

Edgerton, Ohio - Williams & Defiance Counties

# NORTHWEST OHIO REAL ESTATE AUCTION

## Highly Productive, Tillable Crop Land

- 4 Farms - Tracts Ranging from 1± to 77.3± Acres
- Wooded Land with Mixed Hardwoods -  
Managed in Cooperation with a Timber Consultant
- Ideal Hunting & Recreational Tracts
- 4 Country Homes & Outbuildings
- Great Investment Opportunities
- Potential Home Sites



# 450± Acres

Offered in 17 Tracts

## INFORMATION BOOKLET



### SCHRADER

*Real Estate & Auction Co., Inc.*

### 800.451.2709

[SchraderAuction.com](http://SchraderAuction.com)

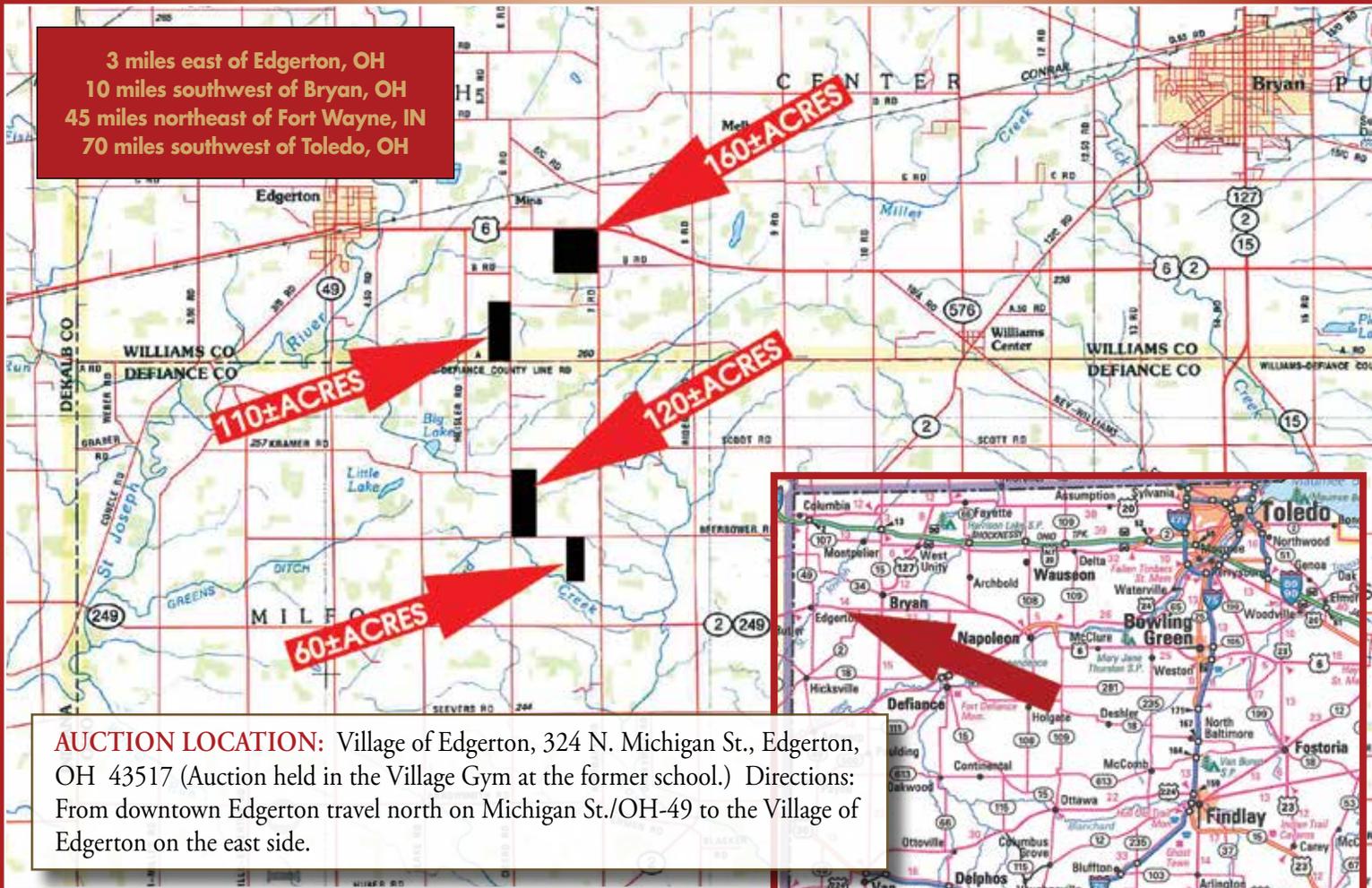
## TUESDAY, NOVEMBER 18 • 10AM

# 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.



3 miles east of Edgerton, OH  
10 miles southwest of Bryan, OH  
45 miles northeast of Fort Wayne, IN  
70 miles southwest of Toledo, OH



**AUCTION LOCATION:** Village of Edgerton, 324 N. Michigan St., Edgerton, OH 43517 (Auction held in the Village Gym at the former school.) Directions: From downtown Edgerton travel north on Michigan St./OH-49 to the Village of Edgerton on the east side.

### INFORMATION/INSPECTION DATES:

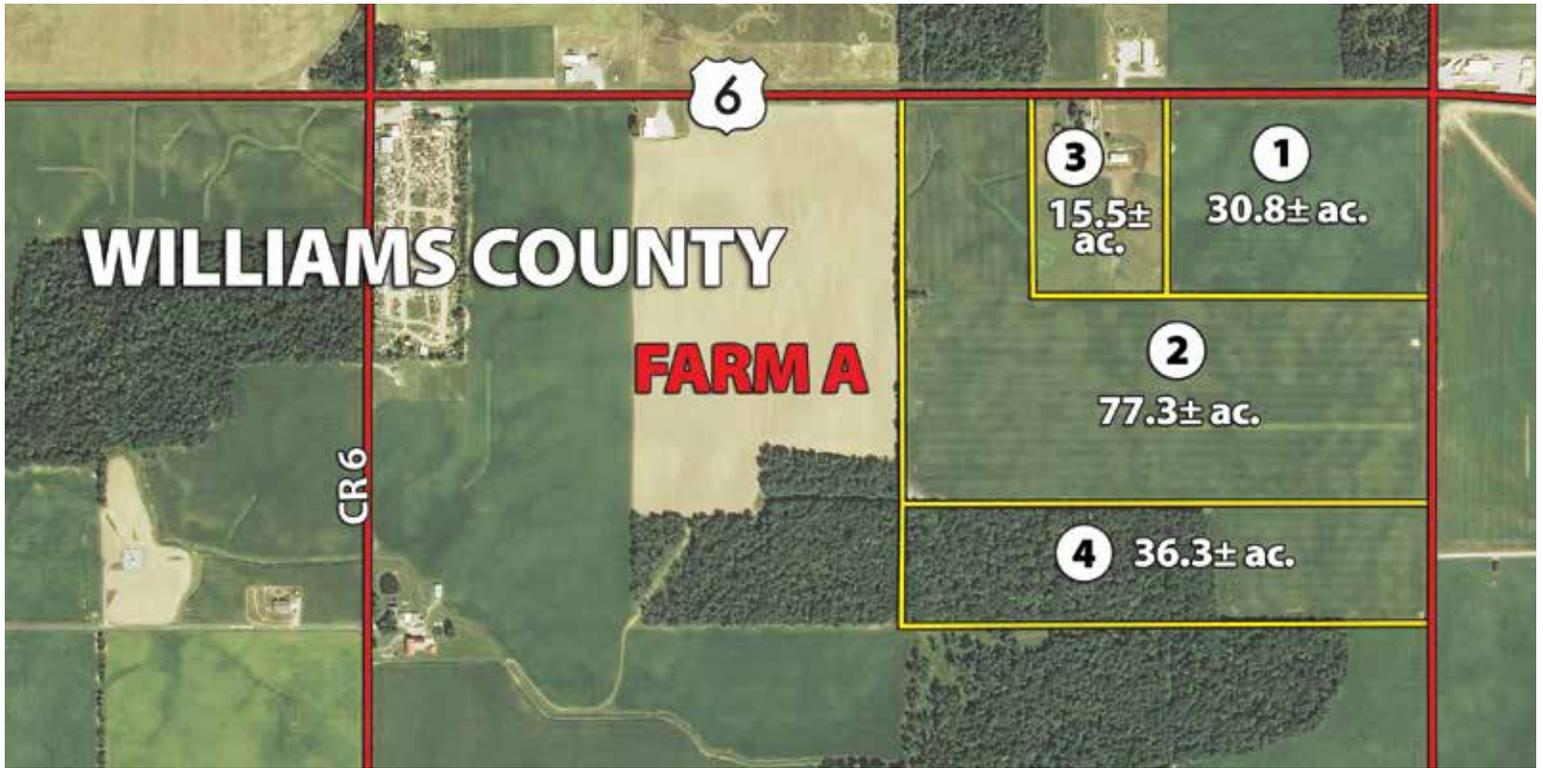
Sunday, October 19 · 2-4 PM

Tuesday, November 4 · 4-6 PM

Saturday, November 15 · 11 AM-1 PM

Meet a Schrader representative at the brick home on Tract 9 at 01649 Co. Rd. 6, Edgerton, OH 43517.

**Tract 2**



**FARM A - 160± ACRES IN WILLIAMS COUNTY  
INCLUDES TRACTS 1 - 4:**

**FARM A PROPERTY LOCATION** – 6674 US-6, Edgerton, OH 43517. From the Edgerton water tower, travel east on US-6 for 2.3 miles to the property on the south side. This farm is on the southwest corner of US-6 and Williams Co. Rd. 7.





**Tract 3**



**Tract 4**



**Tract 1**



**Tract 2**



# AUDITOR PROPERTY DATA CARDS

Farm A



# Property Record Card - Williams County, Ohio

Generated 10/9/2014 8:51:06 AM

General Parcel Information	
Parcel	061-250-00-008.000
Owner	BODENWALD LLC
Address	US HWY 6
Mailing Address Line 1	BODENWALD LLC
Mailing Address Line 2	6545 STATE ROUTE 197
Mailing Address Line 3	WAPAKONETA OH 45895
Land Use	110 - AGR VACANT LAND QUALIFIED CAUV
Legal Description	R.1 T.6 S.25 E 1/2 SE 80A 112-04310-000
Tax District	112
School District	EDGERTON SCHOOL DISTRICT
Township	ST JOSEPH TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$221,000	\$77,350	\$0	\$0	\$94,190	\$32,970	\$32,970

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	3.28	0	0	0	\$0
A5 - Tillable	73.06	0	0	100	\$219,180
A8 - Woodland	3.66	0	0	100	\$1,830

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
BNB	C - Crop	ZC - ZC	30.11	\$34,330
PM	C - Crop	ZC - ZC	15.97	\$29,860
GLB	C - Crop	ZC - ZC	4.68	\$3,510
GLB2	C - Crop	ZC - ZC	2.12	\$890
ROW	O - Other	ZO - ZO	3.28	\$0
GLC2	C - Crop	ZC - ZC	2.95	\$1,030
BNA	C - Crop	ZC - ZC	16.55	\$22,010
HKA	C - Crop	ZC - ZC	0.68	\$880
BNA	W - Woodland	ZW - ZW	0.93	\$310
PM	W - Woodland	ZW - ZW	2.73	\$1,370

Sales Details			
Date	Buyer	Seller	Price
6/21/2002	BODENWALD LLC	KOERNER JOSEPH LTD PTRSHP	\$0
5/31/1991	KOERNER JOSEPH LTD PTRSHP	Unknown	\$183,195



# Data For Parcel 061-250-00-008.000

## Land Data

**Parcel:**   
**Owner:**   
**Address:**



[+] Map this property.

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A0 - Row	3.28	0	0	0	0%	0	0	0	\$0.00
A5 - Tillable	73.06	0	0	0	100%	3000	3000	3000	\$219,180.00
A8 - Woodland	3.66	0	0	0	100%	500	500	500	\$1,830.00

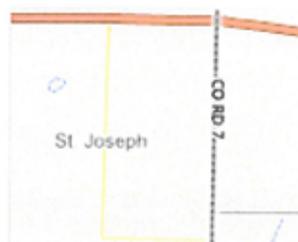
## Land Totals

<b>Deeded Acres:</b>	<input type="text" value="80"/>
<b>Total Calculated Acres:</b>	<input type="text" value="80"/>
<b>Total Value:</b>	<input type="text" value="\$221,010.00"/>

# Data For Parcel 061-250-00-008.000

## Tax Data

<b>Parcel:</b>	061-250-00-008.000
<b>Owner:</b>	BODENWALD LLC
<b>Address:</b>	US HWY 6



[+] Map this property.

## Tax Rates

<b>Full Tax Rate</b>	66.7
<b>Effective Tax Rate</b>	47.385179

## Property Tax

	Tax Year 2013 Payable 2014						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
<b>Charge:</b>	\$0.00	\$0.00	\$1,099.55	\$0.00	\$1,099.55	\$0.00	
<b>Credit:</b>			(\$318.40)	\$0.00	(\$318.40)	\$0.00	
<b>Rollback:</b>			(\$78.12)	\$0.00	(\$78.12)	\$0.00	
<b>Reduction:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$0.00		\$703.03		\$703.03		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$66.35		\$66.34		
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Owed:</b>	\$0.00		\$769.38		\$769.37		\$1,538.75
<b>Net Paid:</b>	\$0.00		(\$769.38)		(\$769.37)		(\$1,538.75)
<b>Net Due:</b>	\$0.00		\$0.00		\$0.00		\$0.00

## Special Assessments

<b>Assessment:</b>	1 of 7					
<b>40-777 ST JOE WATERSHED-PERM MAIN</b>						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
<b>Charge:</b>	\$0.00	\$0.00	\$7.79	\$0.00	\$7.79	\$0.00
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Special Assessments:</b>	\$0.00		\$7.79		\$7.79	

# Data For Parcel 061-250-00-008.000

## Agricultural Data

**Parcel:** 061-250-00-008.000  
**Owner:** BODENWALD LLC  
**Address:** US HWY 6



[+] Map this property.

## Agricultural

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
BNB	C - Crop	ZC - ZC	30.11	1140	1140	1140	\$34,330.00
PM	C - Crop	ZC - ZC	15.97	1870	1870	1870	\$29,860.00
GLB	C - Crop	ZC - ZC	4.68	750	750	750	\$3,510.00
GLB2	C - Crop	ZC - ZC	2.12	420	420	420	\$890.00
ROW	O - Other	ZO - ZO	3.28	0	0	0	\$0.00
GLC2	C - Crop	ZC - ZC	2.95	350	350	350	\$1,030.00
BNA	C - Crop	ZC - ZC	16.55	1330	1330	1330	\$22,010.00
HKA	C - Crop	ZC - ZC	0.68	1300	1300	1300	\$880.00
BNA	W - Woodland	ZW - ZW	0.93	330	330	330	\$310.00
PM	W - Woodland	ZW - ZW	2.73	500	500	500	\$1,370.00

## Agricultural Totals

<b>Total Acres:</b>	80
<b>Total Agricultural Use Value:</b>	\$94,190.00

# Property Record Card - Williams County, Ohio

Generated 10/9/2014 8:56:05 AM

General Parcel Information	
Parcel	061-250-00-009.000
Owner	BODENWALD LLC
Address	6674 US HWY 6
Mailing Address Line 1	BODENWALD LLC
Mailing Address Line 2	6545 STATE ROUTE 197
Mailing Address Line 3	WAPAKONETA OH 45895
Land Use	111 - CASH - GRAIN OR GEN FARM QUAL
Legal Description	R.1 T.6 S.25 W 1/2 SE 80A 112-04300-000
Tax District	112
School District	EDGERTON SCHOOL DISTRICT
Township	ST JOSEPH TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$202,800	\$70,980	\$79,400	\$27,790	\$96,390	\$33,740	\$61,530

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	1.46	0	0	0	\$0
A5 - Tillable	58.99	0	0	100	\$176,970
A8 - Woodland	18.55	0	0	100	\$9,280
AH - Homesite	1	0	0	100	\$16,500

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
BNB	C - Crop	ZC - ZC	14.56	\$16,600
PM	C - Crop	ZC - ZC	11.75	\$21,970
GLC2	C - Crop	ZC - ZC	8.21	\$2,870
ROW	O - Other	ZO - ZO	1.46	\$0
BNA	C - Crop	ZC - ZC	11.15	\$14,830
BP	C - Crop	ZC - ZC	6.74	\$11,120
GLB	C - Crop	ZC - ZC	4.62	\$3,470
GLB2	C - Crop	ZC - ZC	1.96	\$820
PM	W - Woodland	ZW - ZW	12.46	\$6,230
GLB	W - Woodland	ZW - ZW	0.1	\$30
BNB	W - Woodland	ZW - ZW	0.16	\$40
BNA	W - Woodland	ZW - ZW	5.17	\$1,710
HKA	W - Woodland	ZW - ZW	0.66	\$200

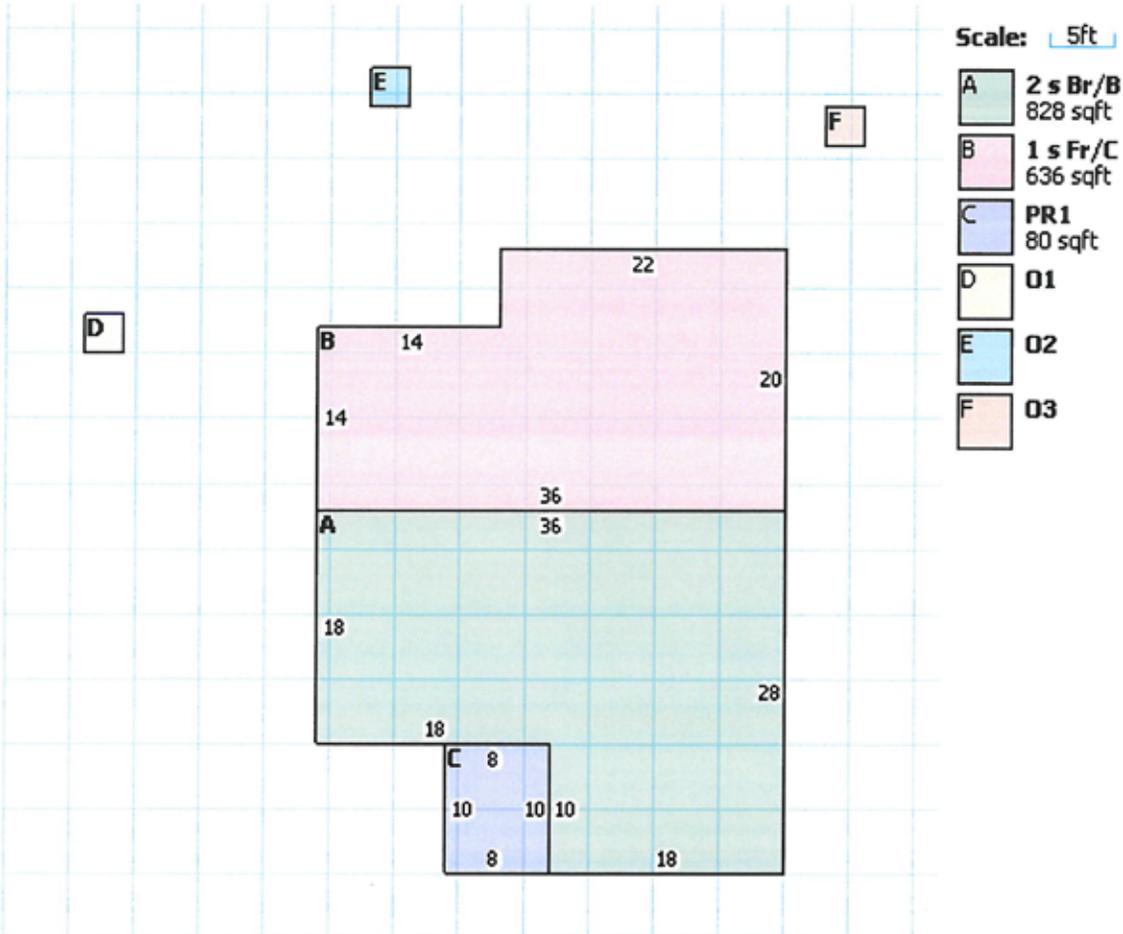
Sales Details			
Date	Buyer	Seller	Price
6/21/2002	BODENWALD LLC	KOERNER JOSEPH LTD PTRSHP	\$0
5/31/1991	KOERNER JOSEPH LTD PTRSHP	Unknown	\$183,195

