

**166.5± ACRES**

New Paris, Ohio  
Harrison County (Jackson Twp.)

**OFFERED IN 2 TRACTS**  
TRACTS RANGING FROM  
66 – 100 ACRES

**Prime Ohio Farm**

# **AUCTION**

**WEDNESDAY, AUGUST 29<sup>th</sup> • 11 AM**

Held at The Gathering Place at 501 Nation Ave., Eaton, Ohio

*Great opportunity for the Investor or Farmer.  
Come examine the possibilities this farm has to offer!*

## **INFORMATION BOOKLET**

- 160± FSA Tillable Acres
- Large Fields for ease of farming operation
- Quality Soils in Top Agricultural Area
- Great Location!
- Only 2 miles to US 40/I-70 Interchange at the IN/OH State Line
- Abundant frontage on Paint Road



ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

**SchraderAuction.com • 800.451.2709**

## **DISCLAIMER:**

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNERS: June & Philip Rexrode Trust, Trad Raper & Schatzie Joyce  
Auction Company: Schrader Real Estate and Auction Company, Inc.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**



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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, AUGUST 29, 2018**

**166 ACRES – NEW PARIS, OHIO**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Wednesday, August 22, 2018.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**166± Acres • New Paris, Ohio**  
**Wednesday, August 29, 2018**

This form and deposit are only  
required if you cannot attend  
the auction and wish to bid  
remotely through our online  
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_

\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, August 29, 2018 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

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8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, August 22, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

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

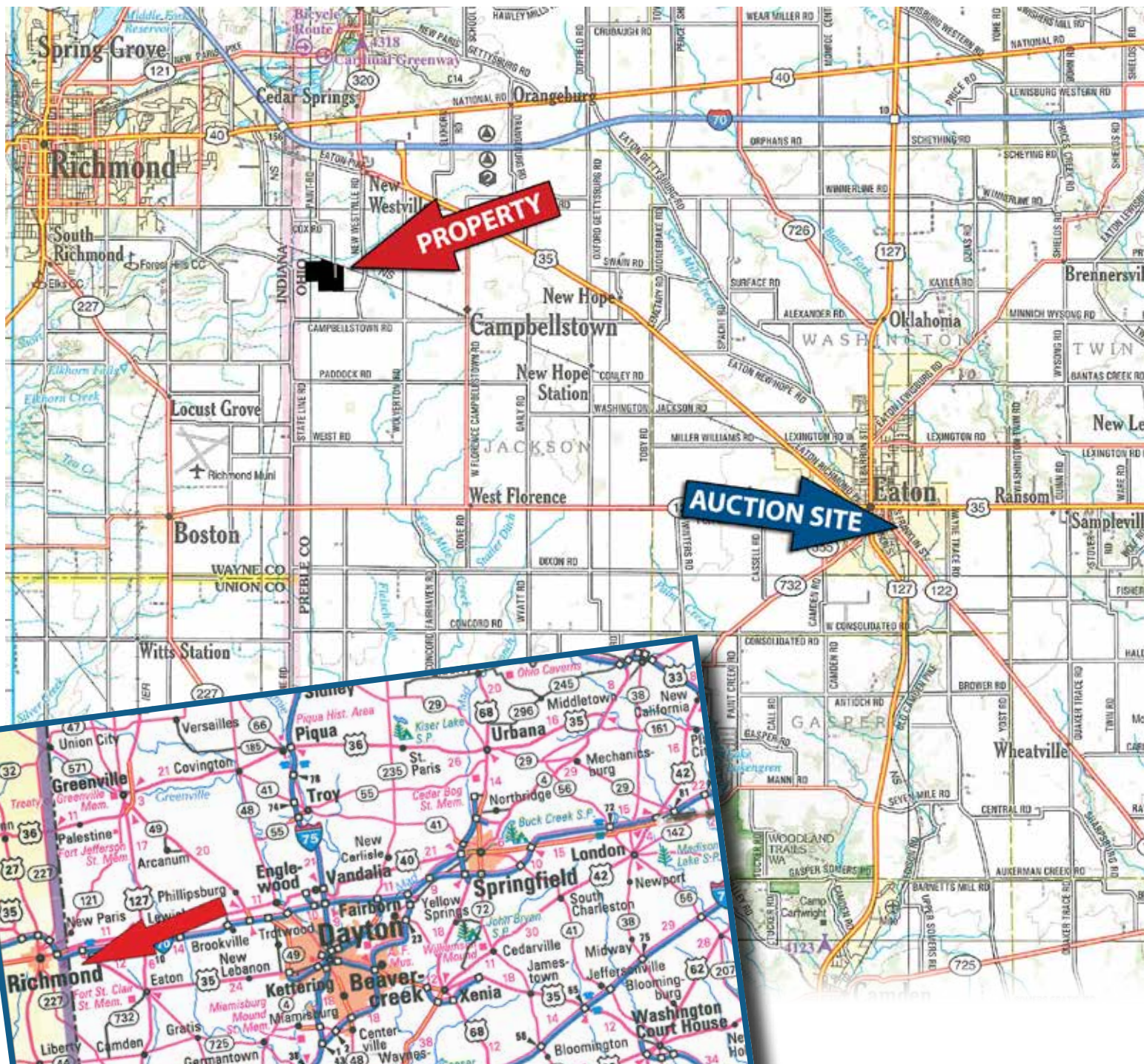
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



