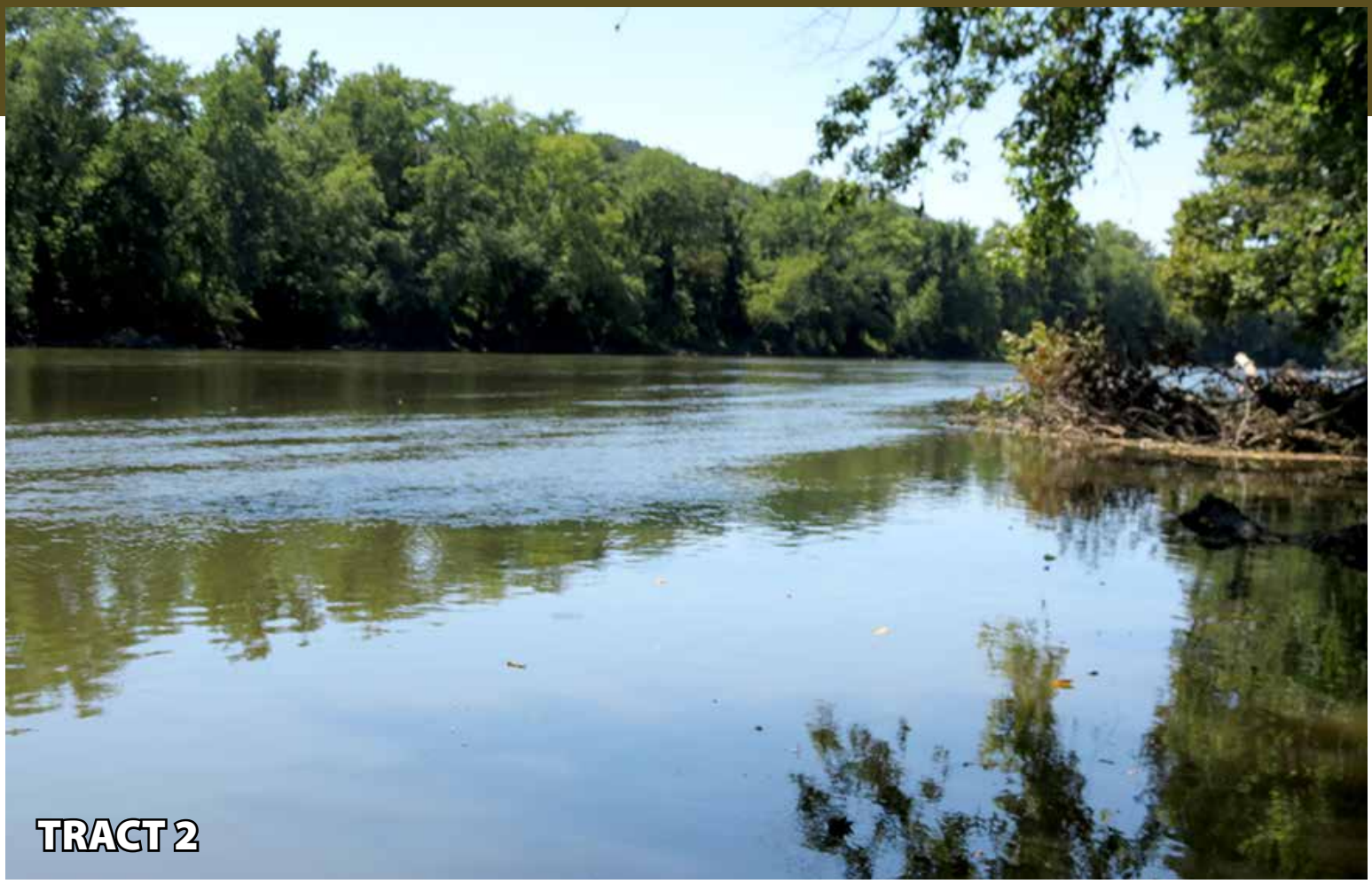
Thursday, October 30, 4-6 PM

Meet a Schrader representative at the home on Tract 3 for more information.