Card 1 - Residential					
Building Style	CONVENTIONAL	Finished Area	2292	Rooms	7
Year Built	1920	First Floor Area	1464	Bedrooms	3
Stories	2	Half Floor Area	0	Family Rooms	0
Basement	PT BASEMENT	Upper Floor Area	828	Full Baths	1
Heating	BASE	Finished Basement Area	0	Half Baths	0
Cooling	NONE	Exterior Wall	FRWMAS	No. Fireplace Openings	0
Attic	NONE	No. Fireplace Stacks	0		

Card 1 - Additions			
Description	Area	Year Built	Value
PR1-Porch Frame - Open	80	0	\$1,490

Card 1 - Improvements					
Code	Description	Year Built	Dimensions	Area	Value
01	Detach Frame Garage	1920	42 x 20	840	\$600
125	Flat Barn Typical	0	80 x 40	3200	\$2,000
125	Flat Barn Typical	1920	0 x 0	0	\$600

### Card 1 - Sketch

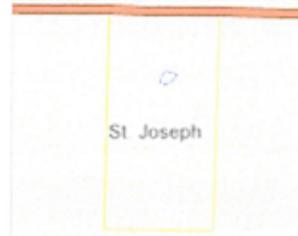




# Data For Parcel 061-250-00-009.000

## Land Data

**Parcel:**   
**Owner:**   
**Address:**



[+] Map this property.

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A0 - Row	1.46	0	0	0	0%	0	0	0	\$0.00
A5 - Tillable	58.99	0	0	0	100%	3000	3000	3000	\$176,970.00
A8 - Woodland	18.55	0	0	0	100%	500	500	500	\$9,280.00
AH - Homesite	1	0	0	0	100%	16500	16500	16500	\$16,500.00

## Land Totals

<b>Deeded Acres:</b>	<input type="text" value="80"/>
<b>Total Calculated Acres:</b>	<input type="text" value="80"/>
<b>Total Value:</b>	<input type="text" value="\$202,750.00"/>

# Data For Parcel 061-250-00-009.000

## Sketch Data

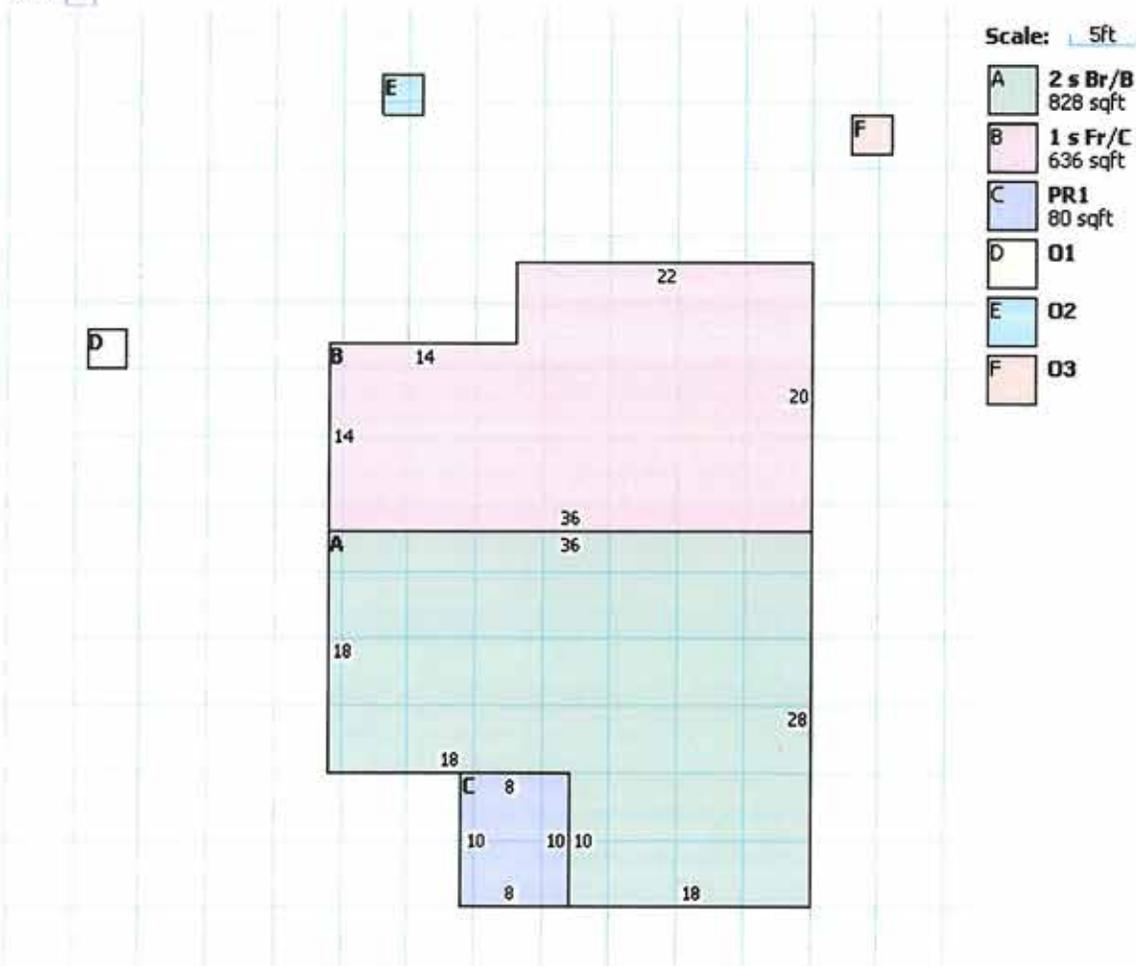
Parcel:	061-250-00-009.000
Owner:	BODENWALD LLC
Address:	6674 US HWY 6



[+] Map this property.

## Sketch

Card: 1



## Sketch Labels

<b>A</b>	ATTIC
<b>AA</b>	ATTIC ADDITION
<b>AFCP</b>	ATTACHED FRAME CARPORT
<b>AFG</b>	ATTACHED FRAME GARAGE
<b>AFGFQ</b>	ATTACHED FRAME GARAGE WITH FULL QUARTERS
<b>B</b>	BASEMENT
<b>BA</b>	BASEMENT ADDITION
<b>BSG</b>	BASEMENT GARAGE

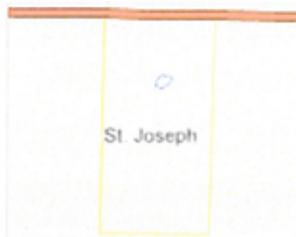
<b>EFP</b>	ENCLOSED FRAME PORCH
<b>FQ</b>	FULL LIVING QUARTERS
<b>HQ</b>	WITH HALF LIVING QUARTERS
<b>MSDK</b>	MASONRY DECK
<b>O</b>	OUTBUILDING
<b>OFP</b>	OPEN FRAME PORCH
<b>OMP</b>	OPEN MASONRY PORCH
<b>OPMF</b>	OPEN PATIO MASONRY FLOORING
<b>SBRA</b>	STORY BRICK ADDITION
<b>SFP</b>	SCREEN FRAME PORCH
<b>SFRA</b>	STORY FRAME ADDITION
<b>WDDK</b>	WOOD DECK

*CAMA database last updated 10/9/2014 12:01:59 AM.*

# Data For Parcel 061-250-00-009.000

## Tax Data

<b>Parcel:</b>	061-250-00-009.000
<b>Owner:</b>	BODENWALD LLC
<b>Address:</b>	6674 US HWY 6



[+] Map this property.

## Tax Rates

<b>Full Tax Rate</b>	66.7
<b>Effective Tax Rate</b>	47.385179

## Property Tax

	Tax Year 2013		Payable 2014		Second Half		Total
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	
<b>Charge:</b>	\$0.00	\$0.00	\$2,052.03	\$0.00	\$2,052.03	\$0.00	
<b>Credit:</b>			(\$594.22)	\$0.00	(\$594.22)	\$0.00	
<b>Rollback:</b>			(\$145.78)	\$0.00	(\$145.78)	\$0.00	
<b>Reduction:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$0.00		\$1,312.03		\$1,312.03		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$67.55		\$67.55		
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Owed:</b>	\$0.00		\$1,379.58		\$1,379.58		\$2,759.16
<b>Net Paid:</b>	\$0.00		(\$1,379.58)		(\$1,379.58)		(\$2,759.16)
<b>Net Due:</b>	\$0.00		\$0.00		\$0.00		\$0.00

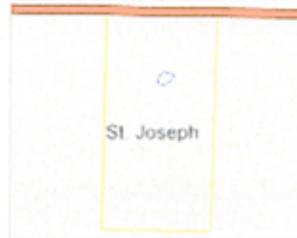
## Special Assessments

<b>Assessment:</b>	1 of 5					
<b>10-045 C. P. HERMAN DITCH (O)</b>						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
<b>Charge:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Special Assessments:</b>	\$0.00		\$0.00		\$0.00	

# Data For Parcel 061-250-00-009.000

## Improvements Data

**Parcel:** 061-250-00-009.000  
**Owner:** BODENWALD LLC  
**Address:** 6674 US HWY 6



[+] Map this property.

Card 1 of 1

## Improvements

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
01	Detach Frame Garage	42	20	840	1920	\$600.00
125	Flat Barn Typical	80	40	3200	0	\$2,000.00
125	Flat Barn Typical	0	0	0	1920	\$600.00

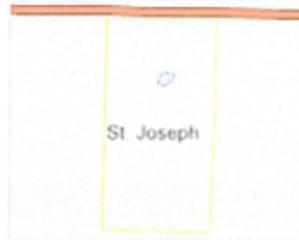
## Improvements Totals

**Total Improvements Value:** \$3,200.00

# Data For Parcel 061-250-00-009.000

## Additions Data

**Parcel:** 061-250-00-009.000  
**Owner:** BODENWALD LLC  
**Address:** 6674 US HWY 6



[+] Map this property.

Card 1 of 1

## Additions

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
PR1	Porch Frame - Open	80	0	\$1,490.00

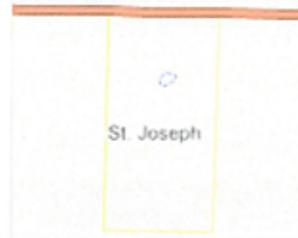
## Additions Totals

**Total Value:** \$1,490.00

# Data For Parcel 061-250-00-009.000

## Residential Data

**Parcel:** 061-250-00-009.000  
**Owner:** BODENWALD LLC  
**Address:** 6674 US HWY 6



[+] Map this property.

Card 1 of 1

## Residential

<b>Number of Stories:</b>	2	<b>Exterior Wall:</b>	FRWMAS
<b>Style:</b>	CONVENTIONAL	<b>Heating:</b>	BASE
<b>Year Built:</b>	1920	<b>Cooling:</b>	NONE
<b>Year Remodeled:</b>	0	<b>Basement:</b>	PT BASEMENT
<b>Number of Rooms:</b>	7	<b>Attic:</b>	NONE
<b>Number of Bedrooms:</b>	3	<b>Finished Living Area:</b>	2292
<b>Number of Full Baths:</b>	1	<b>First Floor Area:</b>	1464
<b>Number of Half Baths:</b>	0	<b>Upper Floor Area:</b>	828
<b>Number of Family Rooms:</b>	0	<b>Half Floor Area:</b>	0
<b>Number of Dining Rooms:</b>	0	<b>Finished Basement Area:</b>	0
<b>Number of Basement Garages:</b>	0	<b>Total Basement Area:</b>	828
<b>Grade:</b>	C	<b>Fireplace Openings:</b>	0
<b>Grade Adjustment:</b>	1	<b>Fireplace Stacks:</b>	0
<b>Condition:</b>	AVERAGE	<b>Other Fixtures:</b>	0

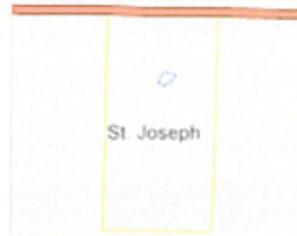
## Residential Features

No data found for this parcel.

# Data For Parcel 061-250-00-009.000

## Agricultural Data

**Parcel:** 061-250-00-009.000  
**Owner:** BODENWALD LLC  
**Address:** 6674 US HWY 6



[+] Map this property.

## Agricultural

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
BNB	C - Crop	ZC - ZC	14.56	1140	1140	1140	\$16,600.00
PM	C - Crop	ZC - ZC	11.75	1870	1870	1870	\$21,970.00
GLC2	C - Crop	ZC - ZC	8.21	350	350	350	\$2,870.00
ROW	O - Other	ZO - ZO	1.46	0	0	0	\$0.00
BNA	C - Crop	ZC - ZC	11.15	1330	1330	1330	\$14,830.00
BP	C - Crop	ZC - ZC	6.74	1650	1650	1650	\$11,120.00
GLB	C - Crop	ZC - ZC	4.62	750	750	750	\$3,470.00
GLB2	C - Crop	ZC - ZC	1.96	420	420	420	\$820.00
PM	W - Woodland	ZW - ZW	12.46	500	500	500	\$6,230.00
GLB	W - Woodland	ZW - ZW	0.1	250	250	250	\$30.00
BNB	W - Woodland	ZW - ZW	0.16	230	230	230	\$40.00
BNA	W - Woodland	ZW - ZW	5.17	330	330	330	\$1,710.00
HKA	W - Woodland	ZW - ZW	0.66	300	300	300	\$200.00

