

DEKALB CO, IN  
WILLIAMS & FULTON CO'S, OH

# Absolute AUCTION LAND

- 4 Properties/  
11 Tracts
- Tillable and  
Pastureland
- Woods for Hunting/  
Recreation w/creek
- 4± Acres zoned  
Light Industrial

153.5±  
acres

## INFORMATION BOOKLET

317-2709 • [SchraderAuction.com](http://SchraderAuction.com)

3% Buyer's Premium



ONLINE BIDDING AVAILABLE

### **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: Triple S Produce and Livestock, Noah Schmucker  
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**



# BOOKLET INDEX

- **PRE-REGISTRATION & ONLINE BIDDER  
REGISTRATION FORMS**

- **LOCATION MAPS**

## **PROPERTY #1 - (TRACTS 1 & 2)**

- **AERIAL MAP**
- **SOIL MAPS**
- **TOPOGRAPHY MAP**
- **COUNTY INFORMATION  
(TAX PARCEL MAPS, TAX BILLS)**
- **PHOTOS**

## **PROPERTY #2 (TRACTS 3-4)**

- **AERIAL MAP**
- **SOIL MAPS**
- **TOPOGRAPHY MAP**
- **WETLANDS MAP**
- **COUNTY INFORMATION  
(TAX PARCEL MAPS, TAX BILLS)**
- **PHOTOS**

## **PROPERTY #3 (TRACTS 5-8)**

- **AERIAL MAP**
- **SOIL MAPS**
- **TOPOGRAPHY MAP**
- **WETLANDS MAP**
- **FLOOD ZONE MAP**
- **COUNTY INFORMATION  
(TAX PARCEL MAPS, TAX BILLS)**
- **CONSERVATION EASEMENT**
- **PHOTOS**

## **PROPERTY #4 (TRACTS 9-11)**

- **AERIAL MAP**
- **SOIL MAPS**
- **COUNTY INFORMATION  
(TAX PARCEL MAPS, TAX BILLS)**
- **LIGHT INDUSTRIAL ZONING**
- **PHOTOS**



# REGISTRATION FORMS



# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, MARCH 12, 2019**

**153.5 ACRES – ST. JOE, IN & BRYAN, OH**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, March 5, 2019.  
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**  
**153.5± Acres • St. Joe, IN & Bryan, OH**  
**Tuesday, March 12, 2019**

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 Tuesday, March 12, 2019 at 6:00 PM.
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:

---

---

---

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, Tuesday, March 5, 2019** 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:**

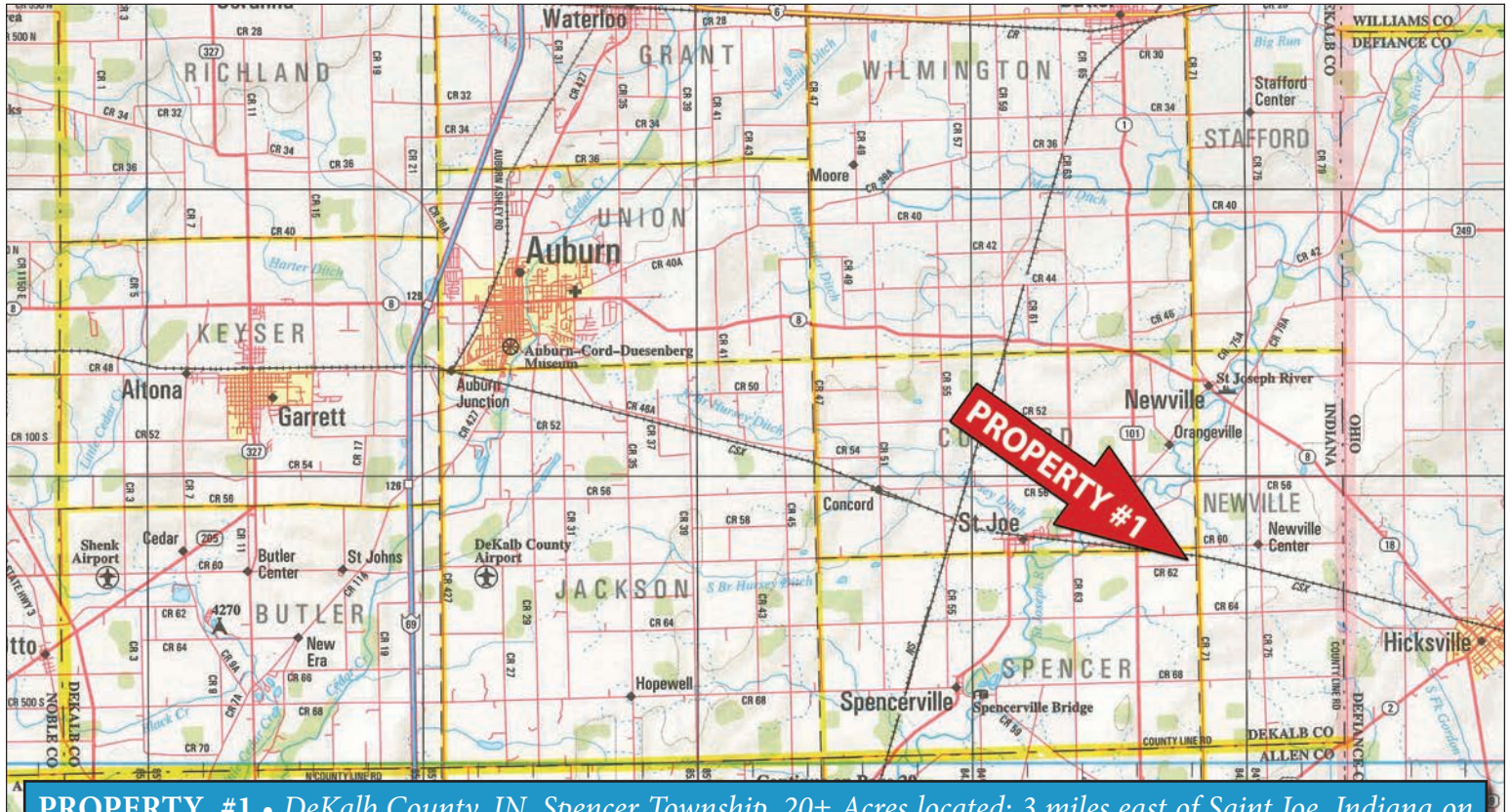
E-mail address of registered bidder: \_\_\_\_\_

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.