AUCTION MANAGERS: Nick Cummings 740-572-0756 & Dale Evans 260-894-0458

TRACT 1

TRACT 1

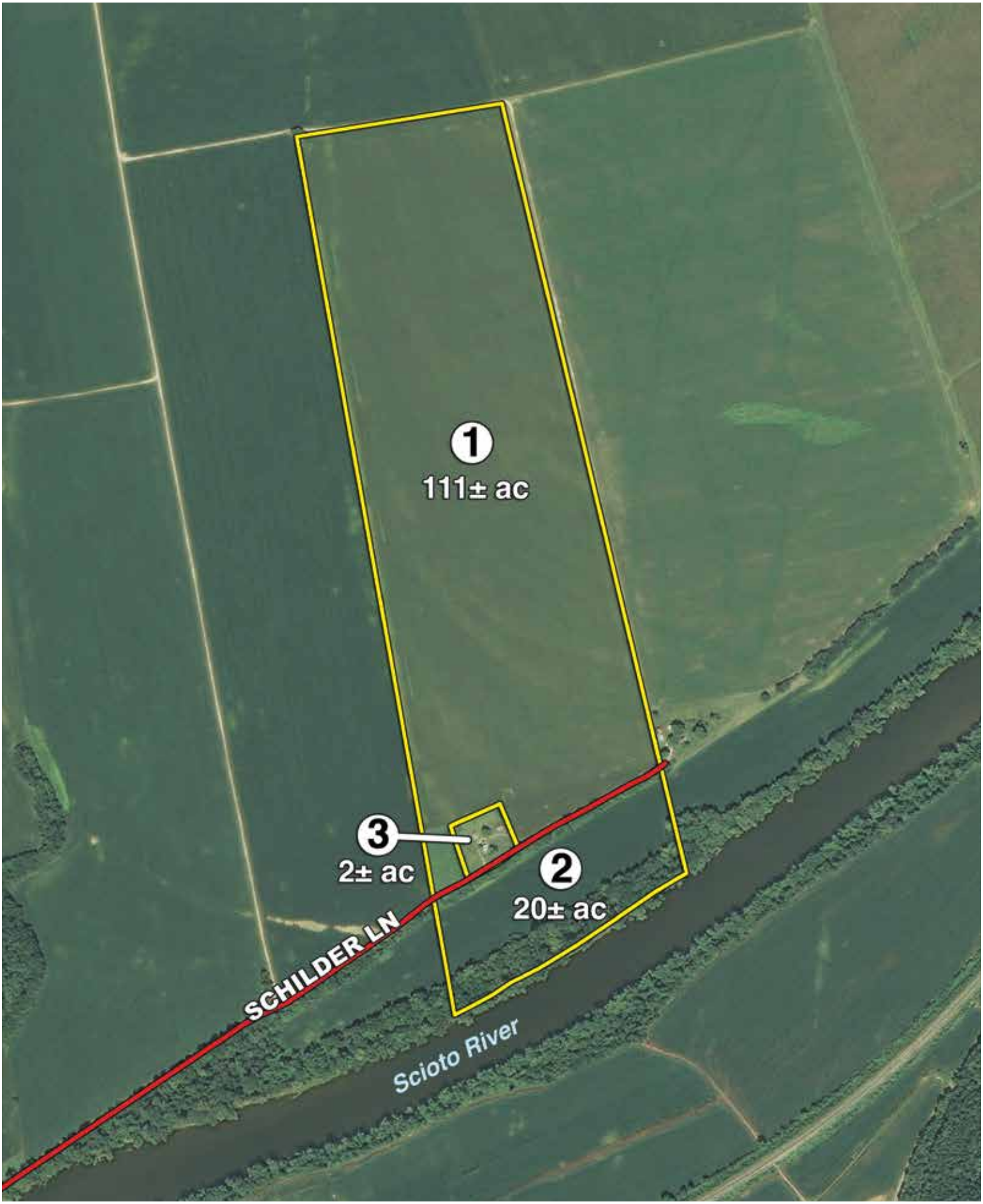

TRACT 2

TRACT 2

TRACT 3

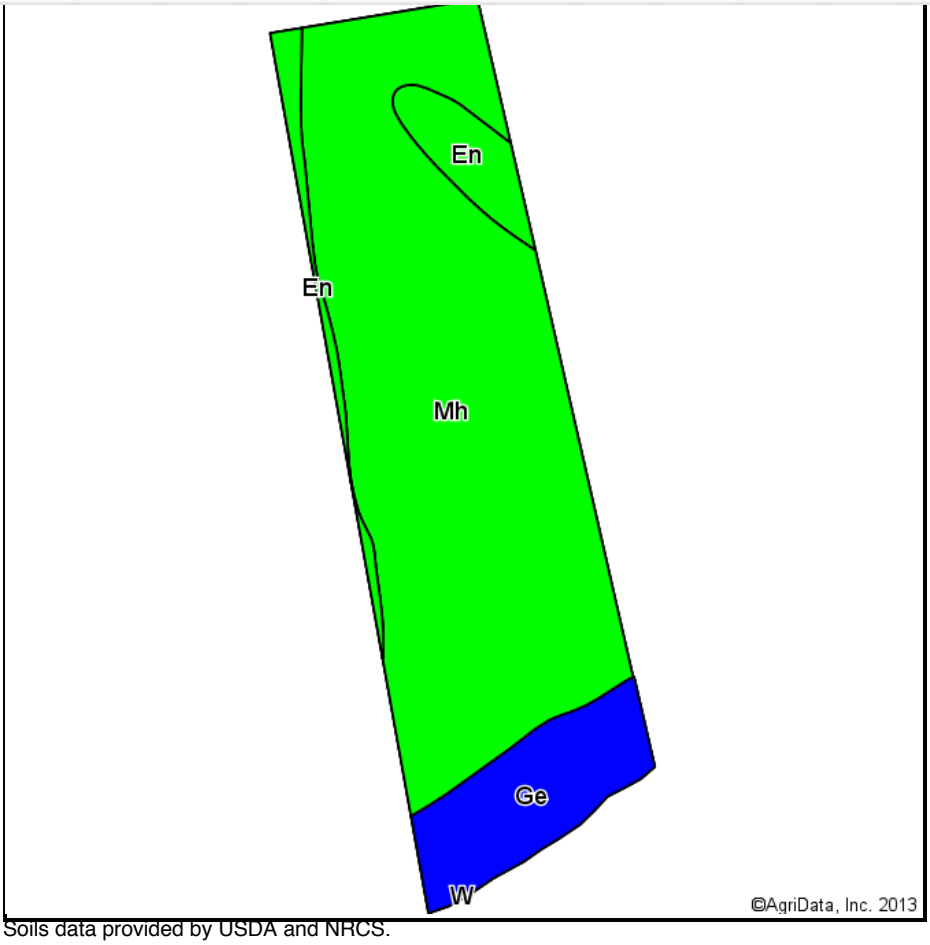
TRACT 3

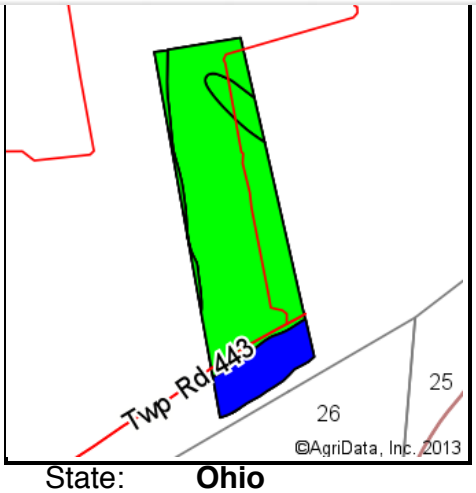
TRACT MAP



SOILS MAP

SURETY SOILS MAP





State: **Ohio**
County: **Pike**
Location:
Township: **Jackson**
Acres: **131.23**
Date: **1/16/2014**

SCHRADER Real Estate & Auction Co., Inc.