**MAPS**

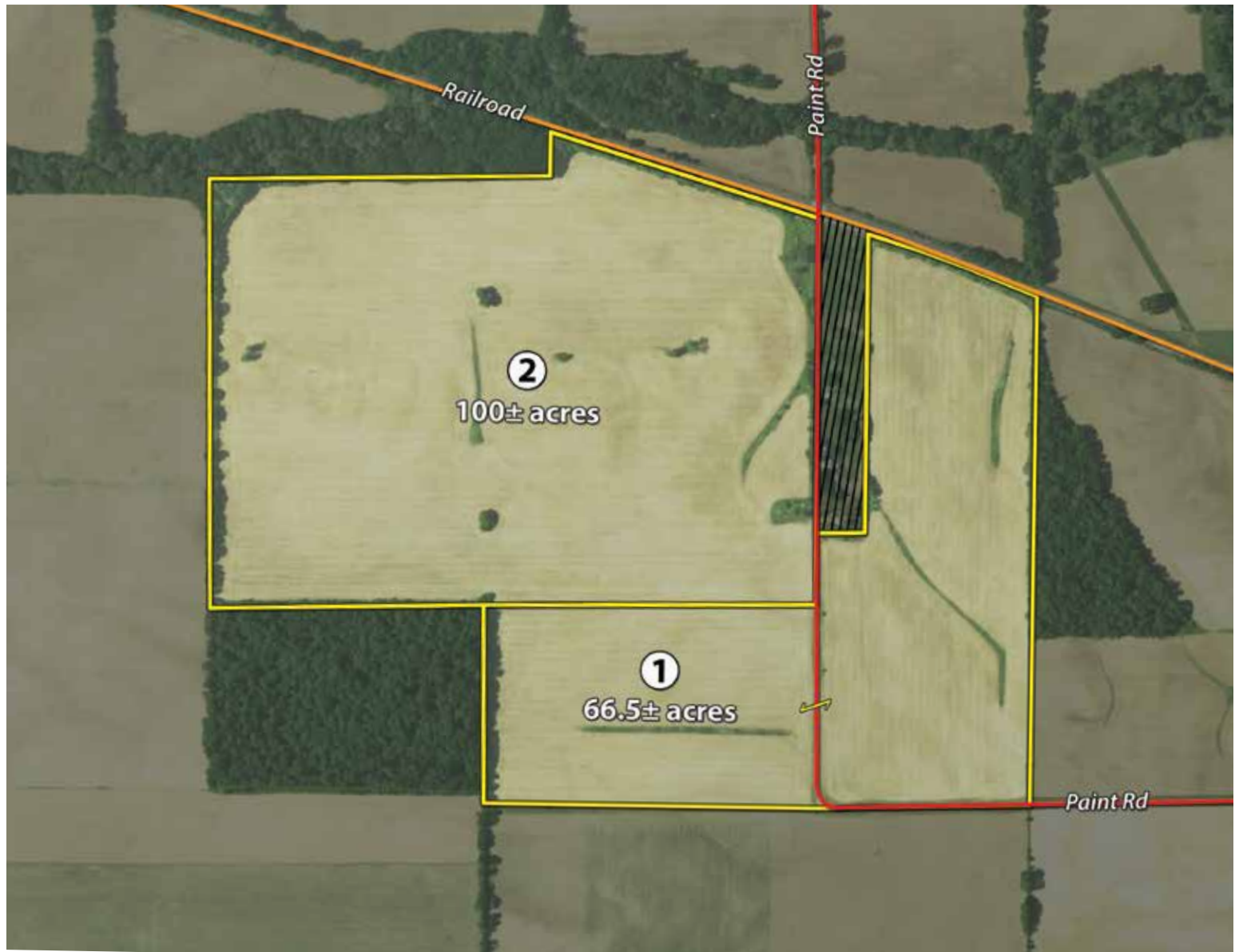
# LOCATION MAP



- 20 miles to DAYTON, OH
- 2 miles to RICHMOND, IN
- 40 miles to CINCINNATI, OH
- 70 miles to INDIANAPOLIS, IN
- 7 miles to EATON, OH



# AERIAL MAP





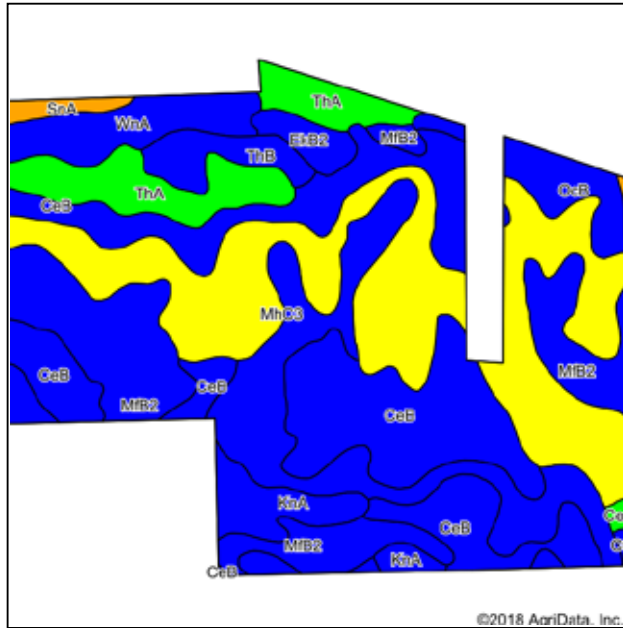


# SOIL INFORMATION

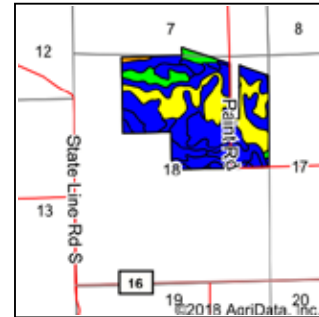


The map displays a complex landscape with various land use and soil types. The colors represent different categories: green for agricultural land, brown for forest, and various shades of purple, blue, and yellow for different soil types. Labels include WnA, SnA, ThA, MbB2, ThB, EkB2, MfB2, CeB, MhC3, OcB, KnA, CtB, CtA, and MhC3. A yellow rectangular box highlights a specific area of interest in the center of the map.