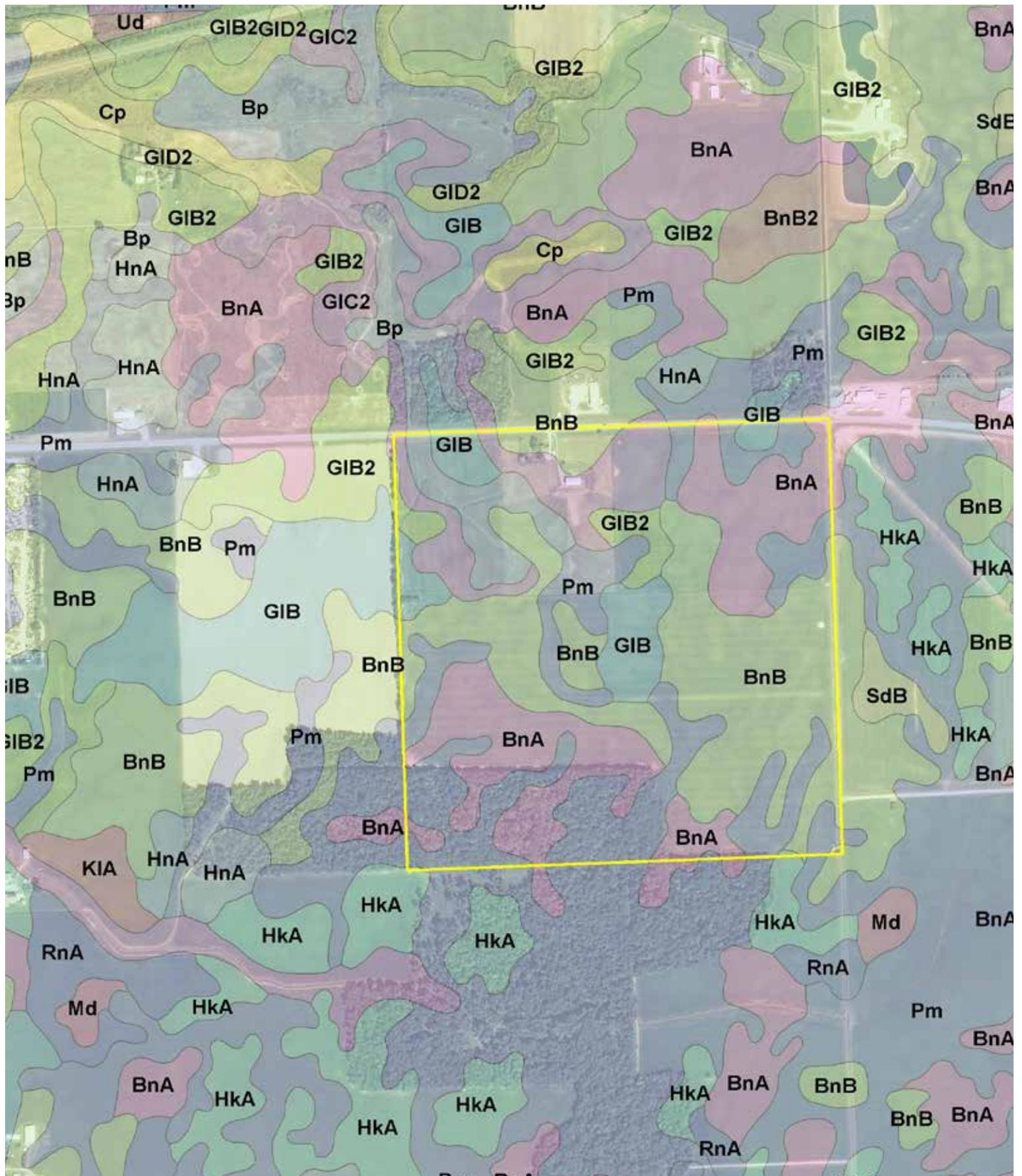
## Agricultural Totals

<b>Total Acres:</b>	79
<b>Total Agricultural Use Value:</b>	\$79,890.00

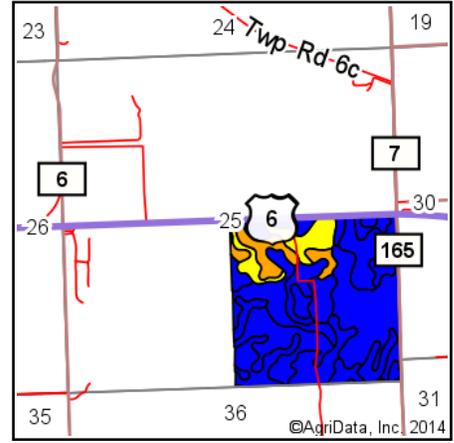
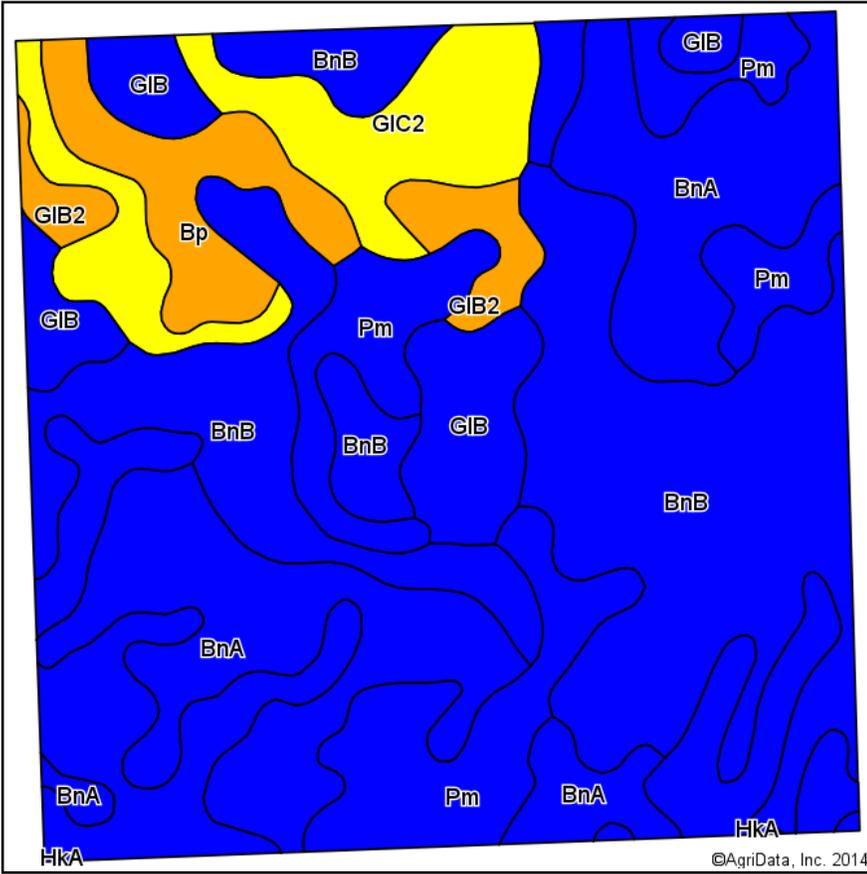
A photograph of a cornfield with a red banner overlaid containing text. The corn plants are green and appear to be in the middle of the growing season. The banner is a solid red color with yellow text. The text reads "SURETY SOILS MAP" in large, bold, capital letters, and "Farm A" in smaller, bold, capital letters below it. The background shows the rows of corn stretching into the distance under a bright sky.

# **SURETY SOILS MAP**

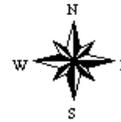
**Farm A**



# Soil Map



State: **Ohio**  
 County: **Williams**  
 Location: **25-6N-1E**  
 Township: **St. Joseph**  
 Acres: **160**  
 Date: **8/5/2014**



Maps Provided By:  
  
 © AgriData, Inc. 2014 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014

Area Symbol: OH171. Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Tall fescue	Winter wheat
BnB	Blount loam, 2 to 6 percent slopes	49.23	30.8%		Ile			105		4.6	74	4.3	36	7.1	48
Pm	Pewamo silty clay loam	39.78	24.9%		IIw	6	5	120	20	5	75		45		48
BnA	Blount loam, 0 to 2 percent slopes	34.35	21.5%		IIw			110		4.6	76	4.3	40	7.2	50
GIC2	Glynwood loam, 6 to 12 percent slopes, moderately eroded	13.66	8.5%		IVe			85		3.8	65	3.5	28		32
GIB	Glynwood loam, 2 to 6 percent slopes	11.16	7.0%		Ile			95		4	78	4.5	35		45
Bp	Bono silty clay loam	7.57	4.7%		IIIw			120		4.5	80	4.6	40		
GIB2	Glynwood loam, 2 to 6 percent slopes, moderately eroded	4.10	2.6%		IIIe			90		3.8	72	4	30		38
HkA	Haskins sandy loam, 0 to 3 percent slopes	0.15	0.1%		IIw			105		4	76	4.4	40		46
<b>Weighted Average</b>						<b>1.5</b>	<b>1.2</b>	<b>107.7</b>	<b>5</b>	<b>4.6</b>	<b>74.4</b>	<b>3.2</b>	<b>38.4</b>	<b>3.7</b>	<b>44.3</b>

Area Symbol: OH171, Soil Area Version: 9

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



# **FSA INFORMATION**

**Farm A**



Ohio  
Williams  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 6465  
Prepared: 9/26/14 2:47 PM  
Crop Year: 2014  
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: OWEN SCHROEDER  
Farm Identifier:  
Recon Number:

Farms Associated with Operator:  
6466

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
194.41	159.08	159.08	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	159.08	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	79.3	126	151	0.0	0.0
SOYBEANS	79.3	41	50	0.0	0.0
<b>Total Base Acres:</b>	158.6				

Tract Number: 4697 Description: D9/2A SEC. 25,35,36,ST.JOSEPH;SEC.31,CENTER FAV/WR History: N  
 BIA Range Unit Number:  
 HEL Status: HEL: conservation system is being actively applied  
 Wetland Status: Wetland determinations not complete  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.97	119.64	119.64	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	119.64	0.0	0.0		

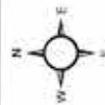
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	60.1	126	151	0.0	0.0
SOYBEANS	59.5	41	50	0.0	0.0
<b>Total Base Acres:</b>	119.6				

Owners: BODENWALD LLC  
Other Producers: None

**Ohio Williams**  **United States Department of Agriculture Farm Service Agency** 

1120 W High St  
 Bryan, OH 43506-1540  
 Phone: 419-636-2057  
 Fax: 419-636-6089

Farm: 6465  
 Tract: 4697



1 inch equals 816.747023 feet

All of the below are true unless otherwise indicated  
 All crops=Non-irrigated  
 All crops used for grain  
 Wheat=STRW  
 Corn=Yellow  
 Soybeans=CDM

**Legend**

	Limited Restrictions		CRP
	Exempt from Conservation Provisions		Road
	Restricted Use		Tract Boundary
			CLU field boundary

Mar 11, 2010

USDA FSA maps are for FSA Program administration only. This map does not represent actual survey or field actual conditions, and it does not provide any information provided directly from the producer and for the 2009 or other annual mapping for Ohio. The producer accepts the data for use and assumes all risk associated with the use. The USDA Farm Service Agency assumes no responsibility for any or consequential damage incurred as a result of any user's reliance on the 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-028) and attached maps for exact wetland boundaries and determinations, or contact NRCS.



**FARM B - 110± ACRES IN WILLIAMS COUNTY  
INCLUDES TRACTS 5 - 10:**

**FARM B PROPERTY LOCATION** – Co. Rd. 6, Edgerton, OH 43517. From the Edgerton water tower, travel east on US-6 for 1.8 miles to Williams Co. Rd. 6. Turn south and travel .8 mile to the property on the west side. This farm is on the northwest corner of Williams Co. Rd. 6 and Williams-Defiance County Line Rd.





**Tract 5**



**Tract 6**



**Tract 7**



**Tract 8**



**Tract 9**



**Tract 10**

A photograph of a cornfield with a red text overlay. The corn plants are green and appear to be in the middle of the growing season. The sky is overcast and grey. The foreground shows a grassy area with some dry leaves.

# **AUDITOR PROPERTY DATA CARDS**

**Farm B**

# Property Record Card - Williams County, Ohio

Generated 10/9/2014 9:00:13 AM

General Parcel Information	
Parcel	061-350-00-009.000
Owner	BODENWALD LLC
Address	6 RD
Mailing Address Line 1	BODENWALD LLC
Mailing Address Line 2	6545 STATE ROUTE 197
Mailing Address Line 3	WAPAKONETA OH 45895
Land Use	110 - AGR VACANT LAND QUALIFIED CAUV
Legal Description	R.1 T.6 S.35 SE SE 40A 112-06200-000
Tax District	112
School District	EDGERTON SCHOOL DISTRICT
Township	ST JOSEPH TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$117,000	\$40,950	\$0	\$0	\$42,030	\$14,710	\$14,710

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	1	0	0	0	\$0
A5 - Tillable	39	0	0	100	\$117,000

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
BNB	C - Crop	ZC - ZC	21.62	\$24,650
GLB2	C - Crop	ZC - ZC	7.15	\$3,000
PM	C - Crop	ZC - ZC	1.57	\$2,940
ROW	O - Other	ZO - ZO	1	\$0
BNA	C - Crop	ZC - ZC	6.22	\$8,270
GLC2	C - Crop	ZC - ZC	0.78	\$270
CA	C - Crop	ZC - ZC	1.54	\$2,700
BP	C - Crop	ZC - ZC	0.12	\$200

Sales Details			
Date	Buyer	Seller	Price
6/21/2002	BODENWALD LLC	KOERNER JOSEPH LTD PRTSHP	\$0
5/31/1991	KOERNER JOSEPH LTD PRTSHP	Unknown	\$183,195



500 feet

5866

DEFIANCE

1018

AccuGlobe  
Map Engine

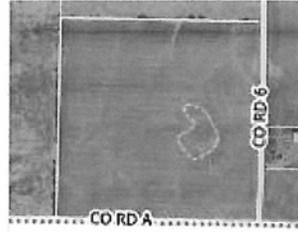
# Data For Parcel 061-350-00-009.000

## Land Data

Parcel:

Owner:

Address:



[+] Map this property.

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A0 - Row	1	0	0	0	0%	0	0	0	\$0.00
A5 - Tillable	39	0	0	0	100%	3000	3000	3000	\$117,000.00

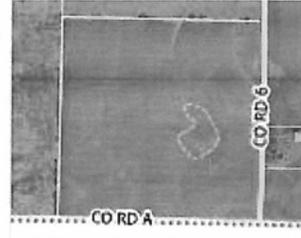
## Land Totals

<b>Deeded Acres:</b>	<input type="text" value="40"/>
<b>Total Calculated Acres:</b>	<input type="text" value="40"/>
<b>Total Value:</b>	<input type="text" value="\$117,000.00"/>

Values in the Valuation section were used for current year tax calculations. Values in the Valuation History section will be used for future year tax calculations.

## Valuation Data

**Parcel:** 061-350-00-009.000  
**Owner:** BODENWALD LLC  
**Address:** 6 RD



[+] Map this property.

## Valuation

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$117,000.00	\$40,950.00
<b>CAUV Value:</b>	\$42,030.00	\$14,710.00
<b>Improvements Value:</b>	\$0.00	\$0.00
<b>Taxable Value:</b>	\$14,710.00	

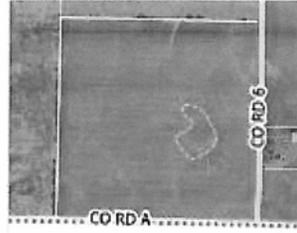
## Valuation History

Date	Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Assessed Land Value	Assessed Improvements Value	Assessed Total Value	Reason
2012/05/18	\$117,000.00	\$0.00	\$117,000.00	\$40,950.00	\$0.00	\$40,950.00	Reappraisal, Update or Annual Equalization
2012/03/31	\$117,000.00	\$0.00	\$117,000.00	\$40,950.00	\$0.00	\$40,950.00	Reappraisal, Update or Annual Equalization
2009/07/24	\$85,800.00	\$0.00	\$85,800.00	\$30,030.00	\$0.00	\$30,030.00	Reappraisal, Update or Annual Equalization
2006/09/12	\$85,800.00	\$0.00	\$85,800.00	\$30,030.00	\$0.00	\$30,030.00	Reappraisal, Update or Annual Equalization
2003/07/31	\$58,500.00	\$0.00	\$58,500.00	\$20,480.00	\$0.00	\$20,480.00	Reappraisal, Update or Annual Equalization
2000/08/05	\$50,700.00	\$0.00	\$50,700.00	\$17,750.00	\$0.00	\$17,750.00	Reappraisal, Update or Annual Equalization
1997/09/25	\$42,100.00	\$0.00	\$42,100.00	\$14,740.00	\$0.00	\$14,740.00	Reappraisal, Update or Annual Equalization
1996/01/01	\$35,100.00	\$0.00	\$35,100.00	\$12,290.00	\$0.00	\$12,290.00	Miscellaneous

# Data For Parcel 061-350-00-009.000

## Tax Data

<b>Parcel:</b>	061-350-00-009.000
<b>Owner:</b>	BODENWALD LLC
<b>Address:</b>	6 RD



[+] Map this property.

## Tax Rates

<b>Full Tax Rate</b>	66.7
<b>Effective Tax Rate</b>	47.385179

## Property Tax

Tax Year 2013 Payable 2014							
	Delinquency Adjust		First Half Adjust		Second Half Adjust		Total
<b>Charge:</b>	\$0.00	\$0.00	\$490.58	\$0.00	\$490.58	\$0.00	
<b>Credit:</b>			(\$142.06)	\$0.00	(\$142.06)	\$0.00	
<b>Rollback:</b>			(\$34.85)	\$0.00	(\$34.85)	\$0.00	
<b>Reduction:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$0.00		\$313.67		\$313.67		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$4.13		\$4.13		
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Owed:</b>	\$0.00		\$317.80		\$317.80		\$635.60
<b>Net Paid:</b>	\$0.00		(\$317.80)		(\$317.80)		(\$635.60)
<b>Net Due:</b>	\$0.00		\$0.00		\$0.00		\$0.00

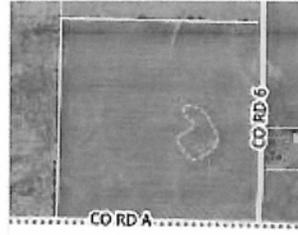
## Special Assessments

<b>Assessment:</b>	1 of 1					
<b>40-777 ST JOE WATERSHED-PERM MAIN</b>						
	Delinquency Adjust		First Half Adjust		Second Half Adjust	
<b>Charge:</b>	\$0.00	\$0.00	\$4.13	\$0.00	\$4.13	\$0.00
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Special Assessments:</b>	\$0.00		\$4.13		\$4.13	

# Data For Parcel 061-350-00-009.000

## Agricultural Data

**Parcel:**   
**Owner:**   
**Address:**



[+] Map this property.

## Agricultural

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
BNB	C - Crop	ZC - ZC	21.62	1140	1140	1140	\$24,650.00
GLB2	C - Crop	ZC - ZC	7.15	420	420	420	\$3,000.00
PM	C - Crop	ZC - ZC	1.57	1870	1870	1870	\$2,940.00
ROW	O - Other	ZO - ZO	1	0	0	0	\$0.00
BNA	C - Crop	ZC - ZC	6.22	1330	1330	1330	\$8,270.00
GLC2	C - Crop	ZC - ZC	0.78	350	350	350	\$270.00
CA	C - Crop	ZC - ZC	1.54	1750	1750	1750	\$2,700.00
BP	C - Crop	ZC - ZC	0.12	1650	1650	1650	\$200.00

## Agricultural Totals

<b>Total Acres:</b>	40
<b>Total Agricultural Use Value:</b>	\$42,030.00

# Property Record Card - Williams County, Ohio

Generated 10/9/2014 9:05:04 AM

General Parcel Information	
Parcel	061-350-00-010.000
Owner	KOERNER WILLIAM TRUSTEE
Address	1657 6 RD
Mailing Address Line 1	KOERNER WILLIAM TRUSTEE
Mailing Address Line 2	16985 W POE RD
Mailing Address Line 3	BOWLING GREEN OH 43402
Land Use	111 - CASH - GRAIN OR GEN FARM QUAL
Legal Description	R.1 T.6 S.35 NE SE AND S 3/4 SE NE 70.00 112-06150-000
Tax District	112
School District	EDGERTON SCHOOL DISTRICT
Township	ST JOSEPH TOWNSHIP
City	UNINCORPORATED

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$218,400	\$76,440	\$150,600	\$52,710	\$94,240	\$32,980	\$85,690

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	1.04	0	0	0	\$0
2R - Secondary Site-Res	1.5	0	0	100	\$24,750
A5 - Tillable	57.56	0	0	100	\$172,680
A8 - Woodland	8.9	0	0	100	\$4,450
AH - Homesite	1	0	0	100	\$16,500

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
BNB	C - Crop	ZC - ZC	15.08	\$17,190
GLB	C - Crop	ZC - ZC	4.15	\$3,110
PM	C - Crop	ZC - ZC	2.63	\$4,920
GLD2	C - Crop	ZC - ZC	5.88	\$2,060
CA	W - Woodland	ZW - ZW	0.4	\$200
ROW	O - Other	ZO - ZO	1.04	\$0
GLC2	C - Crop	ZC - ZC	10.03	\$3,510
GLB2	C - Crop	ZC - ZC	8.83	\$3,710
CA	C - Crop	ZC - ZC	3.21	\$5,620
BNA	C - Crop	ZC - ZC	7.75	\$10,310
BNA	W - Woodland	ZW - ZW	3.01	\$990
PM	W - Woodland	ZW - ZW	0.07	\$40
GLB	W - Woodland	ZW - ZW	4.21	\$1,050
BNB	W - Woodland	ZW - ZW	1.07	\$250
GLC2	W - Woodland	ZW - ZW	0.14	\$30