# LOCATION MAPS

# LOCATION MAP

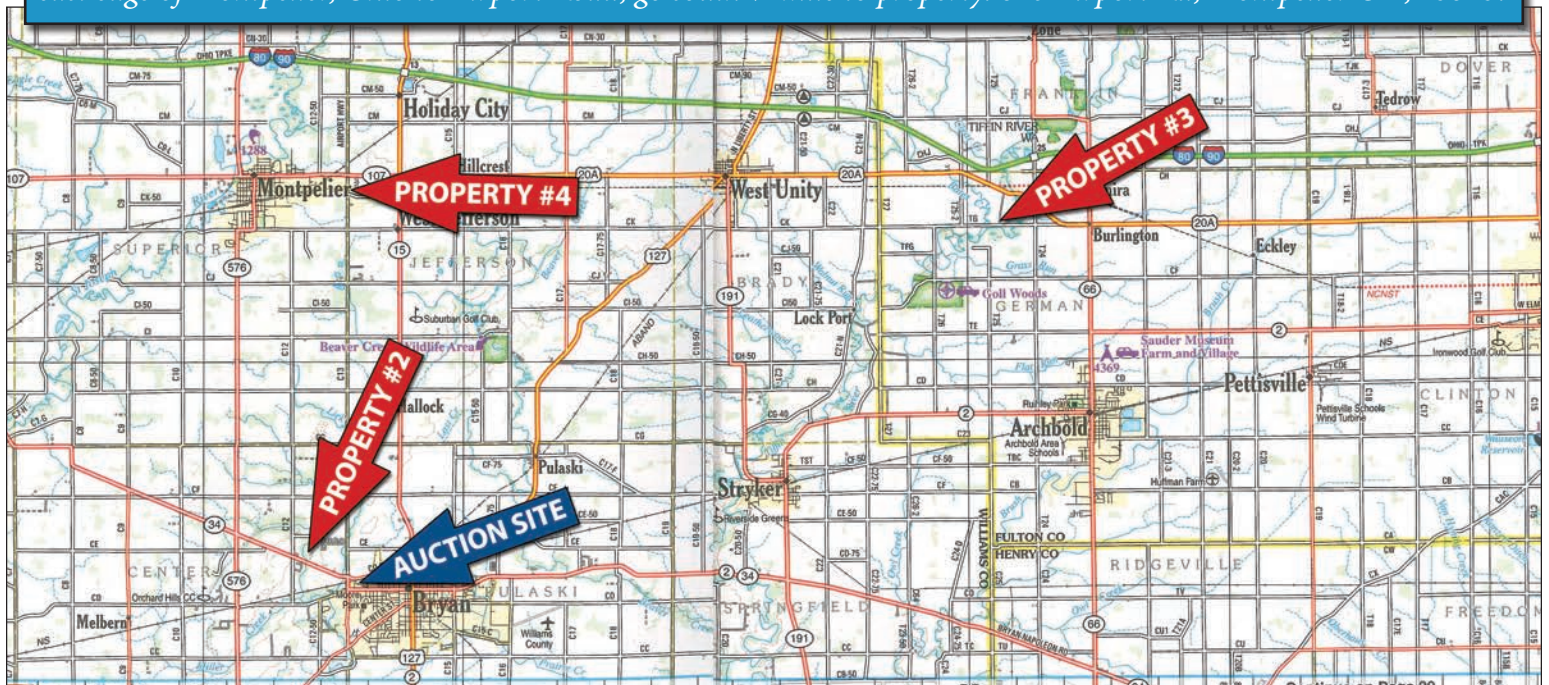


**PROPERTY #1** • DeKalb County, IN, Spencer Township. 20± Acres located: 3 miles east of Saint Joe, Indiana on CR 60 to CR 71 then south ½ mile, 7115 CR 62.

**PROPERTY #2** • Williams County Ohio, Center Township. 49.5± Acres located: north of Bryan, Ohio on SR 34 across RR tracks to SR 34, then west 1 mile.

**PROPERTY #3** • Fulton County Ohio, German Township. 80± Acres located: 3½ miles north of Archbold, Ohio on Highway 66 to Hwy 20A then west ½ mile to CR G. Continue on CR G 1 mile to property. Property is enrolled in the Wetlands Reserve Program a Conservation Easement, sells subject to split approvals.

**PROPERTY #4** • Williams County Ohio, Jefferson Township; zoned Light Industrial. 4.07± acres located: on the east edge of Montpelier, Ohio to Airport Road, go south ¾ mile to property. 610 Airport Rd, Montpelier OH, 43543.





# **PROPERTY #1**

## **(Tracts 1 & 2)**

# AERIAL MAP - PROPERTY #1

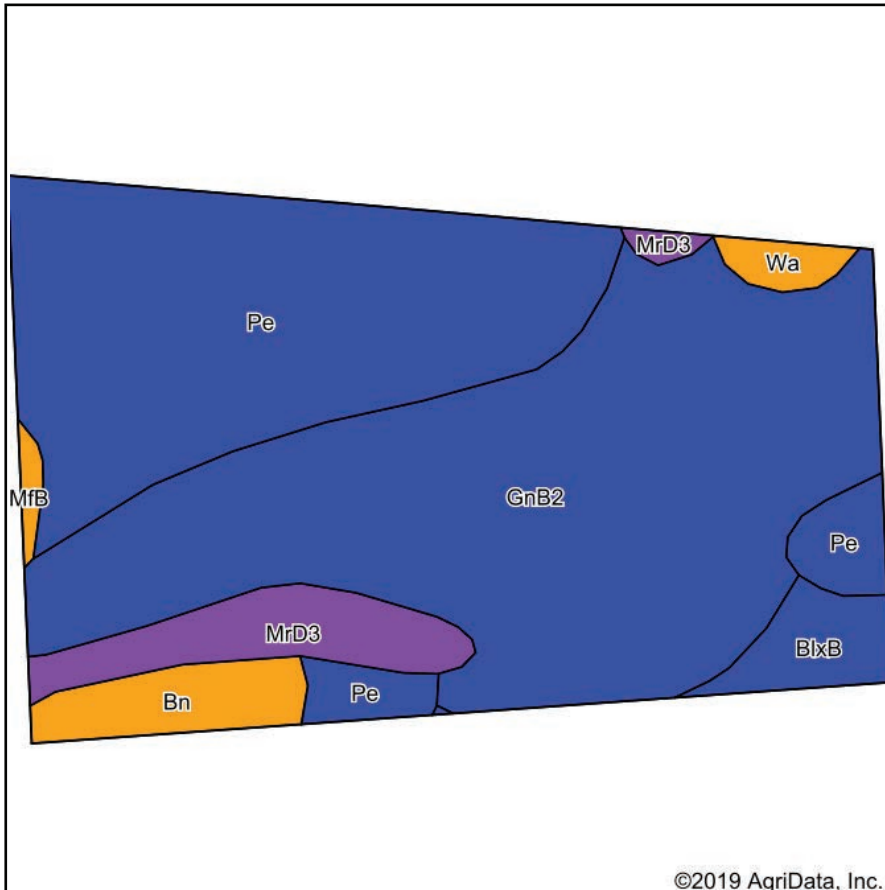




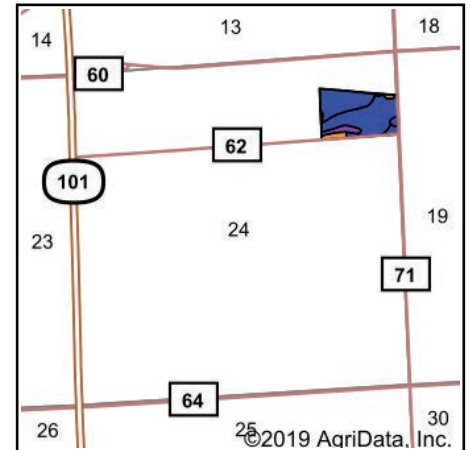
# SOIL MAP - PROPERTY #1 (Tracts 1 & 2)