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Ohio**  
County: **Preble**  
Location: **18-8N-1E**  
Township: **Jackson**  
Acres: **165.32**  
Date: **6/29/2018**

**SCHRADER**  
Real Estate and Auction Company, Inc.

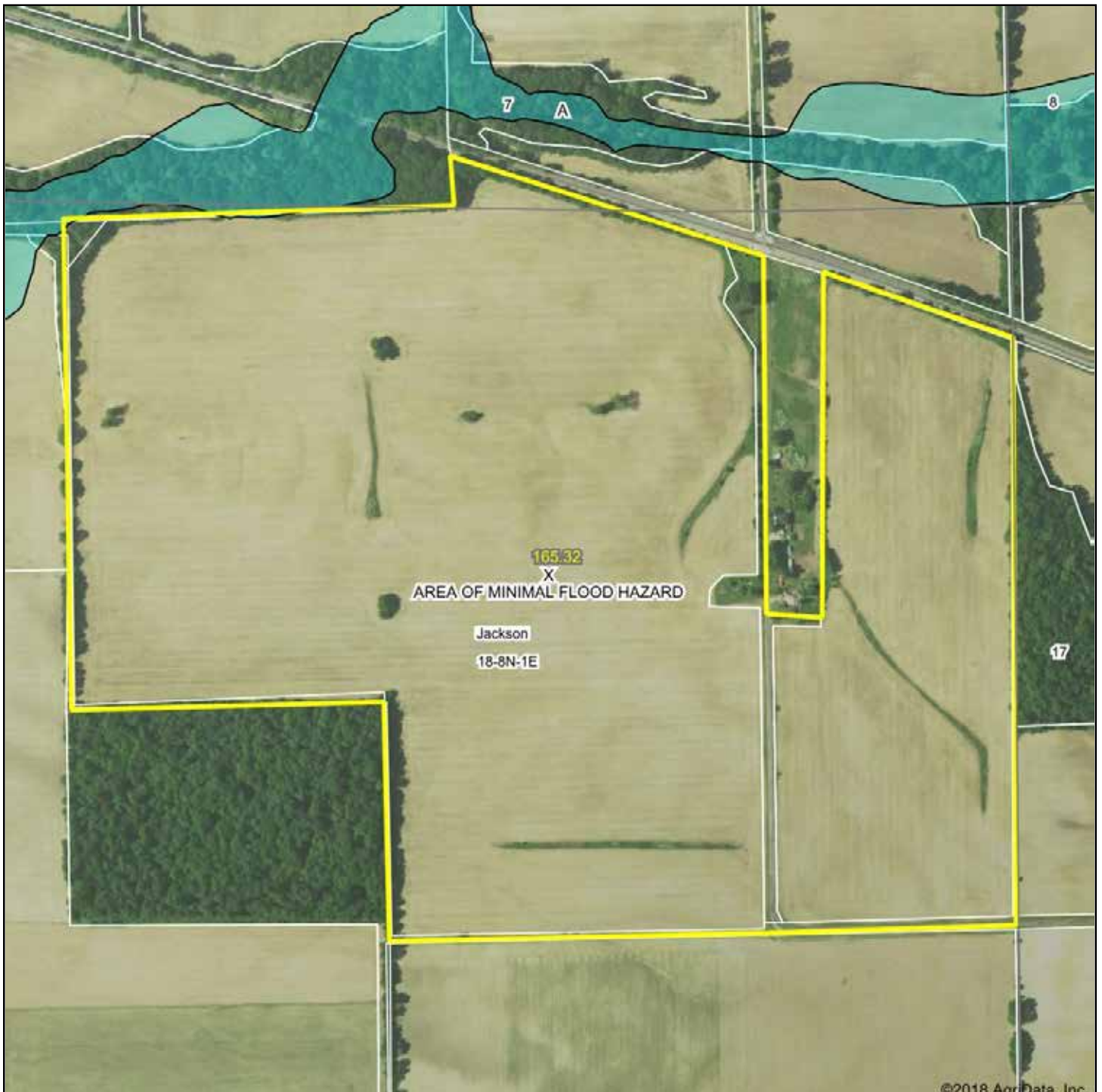
Maps Provided By: **surety**  
© Agdata, Inc. 2018 www.AgrDataInc.com

Area Symbol: OH135, Soil Area Version: 16															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Tobacco	Winter wheat	*eFOTG PI
MhB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	42.43	25.7%		Ile	112			5	4		38	3.2	54	74
CeB	Celina silt loam, 2 to 6 percent slopes	42.15	25.5%		Ile	131	70			8.7	46			58	76
MhC3	Miamian-Losantville clay loams, 6 to 12 percent slopes, severely eroded	41.07	24.8%		Ive	83		4	3.5		29	2.8		41	50
ThA	Thackery silt loam, 0 to 2 percent slopes	11.97	7.2%		I	135		5.8	6		45	4.5		60	71
WnA	Westland silt loam, 0 to 2 percent slopes	7.22	4.4%		Ilw	155		5.4	5.8		58	4		68	86
KnA	Kokomo silt loam, 0 to 1 percent slopes	6.60	4.0%		Ilw	155		5	5.8		52	4		65	88
OcB	Ockley silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	5.03	3.0%		Ile	110		3.6	4		38	7.2	2900	44	73
ThB	Thackery silt loam, 2 to 6 percent slopes	4.12	2.5%		Ile	135		5.8	6		43	4.5		58	68
EkB2	Eldean loam, 2 to 6 percent slopes, eroded	2.35	1.4%		Ile	104				6.5	35			45	66
SnA	Sloan silt loam, sandy substratum, 0 to 1 percent slopes, frequently flooded	1.65	1.0%		Illw	128		5.8	6		44	4.5			80
CeA	Celina silt loam, 0 to 2 percent slopes	0.43	0.3%		Iw	121				8.1	42			53	79
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	0.30	0.2%		Ilw	130		5.4	4.5		48	5.6		58	81
Weighted Average						115.5	17.8	3.5	3.2	2.3	39.9	2.6	88.2	52.4	69.2

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

Soils data provided by USDA and NRCS.