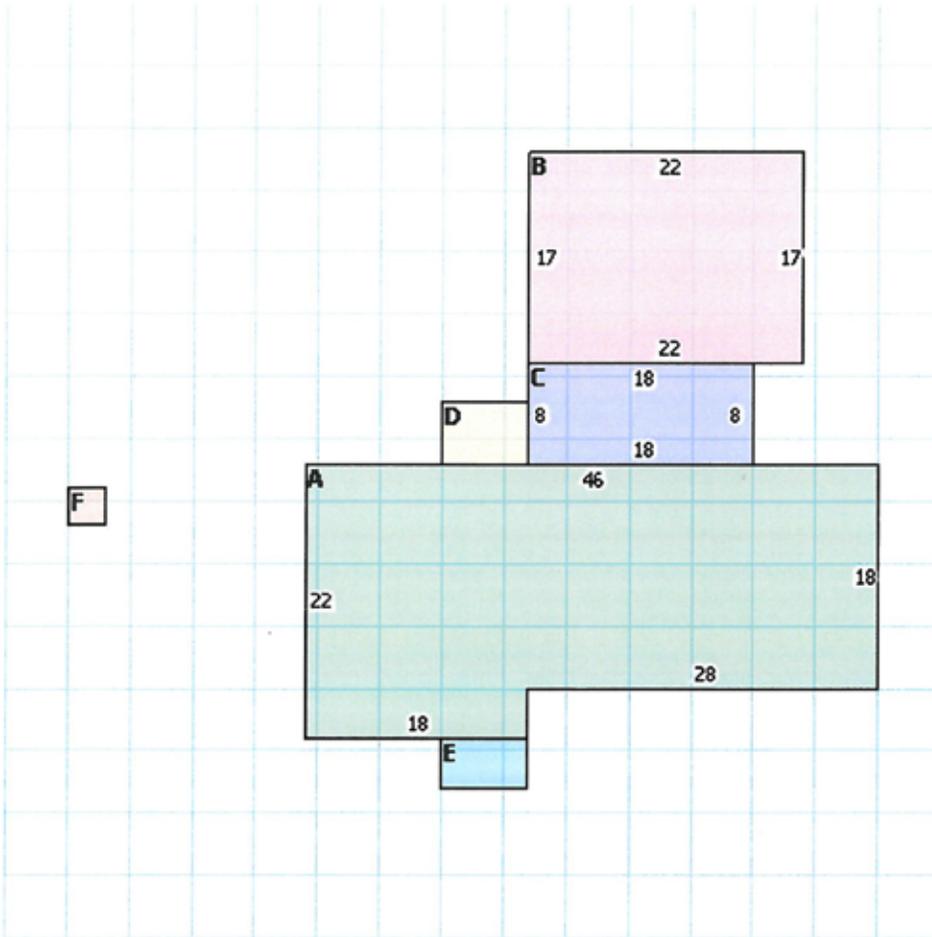
Sales Details			
Date	Buyer	Seller	Price
9/30/2014	KOERNER WILLIAM TRUSTEE	KOERNER IONA G AND KOERNER WILLIAM TRUSTEE	\$0
1/16/2013	KOERNER IONA G AND KOERNER WILLIAM TRUSTEE	KOERNER JOSEPH W & IONA G	\$0
5/31/1991	KOERNER JOSEPH W & IONA G	Unknown	\$77,500

Card 1 - Residential					
Building Style	CONVENTIONAL	Finished Area	1440	Rooms	7
Year Built	1920	First Floor Area	900	Bedrooms	4
Stories	1.5	Half Floor Area	540	Family Rooms	0
Basement	FULL BASEMENT	Upper Floor Area	0	Full Baths	2
Heating	BASE	Finished Basement Area	0	Half Baths	0
Cooling	CENTRAL	Exterior Wall	WOOD/ALUMINUM	No. Fireplace Openings	0
Attic	NONE	No. Fireplace Stacks	0		

Card 1 - Additions			
Description	Area	Year Built	Value
ST1-Stoop Masonry	35	0	\$350
GR1-Garage Frame	374	0	\$6,670
ST1-Stoop Masonry	28	0	\$280
PR2-Porch Frame - Enclosed	144	0	\$4,960

Card 1 - Improvements					
Code	Description	Year Built	Dimensions	Area	Value
130	Bank Barn Typical	0	0 x 0	1	\$500

### Card 1 - Sketch



Scale: 5ft

- A** 1-1/2 s Fr/B  
900 sqft
- B** GR1  
374 sqft
- C** PR2  
144 sqft
- D** ST1  
35 sqft
- E** ST1  
28 sqft
- F** O1

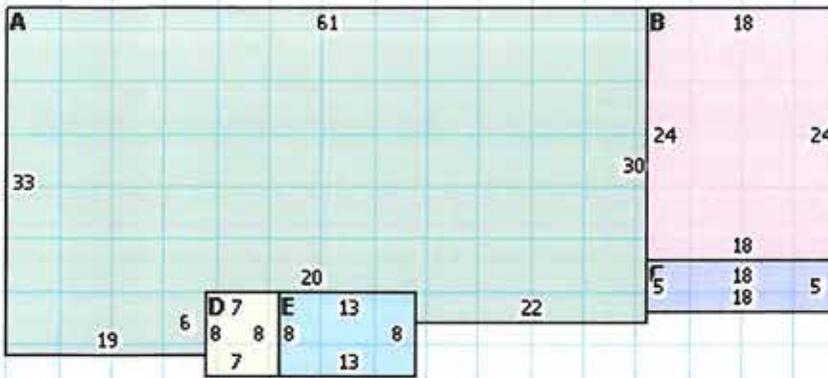
Card 2 - Residential					
Building Style	CONVENTIONAL	Finished Area	1827	Rooms	6
Year Built	1967	First Floor Area	1827	Bedrooms	2
Stories	1	Half Floor Area	0	Family Rooms	0
Basement	FULL BASEMENT	Upper Floor Area	0	Full Baths	2
Heating	BASE	Finished Basement Area	0	Half Baths	0
Cooling	NONE	Exterior Wall	BRICK	No. Fireplace Openings	1
Attic	NONE	No. Fireplace Stacks	1		

Card 2 - Additions				
Description	Area	Year Built	Value	
PR1-Porch Frame - Open	90	0	\$1,680	
GR1-Garage Frame	432	0	\$7,700	
CY4-Canopy Over Mas Stoop	56	0	\$890	
PT1-Patio Concrete	104	0	\$380	

Card 2 - Sketch

Scale: 1/5ft

- A** 1 s Br/B  
1827 sqft
- B** GR1  
432 sqft
- C** PR1  
90 sqft
- D** CY4  
56 sqft
- E** PT1  
104 sqft





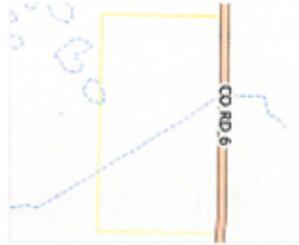
# Data For Parcel 061-350-00-010.000

## Land Data

Parcel:

Owner:

Address:



[+] Map this property.

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A0 - Row	1.04	0	0	0	0%	0	0	0	\$0.00
2R - Secondary Site-Res	1.5	0	0	0	100%	16500	16500	16500	\$24,750.00
A5 - Tillable	57.56	0	0	0	100%	3000	3000	3000	\$172,680.00
A8 - Woodland	8.9	0	0	0	100%	500	500	500	\$4,450.00
AH - Homesite	1	0	0	0	100%	16500	16500	16500	\$16,500.00

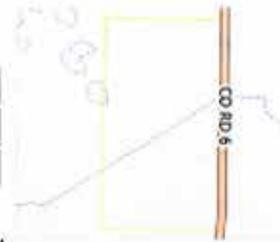
## Land Totals

<b>Deeded Acres:</b>	<input type="text" value="70"/>
<b>Total Calculated Acres:</b>	<input type="text" value="70"/>
<b>Total Value:</b>	<input type="text" value="\$218,380.00"/>

# Data For Parcel 061-350-00-010.000

## Sketch Data

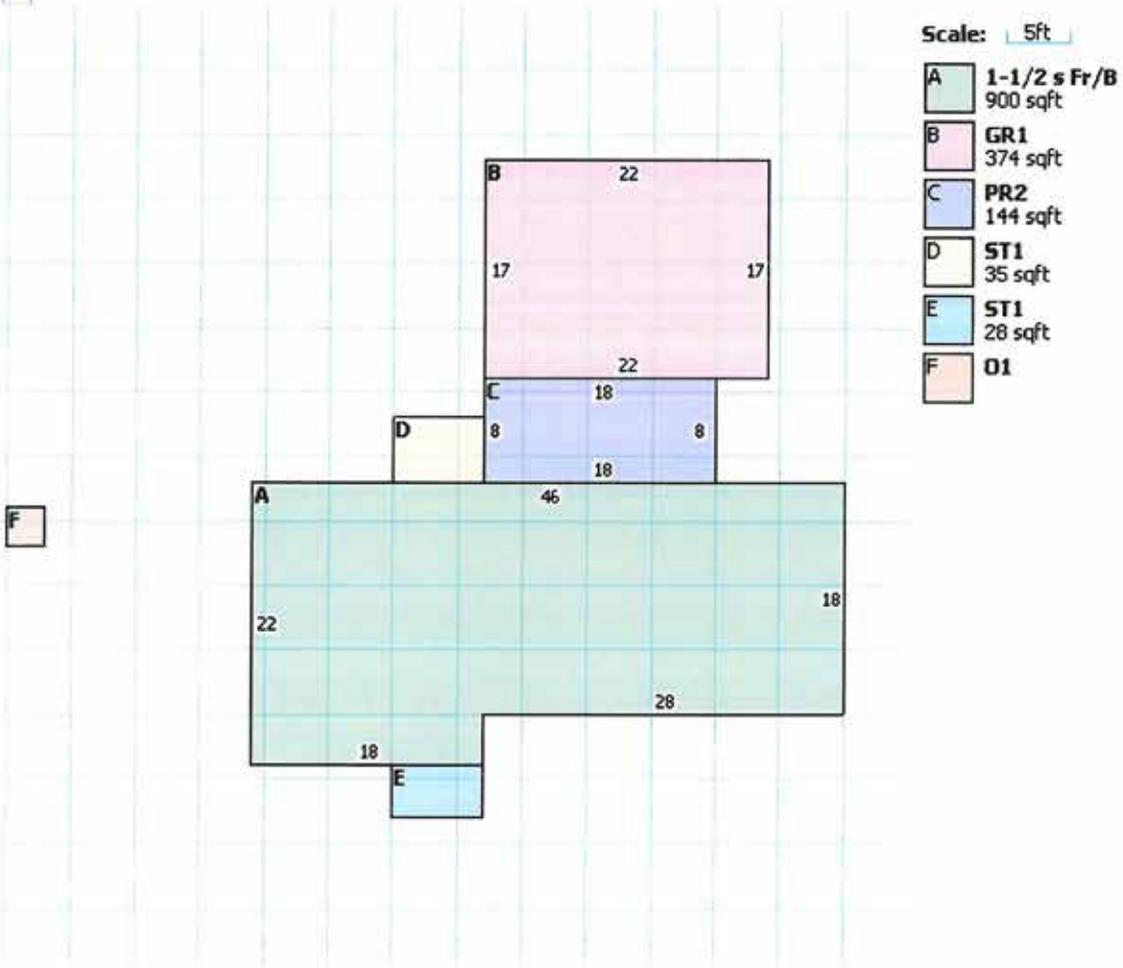
Parcel:	061-350-00-010.000
Owner:	KOERNER WILLIAM TRUSTEE
Address:	1657 6 RD



[+] Map this property.

Sketch

Card: 1



## Sketch Labels

<b>A</b>	ATTIC
<b>AA</b>	ATTIC ADDITION
<b>AFCP</b>	ATTACHED FRAME CARPORT
<b>AFG</b>	ATTACHED FRAME GARAGE
<b>AFGFQ</b>	ATTACHED FRAME GARAGE WITH FULL QUARTERS
<b>B</b>	BASEMENT
<b>BA</b>	BASEMENT ADDITION
<b>BSG</b>	BASEMENT GARAGE

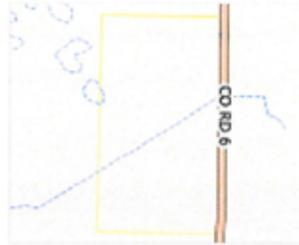
<b>EFP</b>	ENCLOSED FRAME PORCH
<b>FQ</b>	FULL LIVING QUARTERS
<b>HQ</b>	WITH HALF LIVING QUARTERS
<b>MSDK</b>	MASONRY DECK
<b>O</b>	OUTBUILDING
<b>OFP</b>	OPEN FRAME PORCH
<b>OMP</b>	OPEN MASONRY PORCH
<b>OPMF</b>	OPEN PATIO MASONRY FLOORING
<b>SBRA</b>	STORY BRICK ADDITION
<b>SFP</b>	SCREEN FRAME PORCH
<b>SFRA</b>	STORY FRAME ADDITION
<b>WDDK</b>	WOOD DECK

*CAMA database last updated 10/9/2014 12:01:59 AM.*

# Data For Parcel 061-350-00-010.000

## Tax Data

Parcel: 061-350-00-010.000  
 Owner: KOERNER WILLIAM TRUSTEE  
 Address: 1657 6 RD



[+] Map this property.

## Tax Rates

Full Tax Rate	66.7
Effective Tax Rate	47.385179

## Property Tax

	Tax Year 2013 Payable 2014						
	Delinquency Adjust		First Half Adjust		Second Half Adjust		Total
<b>Charge:</b>	\$0.00	\$0.00	\$2,857.76	\$0.00	\$2,857.76	\$0.00	
<b>Credit:</b>			(\$827.54)	\$0.00	(\$827.54)	\$0.00	
<b>Rollback:</b>			(\$203.02)	\$0.00	(\$203.02)	\$0.00	
<b>Reduction:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$0.00		\$1,827.20		\$1,827.20		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$13.01		\$13.01		
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Owed:</b>	\$0.00		\$1,840.21		\$1,840.21		\$3,680.42
<b>Net Paid:</b>	\$0.00		(\$1,840.21)		(\$1,840.21)		(\$3,680.42)
<b>Net Due:</b>	\$0.00		\$0.00		\$0.00		\$0.00

## Special Assessments

<b>Assessment:</b>	1 of 3					
	11-456 CLOSSON OPEN					
	Delinquency Adjust		First Half Adjust		Second Half Adjust	
<b>Charge:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Special Assessments:</b>	\$0.00		\$0.00		\$0.00	

# Data For Parcel 061-350-00-010.000

## Improvements Data

**Parcel:**

**Owner:**

**Address:**



[+] Map this property.

Card  of 1

## Improvements

Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
130	Bank Barn Typical	0	0	1	0	\$500.00

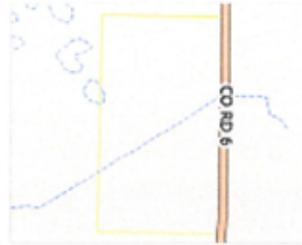
## Improvements Totals

**Total Improvements Value:**

# Data For Parcel 061-350-00-010.000

## Additions Data

**Parcel:** 061-350-00-010.000  
**Owner:** KOERNER WILLIAM TRUSTEE  
**Address:** 1657 6 RD



[+] Map this property.

Card 1 of 2

## Additions

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
ST1	Stoop Masonry	35	0	\$350.00
GR1	Garage Frame	374	0	\$6,670.00
ST1	Stoop Masonry	28	0	\$280.00
PR2	Porch Frame - Enclosed	144	0	\$4,960.00

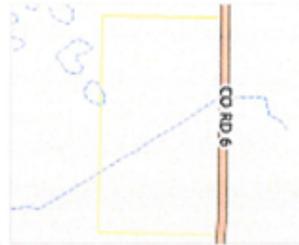
## Additions Totals

**Total Value:** \$12,260.00

# Data For Parcel 061-350-00-010.000

## Residential Data

**Parcel:** 061-350-00-010.000  
**Owner:** KOERNER WILLIAM TRUSTEE  
**Address:** 1657 6 RD



[+] Map this property.

Card 1 of 2

## Residential

<b>Number of Stories:</b>	1.5	<b>Exterior Wall:</b>	WOOD/ALUMINUM
<b>Style:</b>	CONVENTIONAL	<b>Heating:</b>	BASE
<b>Year Built:</b>	1920	<b>Cooling:</b>	CENTRAL
<b>Year Remodeled:</b>	0	<b>Basement:</b>	FULL BASEMENT
<b>Number of Rooms:</b>	7	<b>Attic:</b>	NONE
<b>Number of Bedrooms:</b>	4	<b>Finished Living Area:</b>	1440
<b>Number of Full Baths:</b>	2	<b>First Floor Area:</b>	900
<b>Number of Half Baths:</b>	0	<b>Upper Floor Area:</b>	0
<b>Number of Family Rooms:</b>	0	<b>Half Floor Area:</b>	540
<b>Number of Dining Rooms:</b>	0	<b>Finished Basement Area:</b>	0
<b>Number of Basement Garages:</b>	0	<b>Total Basement Area:</b>	900
<b>Grade:</b>	D+2	<b>Fireplace Openings:</b>	0
<b>Grade Adjustment:</b>	0.9	<b>Fireplace Stacks:</b>	0
<b>Condition:</b>	AVERAGE	<b>Other Fixtures:</b>	1

## Residential Features

<b>Description:</b>	RR2 RR2
<b>Area:</b>	600
<b>Value:</b>	\$4,950.00

# Data For Parcel 061-350-00-010.000

## Agricultural Data

Parcel:

Owner:

Address:



[+] Map this property.