N W E S

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2013 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bluegrass ladino hay	Bromegrass alfalfa	Corn	Grass legume hay	Kentucky bluegrass	Orchardgrass	Orchardgrass hay	Orchardgrass alfalfa	Orchardgrass alfalfa hay	Orchardgrass red clover	Orchardgrass red clover hay	Soybeans	Tall fescue	Tall fescue hay	Tobacco	Winter wheat
Mh	Martinsville loam, rarely flooded	103.38	78.8%		I	2.5	8	130	4	4.5	6.7	4	7	4	6.3	4	45	7	4		50
Ge	Genesee silt loam, occasionally flooded	17.36	13.2%		IIw	2.5		130		4.5	6.7	4	7	4	6.3	4	37	7	4		35
En	Elkinsville silt loam, rarely flooded	10.49	8.0%		I	2.5		130	4	4.5	6.7	4	7	4	6.3	4	42	7	4	3800	48
					Weighted Average	**2.5**	**6.3**	**130**	**3.5**	**4.5**	**6.7**	**4**	**7**	**4**	**6.3**	**4**	**43.7**	**7**	**4**	**303.8**	**47.9**

Field boundaries provided by Farm Services Agency as of 2/1/2005. Aerial photography provided by Aerial Photography Field Office.

FSA INFORMATION

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2014
Date : Aug 6, 2014

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : OHIO
County : PIKE

Farm Number : 303

Operator Name : GRAVES BROTHERS
Farms Associated with Operator : 39-131-303, 39-131-1712
CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
133.25	125.52	125.52	0.00	0.00	0.00	0.00	Active	1

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	125.52	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	5.50	0.00	0.00	58	58
Corn	71.70	0.00	0.00	106	106
Soybeans	41.80	0.00	0.00	31	31
TOTAL	**119.00**	**0.00**	**0.00**		

NOTES

State : OHIO
County : PIKE

Farm Number : 303
Tract Number : 1309

Description : **S2 A2**

FAV/WR History : **No**

BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations :
Owners : SANDRA PRICE , ROBERT ANDERSON , JOHN ANDERSON , SHEILA DOMO
Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
133.25	125.52	125.52	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	125.52	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	5.50	0.00	0.00	58	58
Corn	71.70	0.00	0.00	106	106

FSA INFORMATION

Form : FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Program Year : 2014

Date : Aug 6, 2014

Abbreviated 156 Farm Record

Soybeans	41.80	0.00	0.00	31	31
TOTAL	**119.00**	**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.*

FSA INFORMATION

Pike County FSA Office
12167A State Route 104
Lucasville, OH 45648
740-259-3075
740-259-9168

Crop Year 2014

Farm: 303
Tract: 1309

Print Date: 6/3/2014

1 inch = 913 feet

USDA 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 the 2013 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations contact NRCS.

All of the below are true unless otherwise indicated:

All crops=Non-irrigated
All crops used for grain
Wheat=SRW
Corn=Yellow
Soybeans=CON

N

Legend

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

CERTIFICATE OF TITLE

TITLE SEARCH REPORT

October 9, 2014

TO: Dale Evans
Schrader Auctioneers

RE: File #2-4478
Property Address: 1739 Schilder Lane, Waverly, OH 45690
Owner(s) of Record: Sandra J. Price, John S. Anderson, Robert R. Anderson and Sheila M. Williams

A full marketable title search of the record title in the Pike County Records for the real property described in Exhibit A has been made from 11/23/1938 and continuing through the effective date of 10/06/2014, at 7:00 a.m., and the Company finds the following matters of record:

Title is currently vested in the name of:

Sandra J. Price, John S. Anderson, Robert R. Anderson and Sheila M. Williams

Source of Title: Quit-Claim Deed, recorded 5/15/2001 in OR Vol. 165, Page 808 of the Pike County, Ohio records

Mortgages, Liens, & Encumbrances of record:

1. No examination has been made of the PACER index of the United States Bankruptcy Court.

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. Subject to liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the Pike County Common Pleas Clerk, if any.