# SOIL MAP - PROPERTY #1 (Tracts 1 & 2)



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **De Kalb**  
 Location: **24-33N-14E**  
 Township: **Spencer**  
 Acres: **20**  
 Date: **1/30/2019**

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

Maps Provided By:  **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Area Symbol: IN033, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture	Alfalfa hay	Oats
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	9.87	49.3%		Ile	18	4	128		41	56	8	5	78
Pe	Pewamo silty clay	7.08	35.4%		Ilw	22	5	155	10	42	62			
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	1.27	6.4%		Vle	15	3	92		33	42	6		
Bn	Bono silty clay	0.78	3.9%		Illw	21	5	150	10	40	60			
BxB	Blount loam, 2 to 6 percent slopes	0.64	3.2%		Ile	19	5	140	9	46	63			
Wa	Walkill silt loam	0.25	1.2%		Illw	23	5	165	11	49	66			
MfB	Metea loamy sand, 2 to 6 percent slopes	0.11	0.5%		Ille	18	4	110	7	39	55			
Weighted Average						19.4	4.4	136.9	4.4	41.1	57.7	4.3	2.5	38.5

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP - PROPERTY #1

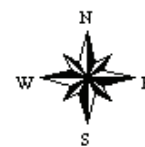
## (Tracts 1 & 2)



map center: 41° 18' 39.49, -84° 51' 3

0ft 223ft 446ft

**24-33N-14E**  
**De Kalb County**  
**Indiana**



1/30/2019

Maps Provided By:  
  
© AgriData, Inc. 2019 www.AgriDataInc.com



# TAX INFORMATION - PROPERTY #1 (Tracts 1 & 2)

Beacon - DeKalb County, IN

2/18/19, 10:04 AM



## Summary - Auditor's Office

Parcel ID 11-11-24-200-005  
Tax Bill ID 11-11-24-200-005  
State ID 17-11-24-200-005.000-021  
Map Reference #  
Property Address 7115 County Road 62  
Saint Joe, IN, 46785  
S Pt Ne1/4 Ne1/4  
Brief Legal Description (Note: Not to be used on legal documents)  
Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT  
Tax District Spencer 021  
Tax Rate Code 11065 - Advertised  
Property Type 65 - Agricultural  
Mortgage Co N/A  
Last Change Date  
Acreage 20

## Owners - Auditor's Office

Schmucker, Noah N.  
4375 S 1000 E  
Hamilton, IN 46742

## Taxing District - Assessor's Office

County: Dekalb  
Township: Spencer Township  
State District 021 SPENCER TOWNSHIP  
Local District: 011  
School Corp: DEKALB COUNTY EASTERN COMMUNITY  
Neighborhood: 111004-17021 VARIOUS AGRICULTURAL AREAS 111004-17021

## Site Description - Assessor's Office

Topography: Swampy , Low , Rolling  
Public Utilities: Electricity  
Street or Road: Unpaved  
Area Quality

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$22,000.00	\$22,000.00	\$22,000.00	\$0.00	\$22,000.00
Residential Excess Acreage		0	0	18.0800	\$10,000.00	\$10,000.00	\$180,800.00	\$0.00	\$180,800.00
Road Right of Way	GNB2	0	0	0.9200	\$1,560.00	\$1,201.00	\$1,104.92	(\$100.00)	\$0.00

## Residential Dwellings - Assessor's Office

Description Single-Family R 01  
Story Height 1  
Style  
Finished Area 960  
# Fireplaces 0  
Heat Type Central Warm Air  
Air Cond 0  
Bedrooms 2  
Living Rooms: 1  
Dining Rooms: 0  
Family Rooms: 0  
Finished Rooms: 5  
Full Baths 1  
Full Bath Fixtures 3  
Half Baths 0  
Half Bath Fixtures 0  
Kitchen Sinks 1  
Water Heaters 1  
Add Fixtures 0

Floor	Construction	Base	Finish
1	Wood Frame	960	960

# TAX INFORMATION - PROPERTY #1 (Tracts 1 & 2)

Beacon - DeKalb County, IN

2/18/19, 10:04 AM

C	960	0
<b>Features</b>		<b>Area</b>
Stoop, Masonry		27
Wood Deck		36

## Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C-1	1962	1962	P	1.01	960	1.41	0
Barn, Pole (T3) 20X60	100	D	1959	1959	P	1.01	1200	1.41	0.65

## Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
10/11/2016	SCHMUCKER, NOAH N.			\$140,000.00
8/13/2013	GERIG, JONATHON J & BARBARA			\$85,000.00
	HAMILTON, EARL R. & LEILA M.			\$0.00

## Homestead Assessments - Auditor's Office

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Land	\$202,800.00	\$202,800.00	\$203,300.00	\$203,300.00	\$23,700.00	\$23,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$16,000.00	\$16,000.00
Improve	\$53,200.00	\$50,600.00	\$48,700.00	\$40,700.00	\$48,000.00	\$50,100.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$45,800.00	\$48,900.00

## Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/11/2016	Gerig, Jonathon J & Barbara	Warranty			
8/13/2013	Hamilton, Earl R. & Leila M.	Warranty			
1/1/1900	Unknown At Conversion				

## Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2016 (2)	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment
As Of Date	3/26/2018	3/19/2017	5/18/2016	8/17/2015	3/2/2016
Land	\$202,800	\$202,800	\$202,800	\$202,800	\$203,300
Land Res (1)	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$180,800	\$180,800	\$180,800	\$180,800	\$181,300
Improvement	\$40,200	\$53,200	\$50,600	\$49,000	\$48,700
Imp Res (1)	\$38,900	\$51,100	\$48,500	\$47,000	\$47,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,300	\$2,100	\$2,100	\$2,000	\$1,700
Total	\$243,000	\$256,000	\$253,400	\$251,800	\$252,000
Total Res (1)	\$60,900	\$73,100	\$70,500	\$69,000	\$69,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$182,100	\$182,900	\$182,900	\$182,800	\$183,000

## Exemptions - Auditor's Office

Type	Description	2013 Pay 2014
Homestead	HOMESTEAD EX	\$37,080.00
Homestead	SUPPLEMENTAL	\$8,652.00

## Tax History - Auditor's Office

2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
---------------	---------------	---------------	---------------	---------------