# FLOOD MAP

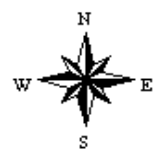


map center: 39° 47' 55.35, -84° 48' 14.82

0ft 554ft 1109ft



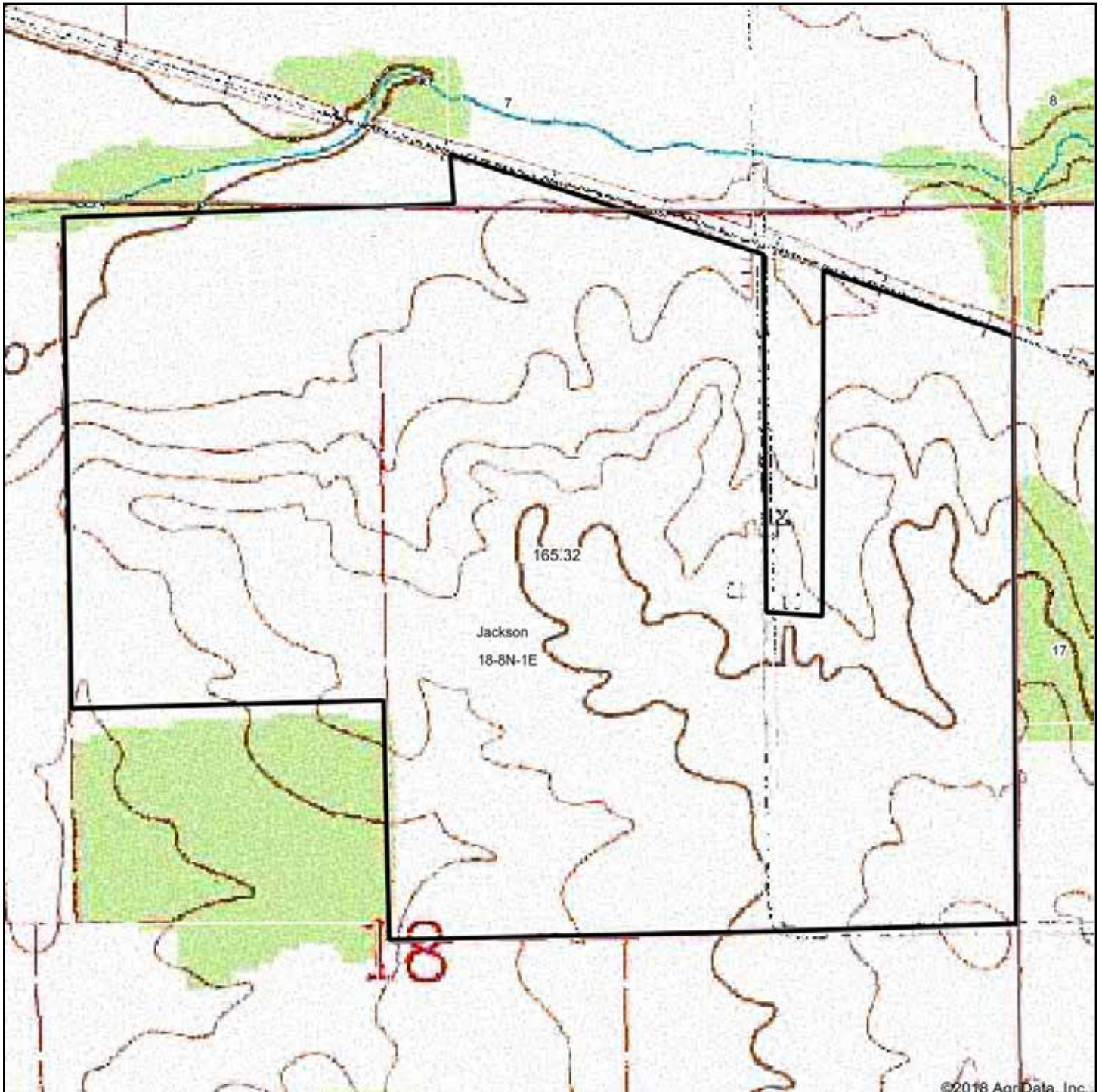
18-8N-1E  
Preble County  
Ohio



6/29/2018



# TOPOGRAPHY MAP

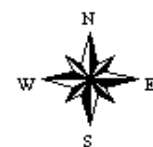


map center: 39° 47' 55.35, -84° 48' 14.82

0ft 554ft 1109ft



**18-8N-1E**  
**Preble County**  
**Ohio**



6/29/2018







# **FSA INFORMATION**

# FSA INFORMATION

**FARM: 2795**

Ohio  
Preble

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 7/11/18 7:52 AM  
Crop Year: 2018

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

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	Farm Identifier	Recon Number
ABRAM K LANDES		

### Farms Associated with Operator:

1712, 3806, 4171, 4387, 4472, 5190, 5429

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
168.06	159.35	159.35	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	159.35	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	152.2		128	0.0
SOYBEANS	7.1		39	0.0
<b>Total Base Acres:</b>	159.3			

Tract Number: 9350      Description: A5-3

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
168.06	159.35	159.35	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	159.35	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	152.2		128	0.0
SOYBEANS	7.1		39	0.0
<b>Total Base Acres:</b>	159.3			

Owners: SHATZIE JOYCE      TRAD RAPER  
THE REXRODE FAMILY REVOCABLE LIVING TRUST

Other Producers: None

# FSA INFORMATION



Preble\Montgomery County FSA Office  
1655 N Barron St  
Eaton, OH 45320  
Ph (937)456-4211  
Fax (855)835-5408

**PREBLE COUNTY**  
**Crop Year 2018**

Farm: 2795

Tract: 9350

Print Date: 2/12/2018



1 inch = 491 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

## Legend

CLU Boundary

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

HEL Highly Erodible Land Determination

NHEL Not Highly Erodible Land Determination

UHEL Undetermined Highly Erodible Land Determination

CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2013 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.