## Agricultural

Soil Type	Land Usage	Land Type	Acres	Base Rate	Unit Rate	Adjusted Rate	CAUV Value (100%)
BNB	C - Crop	ZC - ZC	15.08	1140	1140	1140	\$17,190.00
GLB	C - Crop	ZC - ZC	4.15	750	750	750	\$3,110.00
PM	C - Crop	ZC - ZC	2.63	1870	1870	1870	\$4,920.00
GLD2	C - Crop	ZC - ZC	5.88	350	350	350	\$2,060.00
CA	W - Woodland	ZW - ZW	0.4	500	500	500	\$200.00
ROW	O - Other	ZO - ZO	1.04	0	0	0	\$0.00
GLC2	C - Crop	ZC - ZC	10.03	350	350	350	\$3,510.00
GLB2	C - Crop	ZC - ZC	8.83	420	420	420	\$3,710.00
CA	C - Crop	ZC - ZC	3.21	1750	1750	1750	\$5,620.00
BNA	C - Crop	ZC - ZC	7.75	1330	1330	1330	\$10,310.00
BNA	W - Woodland	ZW - ZW	3.01	330	330	330	\$990.00
PM	W - Woodland	ZW - ZW	0.07	500	500	500	\$40.00
GLB	W - Woodland	ZW - ZW	4.21	250	250	250	\$1,050.00
BNB	W - Woodland	ZW - ZW	1.07	230	230	230	\$250.00
GLC2	W - Woodland	ZW - ZW	0.14	230	230	230	\$30.00

## Agricultural Totals

Total Acres:

Total Agricultural Use Value:

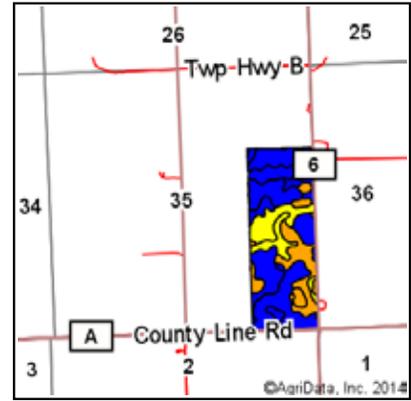
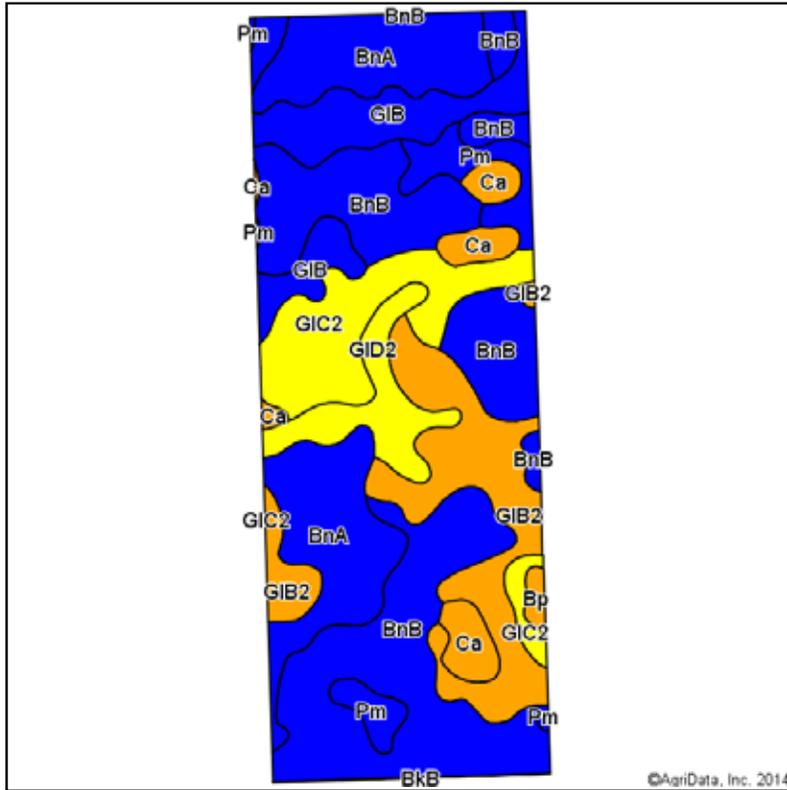
A photograph of a cornfield with a red banner overlaid containing text. The corn plants are green and appear to be in the middle of the growing season. The banner is a solid red color with yellow text.

# **SURETY SOILS MAP**

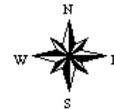
**Farm B**



# Soil Map



State: **Ohio**  
 County: **Williams**  
 Location: **35-6N-1E**  
 Township: **St. Joseph**  
 Acres: **110**  
 Date: **8/5/2014**



Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014  
 Area Symbol: OH039, Soil Area Version: 11  
 Area Symbol: OH171, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Tall fescue	Winter wheat
BnB	Blount loam, 2 to 6 percent slopes	36.93	33.6%		Ile			105		4.6	74	4.3	36	7.1	48
BnA	Blount loam, 0 to 2 percent slopes	19.40	17.6%		IIw			110		4.6	76	4.3	40	7.2	50
GIB2	Glynwood loam, 2 to 6 percent slopes, moderately eroded	16.25	14.8%		IIIe			90		3.8	72	4	30		38
GIC2	Glynwood loam, 6 to 12 percent slopes, moderately eroded	11.36	10.3%		IVe			85		3.8	65	3.5	28		32
GIB	Glynwood loam, 2 to 6 percent slopes	10.28	9.3%		Ile			95		4	78	4.5	35		45
GID2	Glynwood loam, 12 to 18 percent slopes, moderately eroded	5.61	5.1%		IVe					3.6	65	3.5			30
Pm	Pewamo silty clay loam	4.97	4.5%		IIw	6	5	120	20	5	75		45		48
Ca	Cartisle muck	4.49	4.1%		IIIw			120	16				42		
Bp	Bono silty clay loam	0.61	0.6%		IIIw			120		4.5	80	4.6	40		
BkB	Blount loam, 2 to 6 percent slopes	0.10	0.1%		Ile			105		4.6	74	4.3	36	7.1	48
<b>Weighted Average</b>						<b>0.3</b>	<b>0.2</b>	<b>96.7</b>	<b>1.6</b>	<b>4.1</b>	<b>70.1</b>	<b>3.8</b>	<b>33.7</b>	<b>3.7</b>	<b>41.8</b>

Area Symbol: OH039, Soil Area Version: 11  
 Area Symbol: OH171, Soil Area Version: 9

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



# **FSA INFORMATION**

**Farm B**



# Ohio Williams

1120 W High St  
 Bryan, OH 43506-1540  
 Phone: 419-636-2057  
 Fax: 419-636-6089

USDA United States Department of Agriculture Farm Service Agency

Farm: 6466  
 Tract: 4700



2

1 inch equals 660 feet

All of the below are true unless otherwise indicated:

- All crops-Non-Irrigated
  - All crops used for grain
  - Wheat-SRW
  - Corn-Yellow
  - Soybeans-COM
- USDA (FS) maps are for FS) Program administration only. This map does not represent a legal survey or other actual ownership, either in shape or the information provided, derived from the producer and/or the 2009 aerial imagery used for this. 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 the data outside of the FS) Program. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

## Legend

- \* Limited Restrictions
- † Exempt from Conservation Provisions
- ( Restricted Use
- CRP
- Road
- CLU field boundary

July 08, 2011

Ohio  
Williams

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 6466  
Prepared: 9/30/14 11:35 AM  
Crop Year: 2015  
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: OWEN SCHROEDER  
Farm Identifier:  
Recon Number:

Farms Associated with Operator:  
6465

CRP Contract Number(s): 1144B, 1607B

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
68.16	58.99	58.99	0.0	0.0	4.4	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	54.59	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	6.6	52	52	0.0	0.0
CORN	13.7	126	126	0.0	0.0
SOYBEANS	18.7	37	37	1.0	0.0
<b>Total Base Acres:</b>	39.0				

Tract Number: 4700 Description: SEC. 25,35,36,ST.JOSEPH;SEC.31,CENTER

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
68.16	58.99	58.99	0.0	0.0	4.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	54.59	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	6.6	52	52	0.0	0.0
CORN	13.7	126	126	0.0	0.0
SOYBEANS	18.7	37	37	1.0	0.0
<b>Total Base Acres:</b>	39.0				

Owners: JOSEPH KOERNER TRUST

IONA KOERNER ESTATE

Other Producers: None

**Producer Farm Data Report**

**Crop Year:** 2015

**Date:** 9/30/14 11:33 AM

**Page:** 1

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Producer Name and Address**

IONA KOERNER ESTATE  
 ATTN WILLIAM KOERNER EXEC  
 16985 W POE RD  
 BOWLING GREEN OH 43402-9784  
 Telephone: (419) 302-1940

**Recording County Office Name**

Williams, Ohio

State & County	Number of Farms	Number of Tracts	Farm	Tract	Relationship to Farm Tract	Farmland	Cropland	DCP Cropland	Farmland Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
Defiance, OH	2	2	5949	11919	Owner	128.93	102.99	102.99	60.77	44.0	1.7	42.3	N	DNC
					Owner									
					Owner									
Williams, OH			6466	4700	Owner				68.16	58.99	4.4	54.59	SA	DNC
					Owner									

CARSV  
MIDASV

SEP 13 2013

This form is available electronically.

CRP-1  
(03-26-04)

U.S. DEPARTMENT OF AGRICULTURE  
Commodity Credit Corporation

1. ST. & CO CODE & ADMIN. LOCATION  
39-171

2. SIGN-UP NUMBER  
28 Cont

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

3. CONTRACT NUMBER  
1607B

4. ACRES FOR ENROLLMENT  
1.0

7. COUNTY OFFICE ADDRESS (Include Zip Code)  
Williams County Farm Service Agency  
1120 West High ST  
Bryan, OH 43506

5. FARM NUMBER  
6466

6. TRACT NUMBER(S)  
4700

8. OFFER (Select one)  
GENERAL   
ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD  
FROM (MM-DD-YYYY) 12/1/2004  
TO (MM-DD-YYYY) 9/30/2015

8. TELEPHONE NUMBER (Include Area Code): 419-636-2057

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 86.24  
B. Annual Contract Payment \$ 86  
C. First Year Payment \$

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
4700	14	CP8A	0.3	0
4700	15	CP8A	0.3	0
4700	16, 17	CP8A	0.4	0

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SOCIAL SECURITY NUMBER:	(4) SIGNATURE	DATE (MM-DD-YYYY)
Joseph Koerner Trust 26545 State Route 197 Wapakoneta, OH 45895	100	26-6798124	<i>[Signature]</i>	9/11/13
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): IQNA KOERNER ESTATE 16985 POE RD BOWLING GREEN, OH 43402	0	456611201	<i>[Signature]</i>	9/11/13
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	%			

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE: *[Signature]*  
B. DATE (MM-DD-YYYY): 9-13-13

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 541, 551, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy       Owner's Copy       Operator's Copy

\* CREP BONUS

SEP 13 2013  
CARS ✓ Midco ✓

This form is available electronically.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE  
(03-26-04) Commodity Credit Corporation

1. ST. & CO CODE & ADMIN. LOCATION  
39-171

2. SIGN-UP NUMBER  
22 CREP

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

3. CONTRACT NUMBER  
1144B

4. ACRES FOR ENROLLMENT  
3.4

7. COUNTY OFFICE ADDRESS (Include Zip Code)  
Williams County Farm Service Agency  
1120 West High ST  
Bryan, OH 43506

5. FARM NUMBER  
6466

6. TRACT NUMBER(S)  
4700

8. OFFER (Select one)  
GENERAL   
ENVIRONMENTAL PRIORITY

9. CONTRACT PERIOD  
FROM (MM-DD-YYYY) TO (MM-DD-YYYY)  
11/1/2000 9/30/2015

8. TELEPHONE NUMBER (Include Area Code): 419-636-2057

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$ 121.87

B. Annual Contract Payment \$ 414

C. First Year Payment \$

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost/Share
4700	12	CP21	1.7	0
4700	13	CP21	1.7	0

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

Joseph Koerner Trust  
06545 State Route 197  
Wapakontsa, OH 45895

(2) SHARE  
100 %

(3) SOCIAL SECURITY NUMBER: 26-5798224

(4) SIGNATURE | DATE (MM-DD-YYYY)  
9/11/13

B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

IONA KOERNER ESTATE  
16985 POE RD  
BOWLING GREEN, OH 43402

(2) SHARE  
0 %

(3) SOCIAL SECURITY NUMBER: 45661120Y

(4) SIGNATURE | DATE (MM-DD-YYYY)  
9/11/13

C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):

(2) SHARE  
%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE | DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

John W. Radabaugh CEA

9-13-13

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 551, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy

Owner's Copy

Operator's Copy



1120 W High St  
 Bryan, OH 43506-1540  
 Phone: 419-636-2057  
 Fax: 419-636-6089

USDA United States Department of Agriculture Farm Service Agency **FSA**

Farm: 6465  
 Tract: 4699



1 inch equals 415,686034 feet

All of the below are true unless otherwise indicated

- All crops: Non-Irrigated
- All crops used for grain:
  - Wheat-SRW
  - Corn-Yellow
  - Soybeans-COM

Mar 11, 2010

**Legend**

- Limited Restrictions
- Exempt from Conservation Provisions
- Restricted Use
- CRP
- Road
- Tract Boundary
- CLU field boundary

USDA maps are for FSA Program administration only. This map does not represent actual ownership or other interests in land and is provided as a guide only. 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 caused in a third party's reliance on the data output of FSA Programs. Wetland boundaries do not represent the size, shape or specific delineation of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Ohio  
 Williams  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

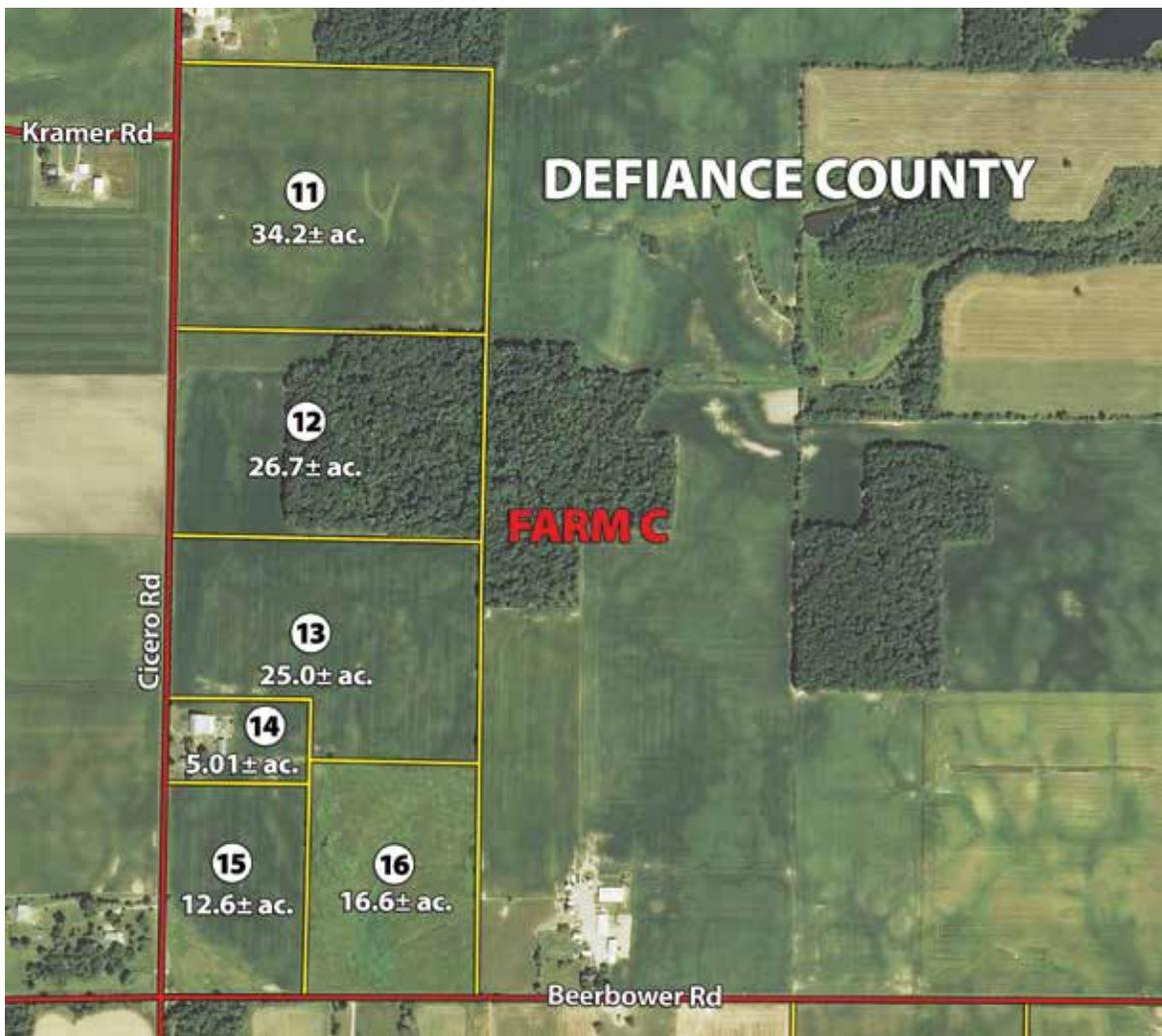
FARM: 6465  
 Prepared: 9/26/14 2:47 PM  
 Crop Year: 2014  
 Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 4699      Description: D9/1B    SEC. 25,35,36,ST.JOSEPH;SEC.31,CENTER      FAV/WR History  
 BIA Range Unit Number:      N  
 HEL Status: HEL: conservation system is being actively applied  
 Wetland Status: Wetland determinations not complete  
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
39.44	39.44	39.44	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	39.44	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction	
CORN	19.2	126	151	0.0	0.0	
SOYBEANS	19.8	41	50	0.0	0.0	
<b>Total Base Acres:</b>	39.0					

Owners: BODENWALD LLC  
 Other Producers: None



**FARM C - 120± ACRES IN DEFIANCE COUNTY  
INCLUDES TRACTS 11 - 16:**

**FARM C PROPERTY LOCATION** – 2815 Cicero Rd., Edgerton, OH 43517. From the Edgerton water tower, travel east on US-6 for 1.8 miles to Williams Co. Rd. 6/Cicero Rd. Turn south and travel 2.7 miles to the property on the east side. This farm is on the northeast corner of Cicero Rd. and Beerbower Rd.





**Tract 14**



**Tract 11**



**Tract 14**



**Tract 11**

A photograph of a cornfield with a red text overlay. The corn plants are tall and green, with some yellowing at the top. The foreground shows a grassy area. The text is centered on a red background.