# TAX INFORMATION - PROPERTY #1 (Tracts 1 & 2)

Beacon - DeKalb County, IN

2/18/19, 10:04 AM

+ Spring Tax	\$1,562.36	\$1,579.28	\$1,749.88	\$1,697.75	\$163.87
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$16.39
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,562.36	\$1,579.28	\$1,749.88	\$1,697.75	\$163.87
+ Fall Penalty	\$78.12	\$78.96	\$0.00	\$0.00	\$16.39
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$1,579.28	\$0.00	\$0.00	\$163.87	\$0.00
+ Delq NTS Pen	\$157.93	\$0.00	\$0.00	\$16.39	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$163.87	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$16.39	\$0.00
+ Other Assess	\$528.71	\$255.77	\$162.90	\$139.14	\$15.84
	0157-00-0 Henry Geddis 61215 - \$228.24 0183-00-0 Alva Coburn 61355 - \$23.50 0183-20-0 Alva Coburn 61360 - \$135.50 0251-00-0 Rusl Gcoburn 61715 - \$141.47	0157-00-0 Henry Geddis 61215 - \$148.46 0183-00-0 Alva Coburn 61355 - \$15.29 0251-00-0 Rusl Gcoburn 61715 - \$92.02	0157-00-0 Henry Geddis 61215 - \$108.90 0251-00-0 Rusl Gcoburn 61715 - \$54.00	0157-00-0 Henry Geddis 61215 - \$108.90 0183-20-0 Alva Coburn 61360 - \$30.24	0183-20-0 Alva Coburn 61360 - \$15.84
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$45.47
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$5,468.76</b>	<b>\$3,493.29</b>	<b>\$3,662.66</b>	<b>\$3,895.16</b>	<b>\$376.36</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$3,627.78)	(\$1,704.05)	(\$3,662.66)	(\$3,895.16)	
<b>= Total Due</b>	<b>\$1,840.98</b>	<b>\$1,789.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$376.36</b>

**Delinquent payments made after the fall due date will still show due in the year they were originally assessed.**

**If paid, payment will show in the next tax year. Amounts shown do not include late penalties. Please call our office at 260-925-2712 for current balance information.**

## Payments

Year	Receipt #	Transaction Date	Amount
2017 Pay 2018	1692532	4/24/2018	\$3,627.78
2016 Pay 2017	1660752	5/10/2017	\$1,704.05
2015 Pay 2016	1608335	7/13/2016	\$1,831.33
2015 Pay 2016	1579417	4/18/2016	\$1,831.33
2014 Pay 2015	1552336	6/22/2015	\$1,759.40
2014 Pay 2015	1529738	5/4/2015	\$2,135.76
2013 Pay 2014			\$0.00

## Property Tax Bill

[Print tax bill](#)

[Make a Payment Online](#)

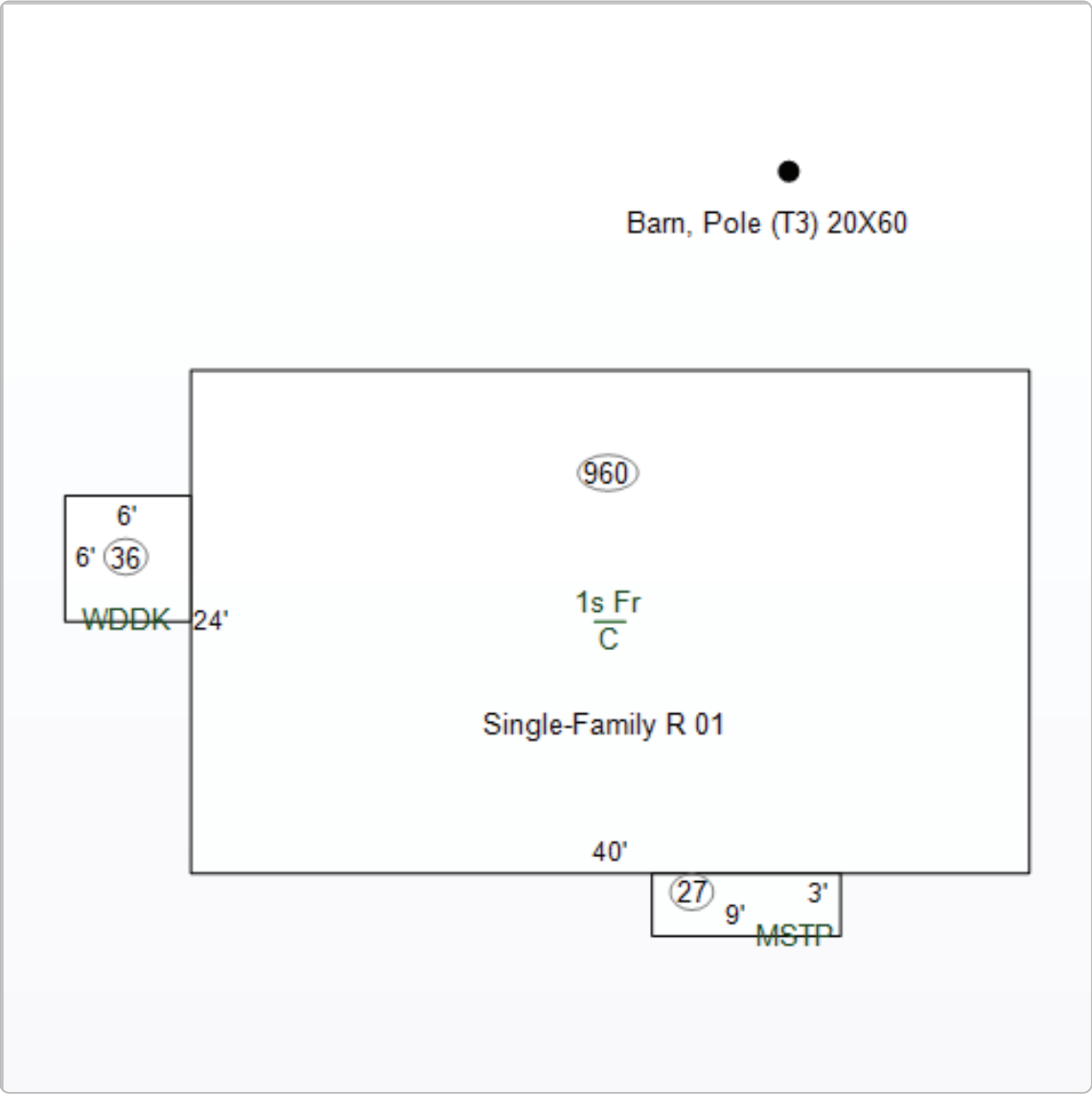
[Sketches - Assessor's Office](#)



# TAX INFORMATION - PROPERTY #1 (Tracts 1 & 2)

Beacon - DeKalb County, IN

2/18/19, 10:04 AM



## TAX INFORMATION - PROPERTY #1 (Tracts 1 & 2)

## Beacon - DeKalb County, IN

2/18/19, 10:04 AM

## Map



Tax and Assessment information will not show on new splits until the following taxing year.  
Please contact the Auditor or Assessor's Office for data needed.