Wetland Identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.





**TITLE COMMITMENT**



# TITLE COMMITMENT

## ATTORNEY'S CERTIFICATE OF TITLE

**To: Schrader Real Estate & Auction Company**

The undersigned hereby certifies that she has made a thorough examination of the records of Preble County, Ohio, since March 4, 1909 at 10:00 a.m. for **165.631 acres** located in the North Half, Section 18, Jackson Township, Preble County, Ohio and **0.91** acres located in the Southeast Quarter, Section 7, Jackson Township, Preble County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to premises hereinafter described.

This certificate does not purport to cover matters not of record in said County, including right of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the County Treasurer's records, Federal bankruptcy records, or zoning and other governmental regulations, including flood zone determination, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The undersigned further certifies that, in her opinion, based upon said records, the fee simple title to said premises is vested of record in **Trad J. Bradford Raper (an undivided 1/3 interest)**, by a Quit Claim Deed from Philip Rexrode and/or June Rexrode, Trustees of the Rexrode Family Revocable Living Trust, dated the 5<sup>th</sup> day of September, 2002, dated 11/30/2012, filed 12/6/2012 at 3:09 p.m., and recorded in Official Records Volume 323, Page 1404, Recorder's Office, Preble County, Ohio; also vested of record in **Schatzie Joyce (an undivided 1/3 interest)** and Trad J. Bradford, by a Certificate of Transfer from Lois J. Fitzwater, deceased 11/9/2007, dated 10/22/2012, filed 12/6/2012 at 3:09 p.m. and recorded in Official Record Volume 323, Page 1394, Recorder's Office, Preble County, Ohio; also vested in **Philip Rexrode and June Rexrode, Trustees of the Rexrode Family Revocable Living Trust, uad 05 September, 2002 (an undivided 1/3 interest)**, by a Quit Claim Deed from June Rexrode, married, dated 11/15/2002, filed 2/11/2003 at 10:17 a.m. and recorded in Official Record Volume 174, Page 36, Recorder's Office, Preble County, Ohio; and that as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth herein below, exclusive.

1. Taxes and assessments are carried under parcel numbers

F21-8107-000-00-007-000 (0.91 acres) and are **paid** for the first half of the 2017 tax year in the amount of \$11.46. Second half taxes are **due and payable 7/20/2018** in the amount of \$7.63.

F21-8118-000-00-002-000 (165.631 acres) and are **paid** for the first half of the 2017 tax year in the amount of \$1,784.57. Second half taxes are **due and payable 7/20/2018** in the amount of \$1,189.71.

Subject to taxes and assessments for the year 2018, payable in 2019, which are undetermined and not yet payable, but a lien against the premises. Subject to taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including any retroactive increases in taxes or assessments resulting from an retroactive increase in the valuation of the land by the State, County, Municipality, Township or other taxing authority. Taxes are figured at CAUV rates and if the land is taken out of agricultural use there arises a charge levied upon said land in an amount equal to the tax savings for the three preceding tax years.

2. Memorandum of Trust from Philip Rexrode and June Rexrode, as Trustees of the Rexrode Family Revocable Living Trust, uad 05 September, 2002, setting forth the Trustee of the Trust and the authority of the Trustee to sell and convey the real estate described below, needs to be recorded in the Preble County Recorder's Office.

# TITLE COMMITMENT

3. A Form 22, covering the examined premises, needs to be filed in the Preble County Probate Court Case 20081009, in the estate of Lois J. Fitzwater, deceased.
4. NOTE: A possible cloud on the title exists due to Preble County Clerk of Courts Case 13DR006294, Trad Raper, vs Carolyn L. West, a Divorce Without Children, filed 8/16/2013. The Decree filed 11/26/2013 states that they owned no real estate at the time of the Divorce. However, Trad J. Bradford Raper initially received title to the examined premises on 10/22/2012 by Official Record Volume 323, Page 1394. This cloud may be cleared by obtaining a Quit Claim Deed from Carolyn L. West, to Trad J. Bradford Raper, for the real estate described below and recording it in the Preble County Recorder's Office.
5. Any and all railroad right-of-ways for switch, spur, or other tracks, on, over, across or along the Land described herein, by condemnation, license, deed, possession or otherwise.
6. The existence of any reversionary interest, possibility of reverter, power of termination, right of first refusal, or similar interest, of the United States of America, or any other person or entity in that portion of said land lying within the railroad right of way.
7. Any failure to comply with any requirements of approval, consent, exemption or other action by, notice to or filing with the Interstate Commerce Commission, or any public utility commission or other similar regulatory authority, relating to the abandonment, cessation or rail operations, or other disposition of that portion of said land lying within the railroad right of way.
8. Notwithstanding the reference to acreage or square footage in the description set forth below, this certificate does not insure nor guarantee the acreage or quantity of land set forth herein.
9. Rights of the public in and to that portion of the land lying within the bounds of any legal highway, including Paint Road.