# **AUDITOR PROPERTY DATA CARDS**

**Farm C**

Defiance County, Ohio - Property Record Card, Page 1  
 Parcel: H210012000600

**GENERAL PARCEL INFORMATION**

Owner: BODENWALD LLC  
 Property Address: 2815 CICERO  
 Mailing Address: BODENWALD LLC  
 06545 ST RT 197  
 WAPAKONETA OH 45895  
 Owner Address: 111 AGRICULTURAL WITH BUILDINGS \*QUALIFIED FOR CURRENT  
 AGRICULTURAL USE VALUE\*  
 Land Use: SECTION 12  
 Legal Description: SW NW & W 1/2 SW

**MAP**



**VALUATION**

	Appraised	Assessed
Land Value	\$331,470.00	\$116,010.00
Improvements Value	\$59,760.00	\$20,920.00
Total Value	\$391,230.00	\$136,930.00
Taxable Value		\$136,930.00

**SALES**

Sale Date	Sale Amount	Buyer	Conveyance	Notes
6/21/2002	\$0.00	BODENWALD	9999	
6/1/1991	\$143,755.00		1717	

**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
CR - CROP	GwB	23.273	3620	84250	29490.00	2090	\$48,640.00	\$17,020.00
WO - WOODS	Pm	2.581	400	1030	360.00	400	\$1,030.00	\$360.00
RD - ROAD		3.302	0	0	0.00	0	\$0.00	\$0.00
CR - CROP	BnA	37.688	4030	151680	53160.00	3030	\$114,190.00	\$39,970.00
WO - WOODS	BnA	7.551	400	3020	1060.00	400	\$3,020.00	\$1,060.00
CR - CROP	HnA	2.094	3980	8330	2920.00	3270	\$6,850.00	\$2,400.00
CR - CROP	Mh	0.955	5240	5000	1750.00	5030	\$4,800.00	\$1,680.00
WA - WASTE		1.168	100	120	40.00	50	\$60.00	\$20.00
CR - CROP	MD2	1.057	3140	3320	1160.00	940	\$990.00	\$350.00

**LAND**

Code	Frontage	Depth	Street Price	Depth Percent	Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
CR - CROP LAND	0	0/0	0	0%	WO - WOODS	GwB	4.23	1690	1690.00	1690.00	400	\$1,690.00	\$590.00
WO - WOODS	0	0/0	0	0%	CR - CROP	GwC2	0.512	38260	1969.52	1969.52	1320	\$2,599.99	\$240.00
RD - ROAD	0	0/0	0	0%	CR - CROP	Bp	9.378	38260	35880.00	35880.00	3590	\$35,880.00	\$11,780.00
CR - CROP LAND	0	0/0	0	0%	CR - CROP	Pm	25.211	30950	109670.00	109670.00	4020	\$109,670.00	\$35,470.00
WO - WOODS	0	0/0	0	0%	HS - HOME		1	14500	14500.00	14500.00	14500	\$14,500.00	\$5,080.00
CR - CROP LAND	0	0/0	0	0%			400	\$3,020.00	\$3,020.00				7.551
WO - WOODS	0	0/0	0	0%			3980	\$8,330.00	\$8,330.00				2.094
CR - CROP LAND	0	0/0	0	0%			5240	\$5,000.00	\$5,000.00				0.955
WA - WASTE	0	0/0	0	0%			100	\$120.00	\$120.00				1.168
CR - CROP LAND	0	0/0	0	0%			3140	\$3,320.00	\$3,320.00				1.057
WO - WOODS	0	0/0	0	0%			400	\$1,690.00	\$1,690.00				4.23
CR - CROP LAND	0	0/0	0	0%			3200	\$1,640.00	\$1,640.00				0.512
CR - CROP LAND	0	0/0	0	0%			4080	\$38,260.00	\$38,260.00				9.378





\*H21-0012-0-006-00\*

Milford-Edgerton / Edgerton Local

2 OF 2	
PROP. CLASS	1 1 1
NEIGHBORHOOD	12110-
	M 9
	B
	C 15

**BODENWALD LLC**

BODENWALD LLC

16985 POE RD

BOWLING GREEN, OH 43402

**LEGAL INFORMATION**

SECTION 12

SW NW & W 1/2 SW

VILLA COMPUTER SYSTEMS

ACRES:120.0000

CAUV: 6133

OWNERSHIP	MAILING ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BODENWALD LLC 16985 POE RD	BOWLING GREEN	OH	43402	06/21/2002	0	: 9999		<input type="checkbox"/>
2	Number of parcels this sale: 1				06/01/1991	143,755	WDC : 1717		<input type="checkbox"/>
3	Number of parcels this sale: 1					0	0		<input type="checkbox"/>

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	DATE: 09/15/2003	TIME: 02:34:55 PM	LETTER	LETTER REC'D	GIS CODE	F.S. 6-1-09

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
AG:RD:	A 3.302		0	0			0	0
AG:WA:	A 1.168		100	50			120	60
AG:WO:BnA	A 7.551		400	400			3,020	3,020
AG:WO:GwB	A 4.23		400	400			1,690	1,690
AG:WO:Pm	A 2.581		400	400			1,030	1,030
<b>LAND COMPUTATIONS</b>								
<b>TOTAL</b>								
422,710 331,470								

REASON FOR CHANGE	2008	2008	2008	2008	2006	2006	2005	2005
CAUV	68,910	238,370	66,820	232,160	33,500	214,440	33,500	214,440
LAND	64,300	64,300	64,300	64,300	64,060	64,060	64,060	64,060
IMPR	133,210	302,670	131,120	296,460	97,560	278,500	97,560	278,500
TOTAL	24,120	83,430	23,390	81,260	11,730	75,050	11,730	75,050
LAND	22,510	22,510	22,510	22,510	22,420	22,420	22,420	22,420
IMPR	46,630	105,940	45,900	103,770	34,150	97,470	34,150	97,470
TOTAL								

**VALUATION SUMMARY**

VALUE YEAR	2008	2008	2008	2008	2006	2006	2005	2005
RAPP	238,370	66,820	232,160	33,500	214,440	33,500	214,440	33,500
CAUV	64,300	64,300	64,300	64,060	64,060	64,060	64,060	64,060
MISC	133,210	302,670	131,120	296,460	97,560	278,500	97,560	278,500
CAUV	24,120	83,430	23,390	81,260	11,730	75,050	11,730	75,050
RAPP	22,510	22,510	22,510	22,510	22,420	22,420	22,420	22,420
MISC	46,630	105,940	45,900	103,770	34,150	97,470	34,150	97,470
TOTAL								

Defiance County, Ohio - Property Record Card, Page 2  
 Parcel: H210012000600  
 Card: 1

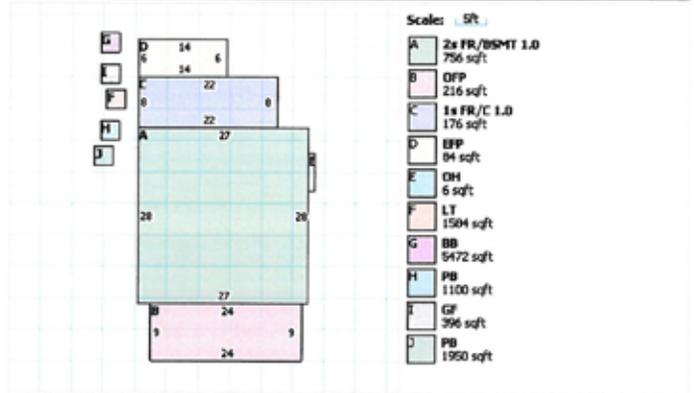
**GENERAL PARCEL INFORMATION**

Owner BODENWALD LLC  
 Property Address 2815 CICERO  
 Mailing Address BODENWALD LLC  
 08545 ST RT 197  
 WAPAKONETA OH 45895  
 Owner Address 111 AGRICULTURAL WITH BUILDINGS \*QUALIFIED FOR CURRENT  
 AGRICULTURAL USE VALUE\*  
 Land Use SECTION 12  
 Legal Description SW NW & W 1/2 SW

**VALUATION**

	Appraised	Assessed
Land Value	\$331,470.00	\$116,010.00
Improvements Value	\$59,760.00	\$20,920.00
Total Value	\$391,230.00	\$136,930.00
Taxable Value		\$136,930.00

**SKETCH**



**RESIDENTIAL**

Number Of Stories	2
Year Built	1900
Year Remodelled	1950
Grade	C
Condition	A
Occupancy	SINGLE FAMILY
Construction	ALUMINUM/VINYL
RoofType	
RoofMaterial	
Living Area	1688
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	0
Total Rooms	7
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	2
Total Half Baths	0
Extra Plumbing Fixtures	1
Value	\$43,670.00

**RESIDENTIAL DETAIL**

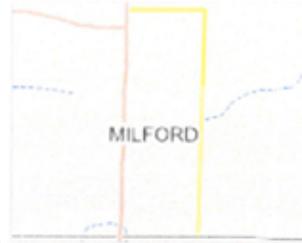
Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	932	FR	7	3	2	0	0
BSMT	756		0	0	0	0	0
A 2ND	756	FR	0	0	0	0	0

# Data For Parcel H210012000600

For information about land used for agriculture see the Agricultural tab.

## Land Data

Parcel: H210012000600  
 Owner: BODENWALD LLC  
 Address: 2815 CICERO



[+] Map this property.

## Land

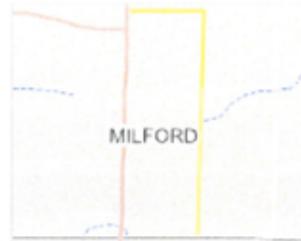
Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,620.00	0	0	\$84,250.00	\$84,250.00	23.273
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$1,030.00	\$1,030.00	2.581
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	0	0	\$0.00	\$0.00	3.302
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$4,030.00	0	0	\$151,880.00	\$151,880.00	37.688
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$3,020.00	\$3,020.00	7.551
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,980.00	0	0	\$8,330.00	\$8,330.00	2.094
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$5,240.00	0	0	\$5,000.00	\$5,000.00	0.955
AG - AGRICULTURAL	WA - WASTE	0	0/0	0	0%	\$100.00	0	0	\$120.00	\$120.00	1.168
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,140.00	0	0	\$3,320.00	\$3,320.00	1.057
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$1,690.00	\$1,690.00	4.23
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,200.00	0	0	\$1,640.00	\$1,640.00	0.512
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$4,080.00	0	0	\$38,260.00	\$38,260.00	9.378
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$4,350.00	0	0	\$109,670.00	\$109,670.00	25.211
AG - AGRICULTURAL	HS - HOME SITE	0	0/0	0	0%	\$14,500.00	0	0	\$14,500.00	\$14,500.00	1

# Data For Parcel H210012000600

For non-agricultural land information see the Land tab.

## Agricultural Data

Parcel: H210012000600  
 Owner: BODENWALD LLC  
 Address: 2815 CICERO



[+] Map this property.

### Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	GwB	23.273	3620	\$84,250.00	\$29,490.00	2090	\$48,640.00	\$17,020.00
AG - AGRICULTURAL	WO - WOODS	Pm	2.581	400	\$1,030.00	\$360.00	400	\$1,030.00	\$360.00
AG - AGRICULTURAL	RD - ROAD		3.302	0	\$0.00	\$0.00	0	\$0.00	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	BnA	37.688	4030	\$151,880.00	\$53,160.00	3030	\$114,190.00	\$39,970.00
AG - AGRICULTURAL	WO - WOODS	BnA	7.551	400	\$3,020.00	\$1,060.00	400	\$3,020.00	\$1,060.00
AG - AGRICULTURAL	CR - CROP LAND	HnA	2.094	3980	\$8,330.00	\$2,920.00	3270	\$6,850.00	\$2,400.00
AG - AGRICULTURAL	CR - CROP LAND	Mh	0.955	5240	\$5,000.00	\$1,750.00	5030	\$4,800.00	\$1,680.00
AG - AGRICULTURAL	WA - WASTE		1.168	100	\$120.00	\$40.00	50	\$60.00	\$20.00
AG - AGRICULTURAL	CR - CROP LAND	MrD2	1.057	3140	\$3,320.00	\$1,160.00	940	\$990.00	\$350.00
AG - AGRICULTURAL	WO - WOODS	GwB	4.23	400	\$1,690.00	\$590.00	400	\$1,690.00	\$590.00
AG - AGRICULTURAL	CR - CROP LAND	GwC2	0.512	3200	\$1,640.00	\$570.00	1320	\$680.00	\$240.00
AG - AGRICULTURAL	CR - CROP LAND	Bp	9.378	4080	\$38,260.00	\$13,390.00	3590	\$33,670.00	\$11,780.00
AG - AGRICULTURAL	CR - CROP LAND	Pm	25.211	4350	\$109,670.00	\$38,380.00	4020	\$101,350.00	\$35,470.00
AG - AGRICULTURAL	HS - HOME SITE		1	14500	\$14,500.00	\$5,080.00	14500	\$14,500.00	\$5,080.00

### Agricultural Totals

<b>Total Acres:</b>	120
<b>Total Appraised Value:</b>	\$422,710.00
<b>Total Assessed Value:</b>	\$147,950.00
<b>Total CAUV Value:</b>	\$331,470.00
<b>Total Taxable Value:</b>	\$116,020.00

*GIS parcel shapefile last updated 9/29/2014 9:28:56 AM.*

*CAMA database last updated 10/8/2014 8:29:26 PM.*

### Defiance County GIS



Notes

# Data For Parcel H210012000600

[Click here to view proposed levy information for this parcel.](#)

## Tax Data

Parcel: H210012000600  
 Owner: BODENWALD LLC  
 Address: 2815 CICERO



[+] Map this property.

## Tax Rates

Full Tax Rate	68.6
Effective Tax Rate	47.37406

## Property Tax

Tax Year 2013 Payable 2014							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$0.00	\$0.00	\$2,539.92	\$0.00	\$2,539.92	\$0.00	
Credit:			(\$785.89)	\$0.00	(\$785.89)	\$0.00	
Rollback:			(\$175.40)	\$0.00	(\$175.40)	\$0.00	
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$1,578.63		\$1,578.63		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$93.71		\$93.70		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$1,672.34		\$1,672.33		\$3,344.67
Net Paid:	\$0.00		(\$1,672.34)		(\$1,672.33)		(\$3,344.67)
Net Due:	\$0.00		\$0.00		\$0.00		\$0.00

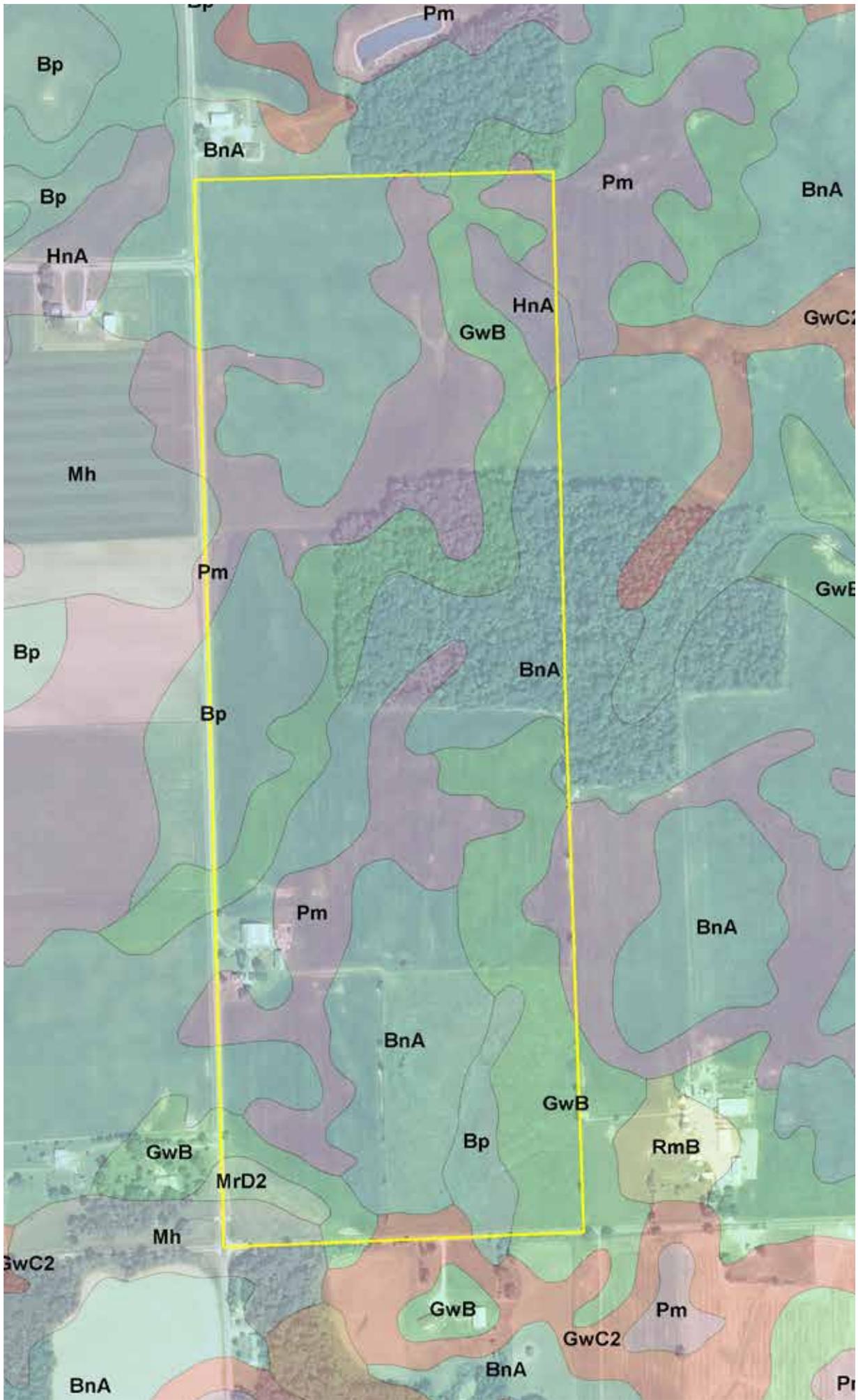
## Special Assessments

Assessment:	1: H210012000600					
<b>11-135 M SCHROEDER/JT WILLIAMS 69-7</b>						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$3.03	\$0.00	\$3.02	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

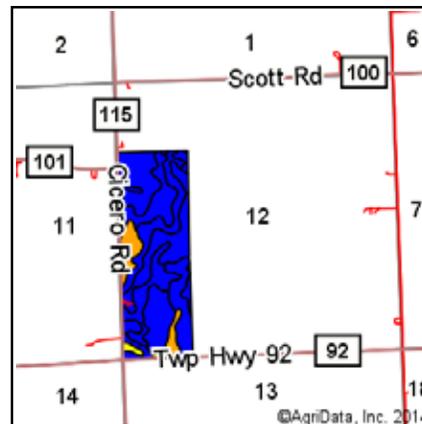
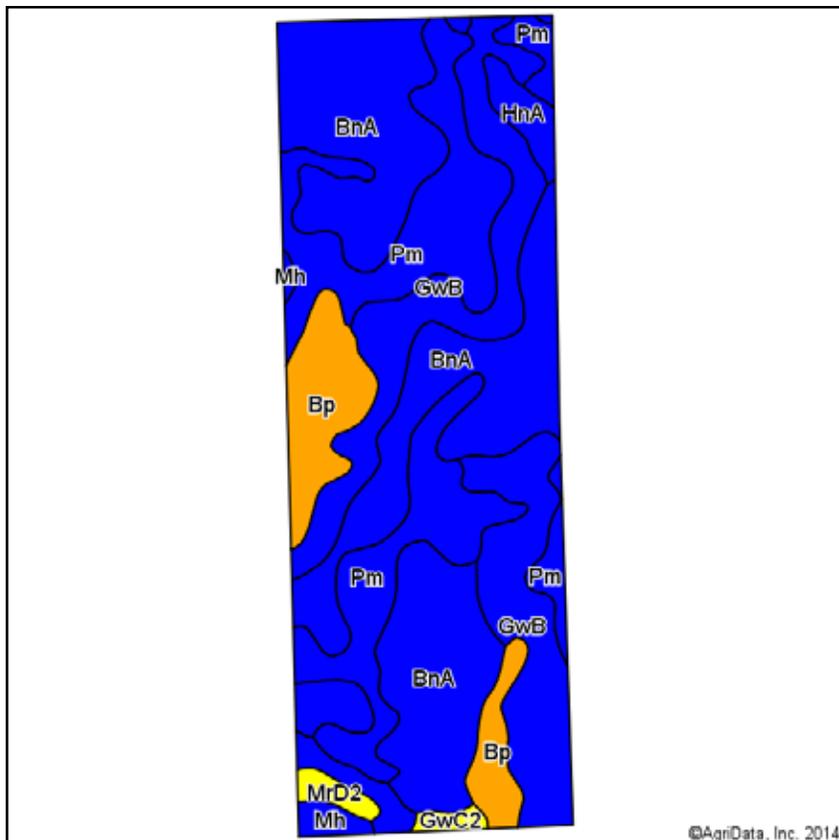
A photograph of a cornfield with a red banner overlaid containing text. The corn plants are tall and green, with some yellowing at the top. The foreground shows a grassy area. The sky is bright and overcast.