4. This report does not provide any coverage as to taxes and/or assessments not yet certified for the year 2013 and thereafter, plus any penalties and interest which may accrue. Taxes for 2014 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. 08-000300.0000 are as follows for the tax year 2013:
Taxes for the first half of 2013, due February 18, 2014 are paid.
Taxes for the second half of 2013, due July 1, 2014 are paid.
Assessed Valuations: Land: $48,800.00 Impr.: $12,130.00 Total: $60,930.00
Semi-annual Taxes: $1,168.59
Semi-annual Assessments: $0.00
Homestead Reduction: No

Northwest Title Family of Companies, Inc.
Title Search Report
1739 Schilder Lane, Waverly, OH 45690

CAUV: Yes

The County Auditor's General Tax Duplicate Records for the Tax Parcel No. 08-000400.0000 are as follows for the tax year 2013:
Taxes for the first half of 2013, due February 18, 2014 are paid.
Taxes for the second half of 2013, due July 1, 2014 are paid.
Assessed Valuations: Land: $6,280.00 Impr.: $0.00 Total: $6,280.00
Semi-annual Taxes: $121.18
Semi-annual Assessments: $0.00
Homestead Reduction: No
CAUV: Yes

5. Attention is directed to the fact that the premises described under Schedule 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.

6. Subject to the following: a. Riparian rights; or b. Title to that portion of the Land lying below the high water mark of Scioto River; or c. Rights of all upper and lower riparian owners and the public in general in and to the waters of the Scioto River and the uninterrupted, natural, unpolluted flow thereof.

7. Easement(s) granted unto Columbus and Southern Ohio Electric Company recorded in RW 2, Page 497 of the Pike County records.

8. An oil, gas and/or mineral lease, executed by Floyd Anderson and Helen Anderson (Lessor) and E.M. Conant (Lessee), recorded in Lease Vol. 11, Page 535 and all subsequent assignments, if any, of the Pike County records. NOTE: We have made no examination of this instrument.

9. The legal description contained in the vesting deed, and in Exhibit A herein, states the total acreage as 128 acres, however, the County Auditor's Duplicates reflect 97.000 acres and 17.000 acres (total of 114.000 acres). The current legal description may not be accurate. Please verify that the land described herein is what was intended by the parties to the transaction. In addition, a survey may assist with determining the accuracy of the legal description.

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 interests, and it should not be construed as a

CERTIFICATE OF TITLE

Northwest Title Family of Companies, Inc.
Title Search Report
1739 Schilder Lane, Waverly, OH 45690

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 and 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. Thank you.

Sincerely,

Jennifer Kohler

Jennifer Kohler

CERTIFICATE OF TITLE

Northwest Title Family of Companies, Inc.
Title Search Report
1739 Schilder Lane, Waverly, OH 45690

EXHIBIT "A"