**No data available for the following modules: Commercial Buildings.**

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

Last Data Upload: 5/21/2018, 4:57:20 AM

Developed by



**Schneider**  
GEOSPATIAL

Version 2.2.1



# PHOTOS - PROPERTY #1 (DeKalb County)





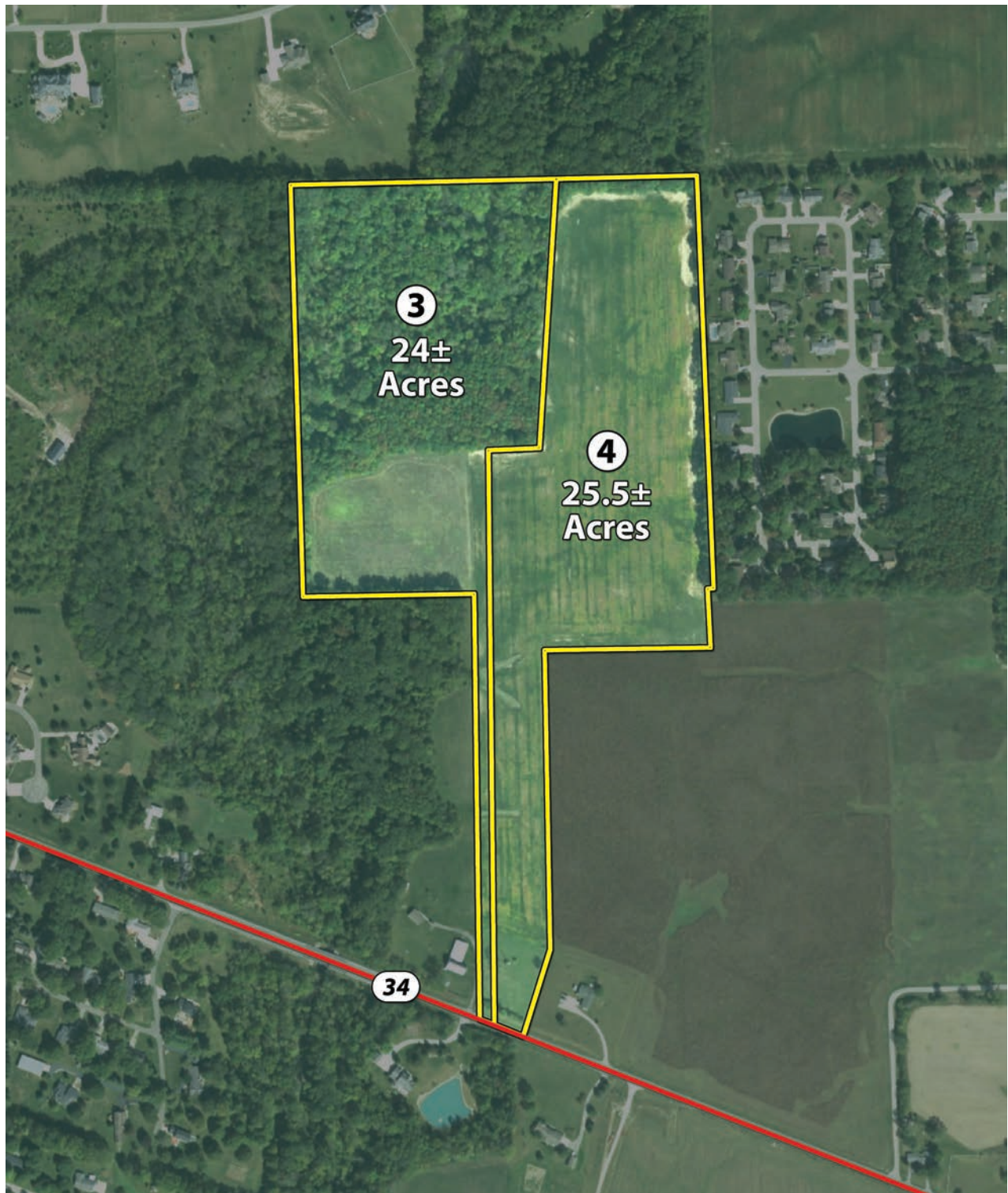




# **PROPERTY #2**

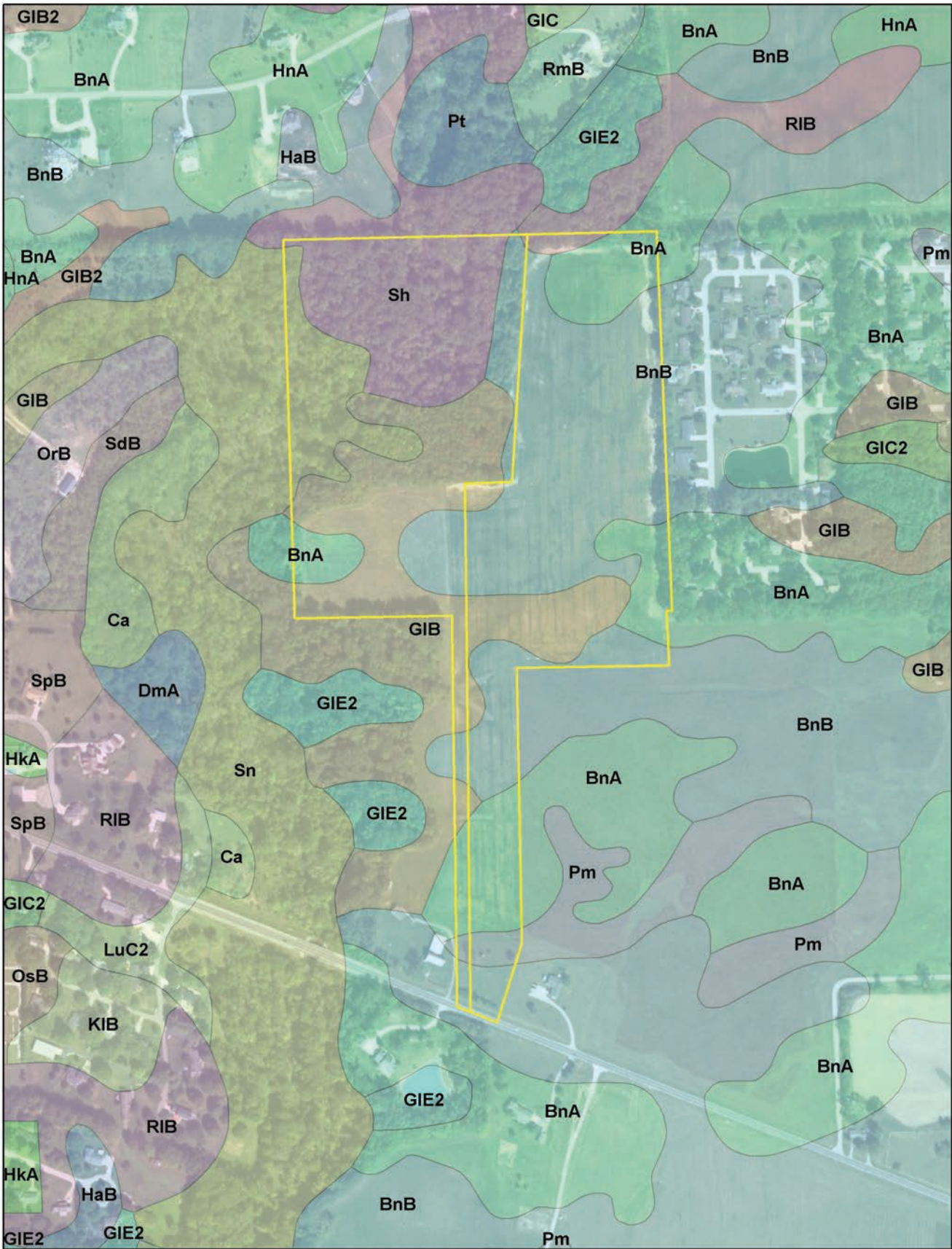
## **(Tracts 3 & 4)**

# AERIAL MAP - PROPERTY #2



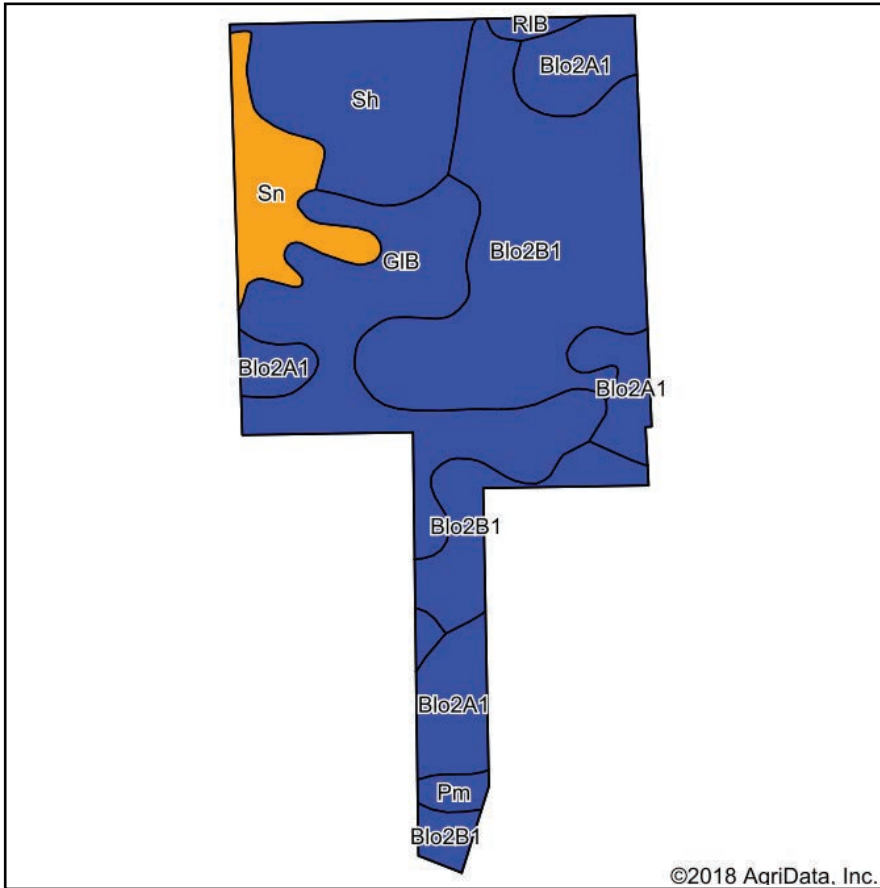


# SOIL MAP - PROPERTY #2 (Tracts 3 & 4)

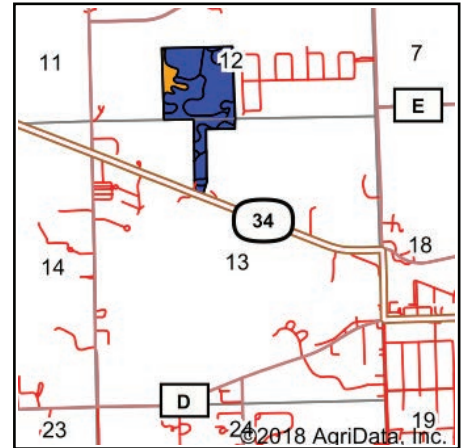


# SOIL MAP - PROPERTY #2 (Tracts 3 & 4)

## Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**  
 County: **Williams**  
 Location: **13-6N-2E**  
 Township: **Center**  
 Acres: **49.85**  
 Date: **1/3/2019**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: OH171, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	18.77	37.7%		Ile		140	19	4.6			9.2	46	63	74
GIB	Glynwood loam, 2 to 6 percent slopes	11.45	23.0%		Ile	4.9	133	17	4.4	8.2	79		43	57	70
Sh	Shoals loam, 0 to 2 percent slopes, frequently flooded	7.73	15.5%		Ilw		121		4.1	7.8			35		68
Blo2A1	Blount loam, 0 to 2 percent slopes	7.22	14.5%		Ilw		141	19.2	4.6			9.3	46	63	78
Sn	Sloan loam	3.73	7.5%		Illw		120		5				42		80
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.59	1.2%		Ilw		157		5	10.5			47	64	84
RIB	Rawson sandy loam, 2 to 6 percent slopes	0.36	0.7%		Ile		100		4		82		35	42	71
Weighted Average						1.1	134	13.8	4.5	3.2	18.7	4.8	43.2	47	73.3

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

Soils data provided by USDA and NRCS.