# **SURETY SOILS MAP**

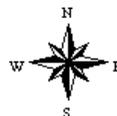
**Farm C**



# Soil Map



State: **Ohio**  
 County: **Defiance**  
 Location: **12-5N-1E**  
 Township: **Milford**  
 Acres: **120**  
 Date: **8/5/2014**



Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014  
 Area Symbol: OH039, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Tall fescue	Winter wheat
BnA	Blount loam, 0 to 3 percent slopes	47.66	39.7%		Ilw				110		4.5	70	4.3	40	7.2	50
Pm	Pewamo silty clay loam	28.73	23.9%		Ilw	6		5	125	20	5	80		45		50
GwB	Glynwood loam, 2 to 6 percent slopes	28.06	23.4%		Ile				105		4	75	4.5	35		42
Bp	Bono silty clay loam	10.14	8.5%		Illw				120		4.5	75	4.6	40		42
HnA	Haskins loam, 0 to 3 percent slopes	2.15	1.8%		Ilw				110		4.5	78	4.4	42		48
Mh	Millgrove loam	1.34	1.1%		Ilw				140		5.4	90	5	50		55
MrD2	Morley clay loam, 12 to 18 percent slopes, eroded	1.16	1.0%		Ive		6				3	50	3.6			30
GwC2	Glynwood loam, 6 to 12 percent slopes, eroded	0.76	0.6%		Ive				85		3.5	65	3.5	25		30
<b>Weighted Average</b>						<b>1.4</b>	<b>0.1</b>	<b>1.2</b>	<b>112.4</b>	<b>4.8</b>	<b>4.5</b>	<b>74.1</b>	<b>3.3</b>	<b>39.7</b>	<b>2.9</b>	<b>47.2</b>

Area Symbol: OH039, Soil Area Version: 11

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



# **FSA INFORMATION**

**Farm C**



Defiance County Farm Service Agency  
 06879 Evansport Road, Suite D  
 Defiance, Ohio 43512  
 Phone: 419-782-4781  
 Fax: 855-832-5980



**Crop Year**

Farm: 5796  
 Tract: 11856  
 Print Date: 5/12/2014



1 inch = 722 feet

**Legend**

- CLU Boundary
- Wetland Determination Identifier
- Restored Use
- Land Use Restrictions
- Conservation Easements
- Compliance Provisions
- Highly Erodible Land
- Highly Erodible Land Determination
- NHEL
- Not Highly Erodible Land Determination
- Uniformed Highly Erodible Land Determination
- CRP
- Conservation Reserve Program



All other labels are the  
 USFS online database.  
 All crops - Not irrigated  
 All crops - Used Diggins  
 All crops - New  
 Cons - 16 Row  
 Soybeans - COB

Metadata is available and does not represent the final  
 stage of processing and is subject to change.  
 Refer to your original data in the  
 CMAQGIS and attached map  
 for exact details about water and  
 determine about the context of the data.

USDA FSA maps are for FSA Program  
 administration only. This map does not  
 represent a legal survey or a technical survey.  
 It is for planning purposes only.  
 The producer accepts the data as is.  
 The USDA Farm Service Agency assumes no  
 responsibility for any loss or damage  
 incurred as a result of any use of the data on the  
 date of use of FSA Programs.

Ohio  
 Defiance  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

FARM: 5796  
 Prepared: 9/26/14 2:49 PM  
 Crop Year: 2014  
 Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: DUANE APPEL  
 Farm Identifier: A-4 SEC 12 MILFORD TWP  
 Recon Number:

Farms Associated with Operator:  
 1085, 2300, 4861, 5949, 7243, 7588, 7762

CRP Contract Number(s): 1608

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
117.57	99.03	99.03	0.0	0.0	0.4	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	98.63	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	40.8	126	151	0.0	0.0
SOYBEANS	40.8	37	45	0.0	0.0
<b>Total Base Acres:</b>	<b>81.6</b>				

Tract Number: 11856 Description: A-4 SECTION 12 MILFORD TOWNSHIP DEFIANCE COUNTY

BIA Range Unit Number:

FAV/WR History  
N

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
117.57	99.03	99.03	0.0	0.0	0.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	98.63	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	40.8	126	151	0.0	0.0
SOYBEANS	40.8	37	45	0.0	0.0
<b>Total Base Acres:</b>	<b>81.6</b>				

Owners: BODENWALD LLC

Other Producers: None



**FARM D - 60± ACRES IN DEFIANCE COUNTY  
INCLUDES TRACT 17:**

**FARM D PROPERTY LOCATION** – Beerbower Rd., Edgerton, OH 43517. From the Edgerton water tower, travel east on US-6 for 1.8 miles to County Rd. 6/Cicero Rd. Turn south, travel 3.5 miles to Beerbower Rd. Turn east and travel .5 mile to the property on the south side.





**Tract 17**



**Tract 17**

A photograph of a cornfield with a red text overlay. The corn plants are green and appear to be in the middle of the growing season. The sky is overcast and grey. The foreground shows a grassy area with some dry leaves.

# **AUDITOR PROPERTY DATA CARDS**

**Farm D**

Defiance County, Ohio - Property Record Card, Page 1  
Parcel: H220013000200

**GENERAL PARCEL INFORMATION**

Owner KOERNER IONA G ET AL  
 Property Address BEERBOWER  
 Mailing Address KOERNER IONA G ET AL  
 06545 ST RT 197  
 WAPAKONETA OH 45895  
 Owner Address 110 AGRICULTURAL VACANT LAND \*QUALIFIED FOR CURRENT  
 AGRICULTURAL USE VALUE\*  
 Land Use SECTION 13  
 Legal Description W P T NE

**MAP**



**VALUATION**

	Appraised	Assessed
Land Value	\$112,680.00	\$39,440.00
Improvements Value	\$0.00	\$0.00
Total Value	\$112,680.00	\$39,440.00
Taxable Value		\$39,440.00

**SALES**

Sale Date	Sale Amount	Buyer	Conveyance	Notes
1/16/2013	\$0.00	KOERNER IONA	9999	
1/1/1992	\$0.00	KOERNER IONA	0	
6/1/1991	\$12,000.00		1664	

**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
CR - CROP	GwC2	0.063	3200	200	70.00	1320	\$80.00	\$30.00
WO - WOODS	GwB	1.268	400	510	180.00	400	\$510.00	\$180.00
WO - WOODS	GwB2	0.392	400	160	60.00	400	\$160.00	\$60.00
CR - CROP	Pm	4.887	4350	21260	7440.00	4020	\$19,650.00	\$6,880.00
CR - CROP	BnA	13.306	4030	53620	18770.00	3030	\$40,320.00	\$14,110.00
WO - WOODS	GwC2	5.153	400	2060	720.00	400	\$2,060.00	\$720.00
WO - WOODS	BnA	7.559	400	3020	1060.00	400	\$3,020.00	\$1,060.00
CR - CROP	GwB	15.455	3620	55950	19580.00	2090	\$32,300.00	\$11,310.00
RD - ROAD		0.474	0	0	0.00	0	\$0.00	\$0.00

**LAND**

Code	Frontage	Depth	Street Price	Depth Percent	Rate	Appraised	Assessed	CAUV	CAUV	Taxable
CR - CROP LAND	0	0/0	0	0%	3200	200	70.00	1320	\$80.00	\$30.00
WO - WOODS	0	0/0	0	0%	400	510	180.00	400	\$510.00	\$180.00
WO - WOODS	0	0/0	0	0%	400	160	60.00	400	\$160.00	\$60.00
CR - CROP LAND	0	0/0	0	0%	4350	21260	7440.00	4020	\$19,650.00	\$6,880.00
CR - CROP LAND	0	0/0	0	0%	4030	53620	18770.00	3030	\$40,320.00	\$14,110.00
WO - WOODS	0	0/0	0	0%	400	2060	720.00	400	\$2,060.00	\$720.00
WO - WOODS	0	0/0	0	0%	400	3020	1060.00	400	\$3,020.00	\$1,060.00
CR - CROP LAND	0	0/0	0	0%	3620	55950	19580.00	2090	\$32,300.00	\$11,310.00
RD - ROAD	0	0/0	0	0%	0	0	0.00	0	\$0.00	\$0.00
CR - CROP LAND	0	0/0	0	0%	3350	30180	10560.00	1530	\$13,780.00	\$4,820.00
WO - WOODS	0	0/0	0	0%	400	780	270.00	400	\$780.00	\$270.00
WO - WOODS	0	0/0	0	0%	400	50	160.00	50	\$160.00	\$50.00
WA - WASTE	0	0/0	0	0%	100	50.00	\$50.00	0.485	\$20.00	\$10.00



\*H22-0013-0-002-00\*

Milford-Central / Central Local

**KOERNER IONA G ET AL**  
KOERNER IONA G ET AL  
1657 ST RT 6  
EDGERTON, OH 43517

**LEGAL INFORMATION**  
SECTION 13  
WPT NE

CAUV: 6100

1 OF 2	
PROP. CLASS	1
NEIGHBORHOOD	12210-
	M 10
	B
	C 2

ACRES: 60.0000

OWNERSHIP	MAILING ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED/CONV#	JS	VALID
1 KOERNER IONA G ET AL Number of parcels this sale: 1	1657 ST RT 6	EDGERTON	OH	43517	01/16/2013	0	CTE : 9999		<input type="checkbox"/>
2 KOERNER IONA G ET AL Number of parcels this sale: 0	1657 ST RT 6	EDGERTON	OH	43517	01/01/1992	0	: 0		<input type="checkbox"/>
3 Number of parcels this sale: 1					06/01/1991	12,000	WDC : 1664		<input type="checkbox"/>

X:	LISTER: jvs	DATE: 09/16/2003	TIME: 02:34:55 PM	LETTER	LETTER REC'D	GIS CODE
----	-------------	------------------	-------------------	--------	--------------	----------

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	COMMENT
	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> A. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDDU	BEERBOWER,	(Mod ST: )104

CODES:	LAND TYPE	SIZE	LAND COMPUTATIONS		
			M	RATE	C
F: FRONT	AG:CR:BnA	A 13.306	4,030	3,030	53,620
R: REAR	AG:CR:GWB2	A 9.009	3,350	1,530	30,180
	AG:CR:GWB	A 15.455	3,620	2,090	55,950
HS:	AG:CR:GWC2	A 0.063	3,200	1,320	200
HOME SITE	AG:CR:Pm	A 4.887	4,350	4,020	21,260
SM:	AG:RD:	A 0.474	0	0	0
SMALL ACRE	AG:WA:	A 0.485	100	50	50
WA: WASTE	AG:WO:BnA	A 7.559	400	400	3,020
RD: ROAD	AG:WO:GWB2	A 0.392	400	400	160
EA:					
EASEMENT	Total Acres: 60.0000		TOTAL		167,790

VALUE YEAR	VALUATION SUMMARY			
	2014	2014	2011	2008
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP
APPRAISED VALUE	112,680	167,790	134,500	93,630
LAND	0	0	0	0
IMPR	0	0	0	0
TOTAL	112,680	167,790	134,500	93,630
LAND	39,440	58,730	47,080	32,770
IMPR	0	0	0	0
TOTAL	39,440	58,730	47,080	32,770



\*H22-0013-0-002-00\*

Milford-Central / Central Local

**KOERNER IONA G ET AL**  
KOERNER IONA G ET AL  
1657 ST RT 6  
EDGERTON, OH 43517

**LEGAL INFORMATION**  
SECTION 13  
WPT NE

CAUV: 6100

ACRES: 60.0000

OWNERSHIP	MAILING ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 KOERNER IONA G ET AL Number of parcels this sale: 1	1657 ST RT 6	EDGERTON	OH	43517	01/16/2013	0	CTE : 9999	<input type="checkbox"/>	<input type="checkbox"/>
2 KOERNER IONA G ET AL Number of parcels this sale: 0	1657 ST RT 6	EDGERTON	OH	43517	01/01/1992	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3 Number of parcels this sale: 1					06/01/1991	12,000	WDC : 1664	<input type="checkbox"/>	<input type="checkbox"/>

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	DATE: 09/16/2003	TIME: 02:34:55 PM	LETTER	LETTER REC'D	GIS CODE
PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING			<input type="checkbox"/> LETTER		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC					
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING					
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD					
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD					

INFLUENCE FACTORS

- A. NO ROAD
- B. TOPGRY
- C. EX FRONT
- D. QUANTITY
- E. SZ/SHAPE
- F. RESTRICT
- G. WOOD LT
- H. VACANCY
- I. WATER FRONT
- J. OTHER/CDU

PROPERTY LOCATION

BEERBOWER, COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
AG:WO:GwB	A 1.268	400	400	400		510	510	510
AG:WO:GwC2	A 5.153	400	400	400		2,060	2,060	2,060
AG:WO:Sh	A 1.949	400	400	400		780	780	780
<b>Total Acres: 60.0000</b>								

VALUATION SUMMARY

VALUE YEAR	2008	2008	2006	2006	2005	2005	2004	2004...
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	
APPRAISED VALUE	15,240	96,050	7,070	88,550	7,070	88,550	11,130	87,600
LAND	15,240	0	0	0	0	0	0	0
IMPR	0	0	0	0	0	0	0	0
TOTAL	15,240	96,050	7,070	88,550	7,070	88,550	11,130	87,600
LAND	5,330	33,620	2,470	30,990	2,470	30,990	3,900	30,660
IMPR	0	0	0	0	0	0	0	0
TOTAL	5,330	33,620	2,470	30,990	2,470	30,990	3,900	30,660

# Data For Parcel H220013000200

For non-agricultural land information see the Land tab.

## Agricultural Data

**Parcel:** H220013000200  
**Owner:** KOERNER IONA G ET AL  
**Address:** BEERBOWER



[+] Map this property.

## Agricultural

Land Type	Code	Soil	Acres	Rate	Appraised Value	Assessed Value	CAUV Rate	CAUV Value	Taxable Value
AG - AGRICULTURAL	CR - CROP LAND	GwC2	0.063	3200	\$200.00	\$70.00	1320	\$80.00	\$30.00
AG - AGRICULTURAL	WO - WOODS	GwB	1.268	400	\$510.00	\$180.00	400	\$510.00	\$180.00
AG - AGRICULTURAL	WO - WOODS	GwB2	0.392	400	\$160.00	\$60.00	400	\$160.00	\$60.00
AG - AGRICULTURAL	CR - CROP LAND	Pm	4.887	4350	\$21,260.00	\$7,440.00	4020	\$19,650.00	\$6,880.00
AG - AGRICULTURAL	CR - CROP LAND	BnA	13.306	4030	\$53,620.00	\$18,770.00	3030	\$40,320.00	\$14,110.00
AG - AGRICULTURAL	WO - WOODS	GwC2	5.153	400	\$2,060.00	\$720.00	400	\$2,060.00	\$720.00
AG - AGRICULTURAL	WO - WOODS	BnA	7.559	400	\$3,020.00	\$1,060.00	400	\$3,020.00	\$1,060.00
AG - AGRICULTURAL	CR - CROP LAND	GwB	15.455	3620	\$55,950.00	\$19,580.00	2090	\$32,300.00	\$11,310.00
AG - AGRICULTURAL	RD - ROAD		0.474	0	\$0.00	\$0.00	0	\$0.00	\$0.00
AG - AGRICULTURAL	CR - CROP LAND	GwB2	9.009	3350	\$30,180.00	\$10,560.00	1530	\$13,780.00	\$4,820.00
AG - AGRICULTURAL	WO - WOODS	Sh	1.949	400	\$780.00	\$270.00	400	\$780.00	\$270.00
AG - AGRICULTURAL	WA - WASTE		0.485	100	\$50.00	\$20.00	50	\$20.00	\$10.00

## Agricultural Totals

<b>Total Acres:</b>	60
<b>Total Appraised Value:</b>	\$167,790.00
<b>Total Assessed Value:</b>	\$58,730.00
<b>Total CAUV Value:</b>	\$112,680.00
<b>Total Taxable Value:</b>	\$39,450.00

### Defiance County GIS



Notes

# Data For Parcel H220013000200

For information about land used for agriculture see the Agricultural tab.

## Land Data

Parcel: H220013000200  
 Owner: KOERNER IONA G ET AL  
 Address: BEERBOWER



[+] Map this property.

## Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,200.00	0	0	\$200.00	\$200.00	0.063
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$510.00	\$510.00	1.268
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$160.00	\$160.00	0.392
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$4,350.00	0	0	\$21,260.00	\$21,260.00	4.887
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$4,030.00	0	0	\$53,620.00	\$53,620.00	13.306
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$2,060.00	\$2,060.00	5.153
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$3,020.00	\$3,020.00	7.559
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,620.00	0	0	\$55,950.00	\$55,950.00	15.455
AG - AGRICULTURAL	RD - ROAD	0	0/0	0	0%	\$0.00	0	0	\$0.00	\$0.00	0.474
AG - AGRICULTURAL	CR - CROP LAND	0	0/0	0	0%	\$3,350.00	0	0	\$30,180.00	\$30,180.00	9.009
AG - AGRICULTURAL	WO - WOODS	0	0/0	0	0%	\$400.00	0	0	\$780.00	\$780.00	1.949
AG - AGRICULTURAL	WA - WASTE	0	0/0	0	0%	\$100.00	0	0	\$50.00	\$50.00	0.485

GIS parcel shapefile last updated 9/29/2014 9:28:56 AM.

CAMA database last updated 10/8/2014 8:29:26 PM.

# Data For Parcel H220013000200

[Click here to view proposed levy information for this parcel.](#)

## Tax Data

Parcel: H220013000200  
 Owner: KOERNER IONA G ET AL  
 Address: BEERBOWER



[+] Map this property.