**Said property is situated in the County of Preble, State of Ohio, and is described as follows:**

The following described real estate being and situate in the Township of Jackson, County of Preble and State of Ohio, bounded and described as follows, to-wit:

Being a part of the north half of Section eighteen (18) and south part of Section seven (7), in Township eight (8), Range One (1) east, Beginning at a X on a stone at east quarter corner of Section eighteen (18); thence south eighty-eight degrees thirty-five minutes (88° 35') west one hundred thirty-four and ninety-six hundredths (134.96) rods to a stake at the center corner of said Section at root of 20" beech tree witnessed by a W on a boulder north eighty-eight degrees thirty-five minutes (88° 35') east eleven and one-fifth (11-1/5) links; thence north one degree eight minutes (1° 8') west fifty and six hundredths (50.06) rods to a ( ) on a boulder on quarter section line; thence south eighty-nine degrees twenty-four minutes (89° 24') west sixty-seven and forty hundredths (67.40) rods to a ( ) on a boulder; thence north zero degrees forty-eight minutes (0° 48') west one hundred seven and seventy-two hundredths (107.72) rods to a T on a boulder on north line of Section; thence north eighty nine degrees fifteen minutes (89° 15') east sixty-seven and seventy-four hundredths (67.74) rods to a T on a boulder at north quarter corner of Section eighteen (18); thence north eighty-eight degrees fifty-five minutes (88° 55') East seventeen and eight hundredths (17.08) rods to a ( ) on a boulder on north line of Section; thence north one degree twenty-two minutes (1° 22') west nine and eighty-two hundredths (9.82) rods to a point on south line of railroad right-of-way; thence with said south line of right-of-way south seventy-three degrees twenty-three minutes (73° 23') east sixty-nine and seventy-three hundredths (69.73) rods to a point; thence south seventy-one degrees fifty-five minutes (71° 55') east on said south line twenty-eight and fifty hundredths (28.50) rods to a point; thence south seventy degrees ten minutes (70°

# TITLE COMMITMENT

10") east on said south line eight (8) rods to a point; thence south sixty-eight degrees ten minutes (68° 10') east on said south line twenty (20) rods to a T on limestone on east line of Section eighteen (18) on south line of right-of-way of railroad; thence south zero degrees thirty-six (0° 36') east one hundred twenty-five and thirty-nine hundredths (125.39) rods to place of beginning, **containing one hundred seventy-one and ninety-nine hundredths (171.99) acres**, more or less, forty-five and fifty-two hundredths (45.52) acres being in the northwest quarter of Section eighteen; ninety-one hundredths (.91) acres being in the southeast quarter of Section seven (7), and one hundred twenty-five and fifty-six hundredths (125.56) acres being in the northeast quarter of Section eighteen (18).

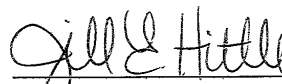
EXCEPT FOR THE FOLLOWING DESCRIBED PROPERTY:

Situated in the Northeast Quarter of Section Eighteen (18) Township Eight (8) North, Range 1 East, Jackson Township, Preble County, Ohio and being part of a 171.99 acre tract of land described in Deed Book Volume 195, Page 698, in the Office of the Preble County Recorder and being more particularly described as follows:

Commencing at the Southwest corner of said quarter, said point is witnessed by a "W" on a stone found North 88° 35' 00" East a distance of 7.39 feet; thence along the South line of said quarter being the South line of said tract North 88° 35' 00" East a distance of 1,360.43 feet to a point; thence North 00° 34' 28" West along the centerline of Paint Road a distance of 1,098.34 feet to a railroad spike set being the TRUE POINT OF BEGINNING of the tract herein described, said spike is witnessed by an iron pin set North 89° 25' 32" East a distance of 15.00 feet; thence continuing along the centerline of said road being a new dividing line through said tract North 00° 34' 28" West a distance of 1,304.39 feet to a railroad spike set on the North line of said tract being the South Line of the P.C.C. & St. Louis Railroad (currently the Norfolk-Southern Railroad); thence along said line parallel with and 33.00 feet South of the centerline of said railroad, being the arc of a curve to the right, having a radius of 9,764.856 feet through the central angle of 01° 09' 15" for an arc distance of 196.72 feet to an iron pin set, chord for said curve bears South 71° 57' 17" East a distance of 196.71 feet; thence along a new dividing line parallel with the centerline of said Paint Road South 00° 34' 28" East a distance of 1,241.58 feet to an iron pin set; thence continuing along a new dividing line South 89° 25' 32" West a distance of 186.42 feet to the point of beginning, **containing 5.449 acres** of land more or less and being subject to all legal easements and highways of record. Basis of bearing for this description is taken from the South line of said tract as recorded in said Deed Book Volume 195, Page 698 and being North 88° 35' 00" East.

The tract herein described containing in the aggregate **166.541 acres** of land, more or less.

Dated this 11<sup>th</sup> day of July, 2018 at 7:59 a.m.



Jill E. Hittle, Attorney at Law  
112 N. Barron Street  
Eaton, OH 45320  
Telephone: 937-456-4104  
Fax: 937-456-3633

# TITLE COMMITMENT

## EXHIBIT A

The following described real estate being and situate in the Township of Jackson, County of Preble and State of Ohio, bounded and described as follows, to-wit:

Being a part of the north half of Section eighteen (18) and south part of Section seven (7), in Township eight (8), Range One (1) east, Beginning at a X on a stone at east quarter corner of Section eighteen (18); thence south eighty-eight degrees thirty-five minutes ( $88^{\circ} 35'$ ) west one hundred thirty-four and ninety-six hundredths (134.96) rods to a stake at the center corner of said Section at root of 20" beech tree witnessed by a W on a boulder north eighty-eight degrees thirty-five minutes ( $88^{\circ} 35'$ ) east eleven and one-fifth ( $11\frac{1}{5}$ ) links; thence north one degree eight minutes ( $1^{\circ} 8'$ ) west fifty and six hundredths (50.06) rods to a ( ) on a boulder on quarter section line; thence south eighty-nine degrees twenty-four minutes ( $89^{\circ} 24'$ ) west sixty-seven and forty hundredths (67.40) rods to a ( ) on a boulder; thence north zero degrees forty-eight minutes ( $0^{\circ} 48'$ ) west one hundred seven and seventy-two hundredths (107.72) rods to a T on a boulder on north line of Section; thence north eighty nine degrees fifteen minutes ( $89^{\circ} 15'$ ) east sixty-seven and seventy-four hundredths (67.74) rods to a T on a boulder at north quarter corner of Section eighteen (18); thence north eighty-eight degrees fifty-five minutes ( $88^{\circ} 55'$ ) East seventeen and eight hundredths (17.08) rods to a ( ) on a boulder on north line of Section; thence north one degree twenty-two minutes ( $1^{\circ} 22'$ ) west nine and eighty-two hundredths (9.82) rods to a point on south line of railroad right-of-way; thence with said south line of right-of-way south seventy-three degrees twenty-three minutes ( $73^{\circ} 23'$ ) east sixty-nine and seventy-three hundredths (69.73) rods to a point; thence south seventy-one degrees fifty-five minutes ( $71^{\circ} 55'$ ) east on said south line twenty-eight and fifty hundredths (28.50) rods to a point; thence south seventy degrees ten minutes ( $70^{\circ} 10'$ ) east on said south line eight (8) rods to a point; thence south sixty-eight degrees ten minutes ( $68^{\circ} 10'$ ) east on said south line twenty (20) rods to a T on limestone on east line of Section eighteen (18) on south line of right-of-way of railroad; thence south zero degrees thirty-six ( $0^{\circ} 36'$ ) east one hundred twenty-five and thirty-nine hundredths (125.39) rods to place of beginning, **containing one hundred seventy-one and ninety-nine hundredths (171.99) acres**, more or less, forty-five and fifty-two hundredths (45.52) acres being in the northwest quarter of Section eighteen; ninety-one hundredths (.91) acres being in the southeast quarter of Section seven (7), and one hundred twenty-five and fifty-six hundredths (125.56) acres being in the northeast quarter of Section eighteen (18).

EXCEPT FOR THE FOLLOWING DESCRIBED PROPERTY:

Situated in the Northeast Quarter of Section Eighteen (18) Township Eight (8) North, Range 1 East, Jackson Township, Preble County, Ohio and being part of a 171.99 acre tract of land described in Deed Book Volume 195, Page 698, in the Office of the Preble County Recorder and being more particularly described as follows:

# TITLE COMMITMENT

Commencing at the Southwest corner of said quarter, said point is witnessed by a "W" on a stone found North 88° 35' 00" East a distance of 7.39 feet; thence along the South line of said quarter being the South line of said tract North 88° 35' 00" East a distance of 1,360.43 feet to a point; thence North 00° 34' 28" West along the centerline of Paint Road a distance of 1,098.34 feet to a railroad spike set being the TRUE POINT OF BEGINNING of the tract herein described, said spike is witnessed by an iron pin set North 89° 25' 32" East a distance of 15.00 feet; thence continuing along the centerline of said road being a new dividing line through said tract North 00° 34' 28" West a distance of 1,304.39 feet to a railroad spike set on the North line of said tract being the South Line of the P.C.C. & St. Louis Railroad (currently the Norfolk-Southern Railroad); thence along said line parallel with and 33.00 feet South of the centerline of said railroad, being the arc of a curve to the right, having a radius of 9,764.856 feet through the central angle of 01° 09' 15" for an arc distance of 196.72 feet to an iron pin set, chord for said curve bears South 71° 57' 17" East a distance of 196.71 feet; thence along a new dividing line parallel with the centerline of said Paint Road South 00° 34' 28" East a distance of 1,241.58 feet to an iron pin set; thence continuing along a new dividing line South 89° 25' 32" West a distance of 186.42 feet to the point of beginning, **containing 5.449 acres** of land more or less and being subject to all legal easements and highways of record. Basis of bearing for this description is taken from the South line of said tract as recorded in said Deed Book Volume 195, Page 698 and being North 88° 35' 00" East.

The tract herein described containing in the aggregate **166.541 acres** of land, more or less.





# **TAX INFORMATION**

# TAX INFORMATION

To pay online go to [preblecountyauditor.org](http://preblecountyauditor.org). Search for your parcel by name, address or parcel number. Open the parcel. Click on the tax tab. Scroll down and click on pay this amount. You will then be directed to the credit card web site. There is a 2.5% convenience fee. Payments take 3 to 5 business days to process.

<b>PROPERTY ADDRESS: 0 PAINT RD</b>				<b>RECEIPT NO: 884569</b>		
REXRODE, PHILLIP & JUNE 1126 WEST FLORENCE CAMPBELLSTOWN RD EATON, OH 45320				<b>PARCEL #: F2181180000002000</b>		
				<b>TAX DISTRICT:</b> Jackson Township - National Trail SD		
				<b>OWNER NAME:</b> REXRODE PHILLIP & JUNE TRUSTEES @4		
				<b>LEGAL DESC:</b> N MID PT N 1/2 (45.52 + 120.111)		
<b>TAX RATES</b>		<b>100% MARKET VALUE</b>		<b>CURRENT TAXES</b>		
GROSS TAX RATES 50.290000		Land	Improvement	Total	REAL ESTATE TAXES	2,465.97
REDUCTION FACTOR 0.868727		902,280	0	902,280	- TAX CREDIT	504.49
<b>EFFECTIVE TAX RATE</b> 40.001580		<b>35% TAXABLE VALUE</b>			ADJUSTED TAX	1,961.48
NON-BUSINESS CREDIT 9.018900		Land	Improvement	Total	- NON-BUSINESS CREDIT	176.91
OWNER OCCUPANCY CREDIT 0.000000		98,070	0	98,070	- OWNER OCCUPANCY CREDIT	0.00
TAX CLASS Agricultural		HOMESTEAD		CAUV	- HOMESTEAD	0.00
ACRES 165.6310		0		98,070	REAL ESTATE NET	1,784.57
<b>DISTRIBUTION</b>		<b>SPECIAL ASSESSMENTS</b>			+ CAUV RECOUPMENT	0.00
COUNTY	432.98	PROJ# AND DESCRIPTION	THIS HALF	FULL YEAR	+ PRIOR DELINQUENT	0.00
SCHOOL DISTRICT	1115.15				+ 1st HALF PAST DUE	0.00
JVS DISTRICT	183.60				+ PENALTY	0.00
TOWNSHIP	187.49				+ INTEREST	0.00
MUNICIPALITY	0				+ ADJUSTMENT	0.00
FIRE/AMB DISTRICT	0	<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	SPECIAL ASSESSMENTS	0.00
LIBRARIES	42.26	TO AVOID 10% PENALTY PAY ON OR BEFORE 7/20/2018			+ CURRENT CHARGES	0.00
		If you need a stamped receipt, return entire bill with a self-addressed stamped envelope.			+ PRIOR DELINQUENT	0.00
					+ 1st HALF PAST DUE	0.00
					+ PENALTY	0.00
					+ INTEREST	0.00
					+ ADJUSTMENT	0.00
					PAYMENTS	594.86
					<b>BALANCE DUE</b>	<b>\$1,189.71</b>