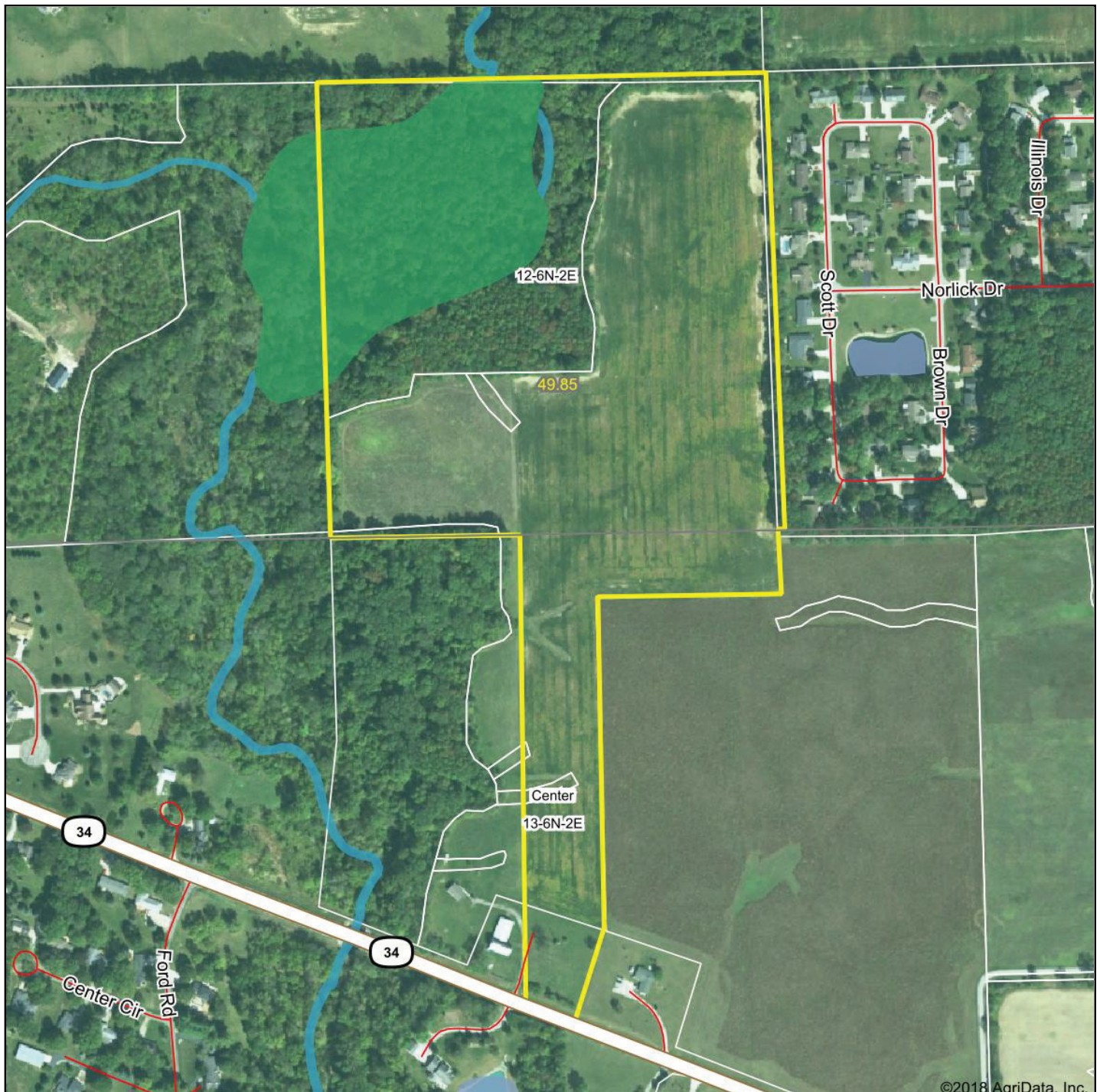






# WETLANDS MAP - PROPERTY #2 (Tracts 3 & 4)

Aerial Map

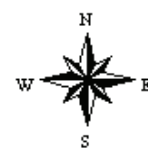


map center: 41° 29' 5.54, -84° 35' 10.07

0ft 453ft 906ft



13-6N-2E  
Williams County  
Ohio



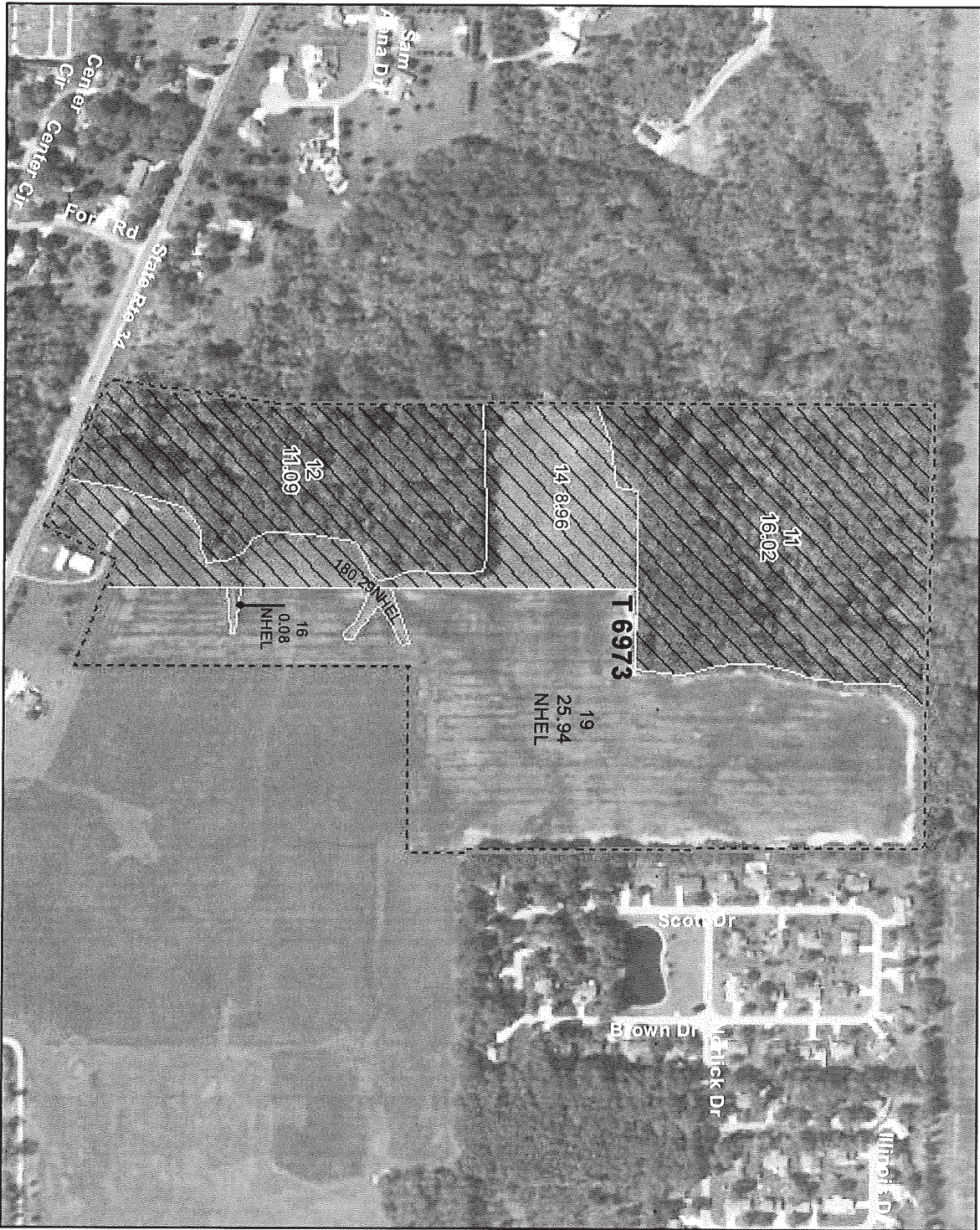
1/3/2019



# FSA INFORMATION - PROPERTY #2 (Tracts 3 & 4)



Williams County, Ohio



Tract Cropland Total: 26.31 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farm 7321

Tract 6973

2019 Program Year  
Map Created November 30, 2018

Williams County  
Farm Service Agency  
1120 W High St  
Bryan, OH 43506  
419-636-2057 (p)  
855-832-5972 (t)

## Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

## Wetland Determination

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

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW





# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)

## Property Record Card - Williams County, Ohio

Generated 2/18/2019 8:20:33 AM

General Parcel Information	
Parcel	062-120-01-024.000
Owner	TRIPLE S PRODUCE AND LIVESTOCK LLC
Address	ST RT 34
Mailing Address Line 1	TRIPLE S PRODUCE AND
Mailing Address Line 2	4675 S 1000 E
Mailing Address Line 3	HAMILTON IN 46742
Land Use	110 - AGR VACANT LAND QUALIFIED CAUV
Legal Description	R.2 T.6 S.12 SE SW 40.56A 040-01700-000
Tax District	040
School District	BRYAN SCHOOL DISTRICT
Township	CENTER 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
\$108,200	\$37,870	\$0	\$0	\$43,600	\$15,260	\$15,260