## Tax Rates

Full Tax Rate	48.55
Effective Tax Rate	44.671855

## Property Tax

Tax Year 2013 Payable 2014							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$0.00	\$0.00	\$397.38	\$0.00	\$397.38	\$0.00	
Credit:			(\$31.74)	\$0.00	(\$31.74)	\$0.00	
Rollback:			(\$36.56)	\$0.00	(\$36.56)	\$0.00	
Reduction:			\$0.00	\$0.00	\$0.00	\$0.00	
Homestead:			\$0.00	\$0.00	\$0.00	\$0.00	
Sales Credit:			\$0.00	\$0.00	\$0.00	\$0.00	
Net Tax:	\$0.00		\$329.08		\$329.08		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$2.50		\$2.50		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$331.58		\$331.58		\$663.16
Net Paid:	\$0.00		(\$331.58)		(\$331.58)		(\$663.16)
Net Due:	\$0.00		\$0.00		\$0.00		\$0.00

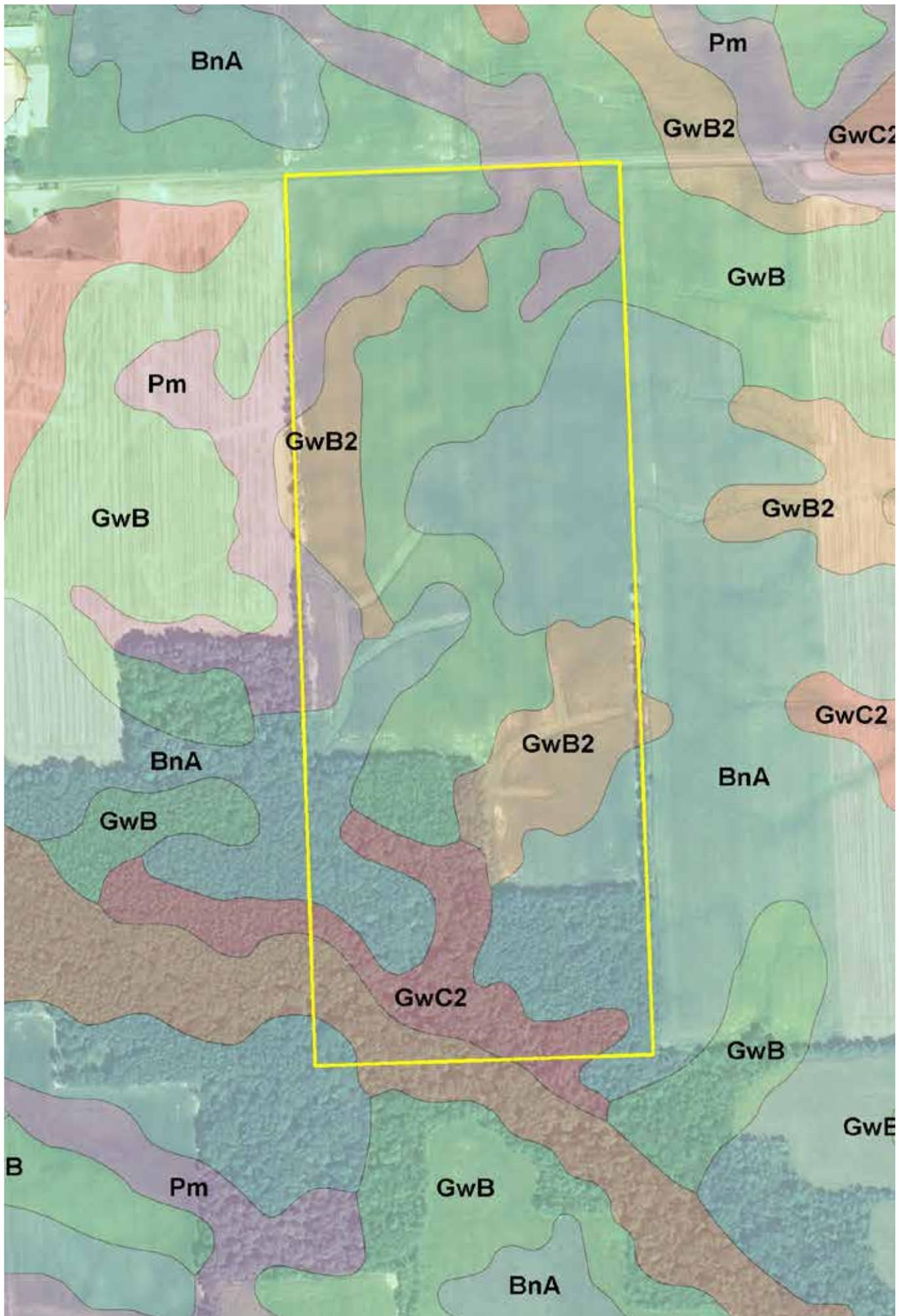
## Special Assessments

Assessment:	1: H220013000200					
11-336 M LOST CREEK #99-08						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$2.50	\$0.00	\$2.50	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

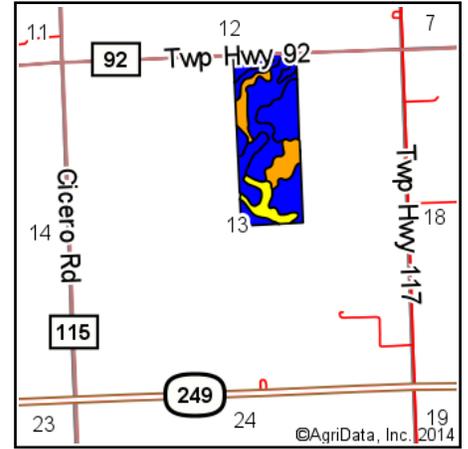
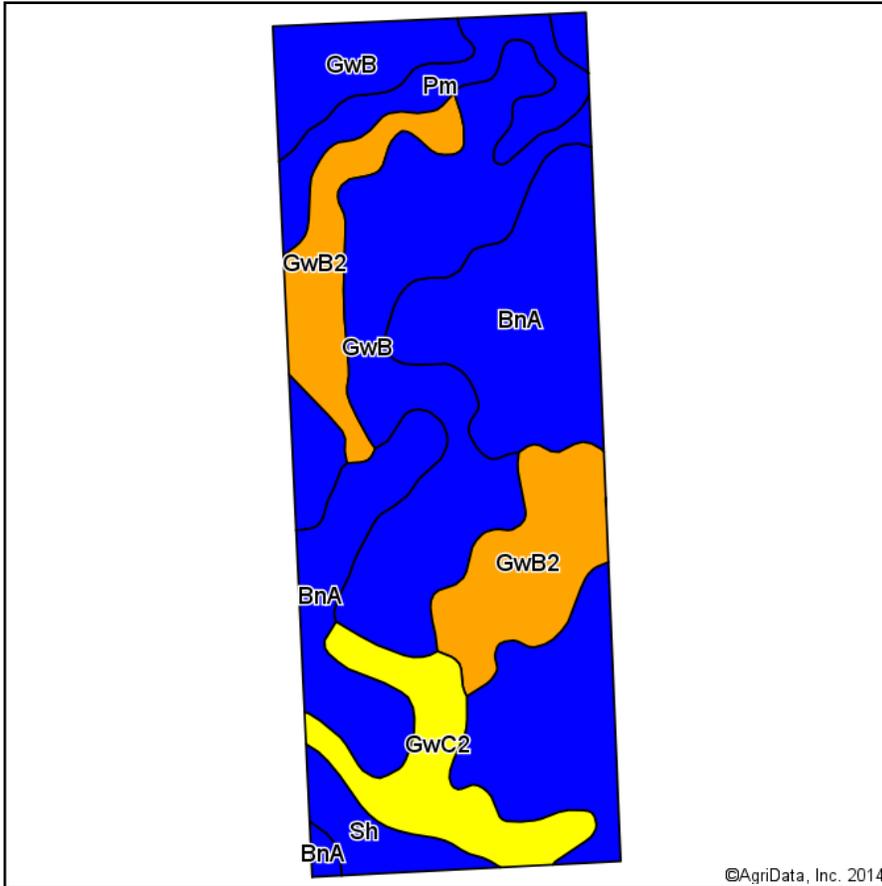
A photograph of a cornfield with a red banner overlaid containing text. The corn plants are green and appear to be in the middle of the growing season. The banner is a solid red color with yellow text.

# **SURETY SOILS MAP**

**Farm D**



# Soil Map



State: **Ohio**  
 County: **Defiance**  
 Location: **13-5N-1E**  
 Township: **Milford**  
 Acres: **60**  
 Date: **8/5/2014**



Viewing soils data as of 2/5/2014

Area Symbol: OH039, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Tall fescue	Winter wheat
BnA	Blount loam, 0 to 3 percent slopes	20.81	34.7%		IIw			110		4.5	70	4.3	40	7.2	50
GwB	Glynwood loam, 2 to 6 percent slopes	17.31	28.8%		IIe			105		4	75	4.5	35		42
GwB2	Glynwood loam, 2 to 6 percent slopes, eroded	9.54	15.9%		IIIe			95		3.8	70	4	30		35
GwC2	Glynwood loam, 6 to 12 percent slopes, eroded	5.28	8.8%		IVe			85		3.5	65	3.5	25		30
Pm	Pewamo silty clay loam	5.11	8.5%		IIw	6	5	125	20	5	80		45		50
Sh	Shoals silt loam, frequently flooded	1.95	3.2%		IIw			115		3.5	60	4	40	8	
<b>Weighted Average</b>						<b>0.5</b>	<b>0.4</b>	<b>105.4</b>	<b>1.7</b>	<b>4.2</b>	<b>71.5</b>	<b>3.9</b>	<b>36.1</b>	<b>2.8</b>	<b>41.9</b>

Area Symbol: OH039, Soil Area Version: 11

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



# **FSA INFORMATION**

**Farm D**





Ohio  
Defiance

U.S. Department of Agriculture  
Farm Service Agency

FARM: 5949  
Prepared: 9/26/14 1:21 PM  
Crop Year: 2014  
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: DUANE APPEL  
Farm Identifier: D-2 SECTION 13 MILFORD  
Recon Number:

Farms Associated with Operator:  
1085, 2300, 4861, 5796, 7243, 7588, 7762

CRP Contract Number(s): 1609B

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
60.77	44.0	44.0	0.0	0.0	1.7	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	42.3	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	22.0	126	132	0.0	0.0
SOYBEANS	20.3	34	41	1.7	0.0
<b>Total Base Acres:</b>	42.3				

Tract Number: 11919 Description: D-2 SECTION 13 MILFORD TOWNSHIP DEFIANCE COUNTY

BIA Range Unit Number:

FAV/WR History  
N

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
60.77	44.0	44.0	0.0	0.0	1.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	42.3	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	22.0	126	132	0.0	0.0
SOYBEANS	20.3	34	41	1.7	0.0
<b>Total Base Acres:</b>	42.3				

Owners: LOIS E HAYS  
IONA KOERNER ESTATE

JOSEPH KOERNER TRUST

Other Producers: None

**Producer Farm Data Report**

**Crop Year: 2015**

**Date: 9/30/14 11:33 AM**

**Page: 1**

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Producer Name and Address**

IONA KOERNER ESTATE  
 ATTN WILLIAM KOERNER EXEC  
 16985 W POE RD  
 BOWLING GREEN OH 43402-9784  
 Telephone: (419) 302-1940

**Recording County Office Name**

Williams, Ohio

State & County	Number of Farms	Number of Tracts	Farm	Tract	Relationship to Farm Tract	Farmland	Cropland	DCP Cropland	Farmland Cropland	DCP Cropland		Eff DCP Cropland	Wetland Code
										Farmland Cropland	DCP Cropland		
Defiance, OH	2	2	5949	11919	Owner	128.93	102.99	102.99	60.77	44.0	1.7	42.3	N DNC
					Owner								
					Owner								
Williams, OH			6466	4700	Owner				68.16	58.99	4.4	54.59	SA DNC
					Owner								



# TITLE OPINION

Farm A-D



**Title Report**

**Parcel No: H21-0012-0-006-00**

**H22-0013-0-002-00**

**112-061-350-00-010.000**

**112-061-350-00-009.000**

**112-061-250-00-009.000**

**112-061-250-00-008.000**

**Title Vested In:**

**Tract 1:** Bodenwald, LLC

**Tract 2:** Iona Koerner (undivided ½ interest); Lois Krill (undivided 1/3 interest); William Koerner, Successor Trustee of the Joseph W. Koerner Trust dated November 8, 1991 (undivided 1/6 interest)

**Tract 3:** William Koerner, Successor Trustee of the Iona Koerner Trust (undivided ½ interest); William Koerner, Successor Trustee of the Joseph W. Koerner Trust dated November 8, 1991 (undivided ½ interest)

**Tract 4:** Bodenwald, LLC

**Tract 5:** Bodenwald, LLC

**Tract 6:** Bodenwald, LLC

**Legal Description:**

**Tract 1:**

Situated in the Township of Milford, County of Defiance and State of Ohio and known as and being the Southwest Quarter of the Northwest Quarter; the Northwest Quarter of the Southwest Quarter; and the Southwest Quarter of the Southwest Quarter of Section 12, Town 5 North, Range 1 East, containing 120 acres, more or less.

Parcel No: H21-0012-0-006-00

**Tract 2:**

Situated in the Township of Milford, County of Defiance and State of Ohio and known as and being a part of the West Half of the Northeast Quarter of Section 13, Town 5 North, Range 1 East, and bounded and described as follows:

Commencing at a point 100 rods West of the Northeast corner of the Northeast Quarter of said Section 13; thence South 160 rods to the East and West quarter of said Section 13; thence West 60 rods to the North and South quarter section line; thence North 160 rods to the North line of said section; thence East 60 rods to the place of beginning and containing Sixty (60) acres of land.

Parcel No: H22-0013-0-002-00

**Tract 3:**

Situated in the Township of St. Joseph, County of Williams and State of Ohio and known as and being the Northeast Quarter of the Southeast Quarter, and the South 30 acres of the Southeast Quarter of the Northeast Quarter of Section 35, Township 6 North, Range 1 East, containing 70 acres, more or less, but subject to all legal highways.

Parcel No: 112-061-350-00-010.000

**Tract 4:**

Situated in the Township of St. Joseph, County of Williams and State of Ohio and known as and being the Southeast Quarter of the Southeast Quarter of Section 35, Town 6 North, Range 1 East and containing 40 acres of land, more or less.

Parcel No: 112-061-350-00-009.000

**Tract 5:**

Situated in the Township of St. Joseph, County of Williams and State of Ohio and known as and being the West Half of the Southeast Quarter of Section 25, Town 6 North, Range 1 East, containing 80 acres, more or less, but subject to all legal highways.

Parcel No: 112-061-250-00-009.000

**Tract 6:**

Situated in the Township of St. Joseph, County of Williams and State of Ohio and known as and being the East Half of the Southeast Quarter of Section 25, Town 6 North, Range 1 East, containing 80 acres, more or less, but subject to all legal highways.

Parcel No: 112-061-250-00-008.000

**Mortgage:** None

**Taxes:**

**Parcel No: H21-0012-0-006-00**

Taxes for the year 2013 in the amount of \$3,344.67 and all prior years are paid in full. This amount includes Special Assessment Code #11-135 in the amount of \$6.05 per year; Code #11-223 in the amount of \$5.00 per year; Code #11-112 in the amount of \$148.20 per year; Code #11-336 in the amount of \$5.00 per year and Code #11-011 in the amount of \$28.16 per year.

The taxes for the year 2014 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

**Parcel No: H22-0013-0-002-00**

Taxes for the year 2013 in the amount of \$663.16 and all prior years are paid in full. This amount includes Special Assessment Code #11-336 in the amount of \$5.00 per year.

The taxes for the year 2014 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

**Parcel No: 112-061-350-00-010.000**

Taxes for the year 2013 in the amount of \$3,680.42 and all prior years are paid in full. This amount includes Special Assessment Code #40-777 in the amount of \$26.02 per year.

The taxes for the year 2014 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

**Parcel No: 112-061-350-00-009.000**

Taxes for the year 2013 in the amount of \$635.60 and all prior years are paid in full. This amount includes Special Assessment Code #40-777 in the amount of \$8.26 per year.

The taxes for the year 2014 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

**Parcel No: 112-061-250-00-009.000**

Taxes for the year 2013 in the amount of \$2,759.16 and all prior years are paid in full. This amount includes Special Assessment Code #40-777 in the amount of \$19.90 per year and Code #11-456 in the amount of \$115.20 per year.

The taxes for the year 2014 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

**Parcel No: 112-061-250-00-008.000**

Taxes for the year 2013 in the amount of \$1,538.75 and all prior years are paid in full. This amount includes Special Assessment Code #40-777 in the amount of \$15.58 per year and Code #11-456 in the amount of \$117.11 per year.

The taxes for the year 2014 are a lien against said premises but have not yet been determined and spread upon the tax duplicates.

**Valuation:**

Parcel No: H21-0012-0-006-00

Land: \$116,010.00; Buildings \$20,920.00; Total: \$136,930.00

Parcel No: H22-0013-0-002-00

Land Only: \$39,440.00

Parcel No: 112-061-350-00-010.000

Land: \$32,980.00; Buildings: \$52,710.00; Total: \$85,690.00

Parcel No: 112-061-350-00-009.000

Land Only: \$14,710.00

Parcel No: 112-061-250-00-009.000  
Land: \$33,740.00; Buildings: \$27,790.00; Total: \$61,530.00  
Parcel No: 112-061-250-00-008.000  
Land Only: \$32,970.00

**CAUV Note:**

Attention is directed to the fact that the premises described in this report is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.31, ORC. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this certificate of title for any lien arising under the provisions of Sec. 5713.34.

**Easements:**

**Tract 1:** from Joseph Koerner Family Limited Partnership to Board of Commissioners of Defiance County as recorded in Official Record Volume 103, page 128 in the office of the Defiance County Recorder. A copy is attached.

**Tract 3:** from Celia Koerner to North Western Electric Cooperative, Inc. as recorded in Deed Record Volume 146, page 189 in the office of the Williams County Recorder. A copy is attached.

**Tract 5:** from Celia Koerner, a widow, to Ohio Telephone & Telegraph Company as recorded in Deed Record Volume 228, page 704 in the office of the Williams County Recorder. A copy is attached.

**Tract 5:** from William Stotz to North Western Electric Cooperative, Inc. as recorded in Deed Record Volume 146, page 193 in the office of the Williams County Recorder. A copy is attached.

**Tracts 5 & 6:** from Robert B. Koerner, et al. to American Louisiana Pipe Line Company as recorded in Deed Record Volume 190, page 140 and Deed Record Volume 190, page 138 in the office of the Williams County Recorder. A copy is attached.

Interest in said easement transferred to Michigan Wisconsin Pipe Line Company as recorded in Deed Record Volume 218, page 462 in the office of the Williams County Recorder. A copy is attached.

**Tract 6:** from Koerland, Inc., an Ohio Corporation, to American Telephone & Telegraph Company, a New York Corporation, as recorded in Deed Record Volume 282, page 450 in the office of the Williams County Recorder. A copy is attached.

**Tract 6:** from Robert B. Koerner, et al. to Ohio Telephone & Telegraph Company as recorded in Deed Record Volume 228, page 105 in the office of the Williams County Recorder. A copy is attached.

**Leases:** None

October 10, 2014  
MAS:rb3



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