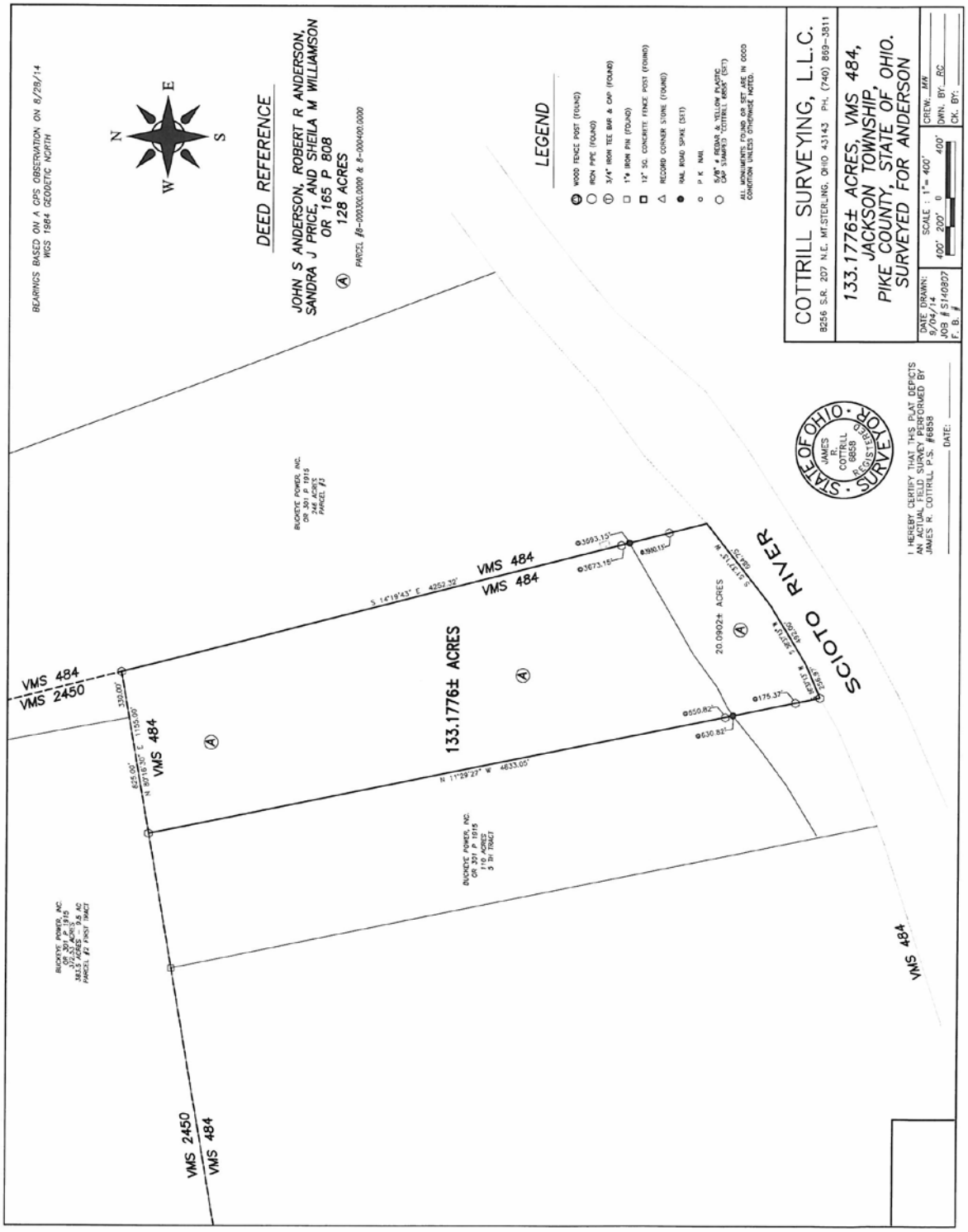
Situated in the Township of Jackson, County of Pike, State of Ohio and more particularly known and described as follows:

Being a part of Survey No. 484, bounded and described as follows, to-wit:

Beginning at a stake on the bank of the Scioto River, upper corner on the river to a tract of land of this same survey heretofore conveyed to Hannah Foster by Harvey Pancake and others by deed dated Sept. 1885 and recorded in Volume 32, page 367 of the Deed Records of said Pike County, Ohio; running thence N. 11 deg. West 292 poles to a stake, the northeast corner of said tract in the line of lands belonging to the heirs of Joseph Foster, deceased; thence with said line N. 8 deg. East 70 poles to a stone, corner to the lands of Jane B. Wiley (now Schilder); thence with the line of the same S. 141/4 deg. East 258 poles to a stone on the bank of the said Scioto River, corner to said Wiley (now Schilder); thence down the river with the meanderings thereof S. 55 deg. West 411/2 poles; thence S. 62 deg. West 28 poles; thence S. 70 deg. West 15 poles to the beginning, containing 128 acres, more or less.

(Being carried as 114.00 acres on the County Auditor's Duplicates).

PRELIMINARY SURVEY



NAA Auctioneer

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