**Return this portion with payment**  
**REAL PROPERTY 2nd Half TY2017 RE**  
**DUE 7/20/2018**

PROPERTY ADDRESS: 0 PAINT RD		<b>PARCEL # F2181180000002000</b>	
OWNER NAME: REXRODE PHILLIP & JUNE TRUSTEES @4			
Make Checks Payable to:			
<b>BRENDA K. WHITE</b>		NAME _____	
<b>PREBLE COUNTY TREASURER</b>		CHECK <input type="checkbox"/> CASH <input type="checkbox"/>	
		CHANGE _____	
		<b>BALANCE DUE</b> \$1189.71	
			



SEE REVERSE SIDE

# TAX INFORMATION

To pay online go to [preblecountyauditor.org](http://preblecountyauditor.org). Search for your parcel by name, address or parcel number. Open the parcel. Click on the tax tab. Scroll down and click on pay this amount. You will then be directed to the credit card web site. There is a 2.5% convenience fee. Payments take 3 to 5 business days to process.

<b>PROPERTY ADDRESS: 0 PAINT RD</b>				<b>RECEIPT NO: 884769</b>		
REXRODE, PHILLIP & JUNE 1126 WEST FLORENCE CAMPBELLSTOWN RD EATON, OH 45320				<b>PARCEL #: F2181070000007000</b>		
				<b>TAX DISTRICT:</b> Jackson Township - National Trail SD		
				<b>OWNER NAME:</b> REXRODE PHILLIP & JUNE TRUSTEES @4		
				<b>LEGAL DESC:</b> S MID PT SE		
<b>TAX RATES</b>		<b>100% MARKET VALUE</b>		<b>CURRENT TAXES</b>		
GROSS TAX RATES 50.290000		Land	Improvement	Total	REAL ESTATE TAXES	15.84
REDUCTION FACTOR 0.868727		5,070	0	5,070	- TAX CREDIT	3.24
<b>EFFECTIVE TAX RATE</b> 40.001580		<b>35% TAXABLE VALUE</b>			ADJUSTED TAX	12.60
NON-BUSINESS CREDIT 9.018900		Land	Improvement	Total	- NON-BUSINESS CREDIT	1.14
OWNER OCCUPANCY CREDIT 0.000000		630	0	630	- OWNER OCCUPANCY CREDIT	0.00
TAX CLASS Agricultural		HOMESTEAD			- HOMESTEAD	0.00
ACRES 0.9100		CAUV			REAL ESTATE NET	11.46
<b>DISTRIBUTION</b>		0			+ CAUV RECOUPMENT	0.00
		630			+ PRIOR DELINQUENT	0.00
		<b>SPECIAL ASSESSMENTS</b>			+ 1st HALF PAST DUE	0.00
COUNTY	2.78	PROJ# AND DESCRIPTION	THIS HALF	FULL YEAR	+ PENALTY	0.00
SCHOOL DISTRICT	7.17				+ INTEREST	0.00
JVS DISTRICT	1.18				+ ADJUSTMENT	0.00
TOWNSHIP	1.20				<b>SPECIAL ASSESSMENTS</b>	
MUNICIPALITY	0				+ CURRENT CHARGES	0.00
FIRE/AMB DISTRICT	0	<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	+ PRIOR DELINQUENT	0.00
LIBRARIES	0.27	TO AVOID 10% PENALTY PAY ON OR BEFORE 7/20/2018			+ 1st HALF PAST DUE	0.00
		If you need a stamped receipt, return entire bill with a self-addressed stamped envelope.			+ PENALTY	0.00
					+ INTEREST	0.00
					+ ADJUSTMENT	0.00
					<b>PAYMENTS</b>	<b>3.83</b>
					<b>BALANCE DUE</b>	<b>\$7.63</b>

**Return this portion with payment**  
**REAL PROPERTY 2nd Half TY2017 RE**  
**DUE 7/20/2018**

PROPERTY ADDRESS: 0 PAINT RD		<b>PARCEL # F2181070000007000</b>	
OWNER NAME: REXRODE PHILLIP & JUNE TRUSTEES @4			
Make Checks Payable to:			
<b>BRENDA K. WHITE</b>		NAME _____	
<b>PREBLE COUNTY TREASURER</b>		CHECK <input type="checkbox"/> CASH <input type="checkbox"/>	
		CHANGE _____	
		<b>BALANCE DUE</b>	<b>\$7.63</b>
			

SEE REVERSE SIDE







**PHOTOS**



# PHOTOS





# PHOTOS





# PHOTOS







**SCHRADER**

*Real Estate and Auction Company, Inc.*

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