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A5 - Tillable	21.99	0	0	100	\$98,960
A8 - Woodland	18.4	0	0	100	\$9,200
A9 - Waste	0.17	0	0	100	\$20

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
BNB	C - Crop	ZC - ZC	11.36	\$19,430
GLB	C - Crop	ZC - ZC	7.45	\$8,420
WST	O - Other	ZW - ZW	0.17	\$20
BNA	C - Crop	ZC - ZC	2.46	\$4,970
SN	W - Woodland	ZW - ZW	8.27	\$4,140
SH	C - Crop	ZC - ZC	0.54	\$1,130
SN	C - Crop	ZC - ZC	0.18	\$410
SH	W - Woodland	ZW - ZW	5.3	\$2,650
GLB	W - Woodland	ZW - ZW	4.03	\$2,020
BNB	W - Woodland	ZW - ZW	0.19	\$100
BNA	W - Woodland	ZW - ZW	0.61	\$310

Sales Details			
Date	Buyer	Seller	Price
1/6/2006	TRIPLE S PRODUCE AND LIVESTOCK LLC	**PARCEL RE-PLATTED	\$230,000
1/6/2006	TRIPLE S PRODUCE AND LIVESTOCK LLC	CALVERT LILLIAN F	\$230,000
1/1/1990	CALVERT LILLIAN F	Unknown	\$0



# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)





# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

## Data For Parcel 062-120-01-024.000

### Tax Data

Parcel: 062-120-01-024.000  
 Owner: TRIPLE S PRODUCE AND LIVESTOCK LLC  
 Address: ST RT 34



[+] Map this property.

### Tax Rates

Full Tax Rate	82.15
Effective Tax Rate	56.681728

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$626.80	\$0.00	\$626.80	\$0.00
Credit:			(\$194.32)	\$0.00	(\$194.32)	\$0.00
Rollback:			(\$34.87)	\$0.00	(\$34.87)	\$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		\$397.61		\$397.61	
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		\$400.11		\$400.11	\$800.22
Net Paid:	\$0.00		(\$400.11)		(\$400.11)	(\$800.22)
Net Due:	\$0.00		\$0.00 Pay This Amount		\$0.00	\$0.00 Pay This Amount

### Special Assessments

Assessment: 1 of 1

40-770 #95-10 DITCH 40 PM (JC-DEF)

	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
Net Special Assessments:	\$0.00		\$2.50		\$2.50	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/23/2019	1-18	\$0.00	\$397.61	\$0.00	\$0.00	cashier2-01232019-51-6
1/23/2019	1-18	\$0.00	\$0.00	\$397.61	\$0.00	cashier2-01232019-51-6
1/23/2019	1-18	\$0.00	\$2.50	\$0.00	\$0.00	cashier2-01232019-51-6
1/23/2019	1-18	\$0.00	\$0.00	\$2.50	\$0.00	cashier2-01232019-51-6
1/22/2018	1-17	\$0.00	\$516.52	\$0.00	\$0.00	cashier2-01222018-91-1
1/22/2018	1-17	\$0.00	\$4.75	\$0.00	\$0.00	cashier2-01222018-91-1

# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$516.52	\$0.00	cashier2-01222018-91-1
1/19/2017	1-16	\$0.00	\$514.12	\$0.00	\$0.00	cashier2-01192017-82-2
1/19/2017	1-16	\$0.00	\$0.00	\$514.12	\$0.00	cashier2-01192017-82-2
1/19/2017	1-16	\$0.00	\$0.13	\$0.00	\$0.00	cashier2-01192017-82-2
1/19/2017	1-16	\$0.00	\$0.00	\$0.12	\$0.00	cashier2-01192017-82-2
2/9/2016	1-15	\$0.00	\$0.00	\$493.88	\$0.00	cashier2-02092016-219-1
2/9/2016	1-15	\$0.00	\$493.88	\$0.00	\$0.00	cashier2-02092016-219-1

GIS parcel shapefile last updated 2/18/2019 1:39:58 AM.

The CAMA data presented on this website is current as of 2/16/2019 12:01:26 AM.

# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)

## Property Record Card - Williams County, Ohio

Generated 2/18/2019 8:21:02 AM

General Parcel Information	
Parcel	062-130-01-007.001
Owner	TRIPLE S PRODUCE AND LIVESTOCK LLC
Address	ST RT 34
Mailing Address Line 1	TRIPLE S PRODUCE AND
Mailing Address Line 2	4675 S 1000 E
Mailing Address Line 3	HAMILTON IN 46742
Land Use	110 - AGR VACANT LAND QUALIFIED CAUV
Legal Description	R.2 T.6 S.13 TRACT 17 EX PT 9.29A
Tax District	040
School District	BRYAN SCHOOL DISTRICT
Township	CENTER 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
\$41,300	\$14,460	\$0	\$0	\$13,010	\$4,550	\$4,550

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	0.12	0	0	0	\$0
A5 - Tillable	9.17	0	0	100	\$41,270

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
BNB	C - Crop	ZC - ZC	3.28	\$5,610
PM	C - Crop	ZC - ZC	0.2	\$570
GLB	C - Crop	ZC - ZC	4.04	\$4,570
BNA	C - Crop	ZC - ZC	1	\$2,020
ROW	O - Other	ZO - ZO	0.12	\$0
GLC2	C - Crop	ZC - ZC	0.4	\$180
GLE2	C - Crop	ZC - ZC	0.25	\$60

Sales Details			
Date	Buyer	Seller	Price
6/16/2006	TRIPLE S PRODUCE AND LIVESTOCK LLC	**PARCEL SPLIT	\$0
6/16/2006	TRIPLE S PRODUCE AND LIVESTOCK LLC	TRIPLE S PRODUCE AND LIVESTOCK LLC	\$0
1/6/2006	TRIPLE S PRODUCE AND LIVESTOCK LLC	**PARCEL CREATED	\$230,000
1/6/2006	**PARCEL CREATED	Unknown	\$230,000







# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

## Data For Parcel 062-130-01-007.001

### Tax Data

Parcel: 062-130-01-007.001  
 Owner: TRIPLE S PRODUCE AND LIVESTOCK LLC  
 Address: ST RT 34



[+] Map this property.

### Tax Rates

Full Tax Rate	82.15
Effective Tax Rate	56.681728

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$186.89	\$0.00	\$186.89	\$0.00
Credit:			(\$57.94)	\$0.00	(\$57.94)	\$0.00
Rollback:			(\$10.40)	\$0.00	(\$10.40)	\$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		\$118.55		\$118.55	
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		\$121.05		\$121.05	\$242.10
Net Paid:	\$0.00		(\$121.05)		(\$121.05)	(\$242.10)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

### Special Assessments

Assessment:	1 of 1					
40-770 #95-10 DITCH 40 PM (JC-DEF)						
	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
Net Special Assessments:	\$0.00		\$2.50		\$2.50	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/23/2019	1-18	\$0.00	\$2.50	\$0.00	\$0.00	cashier2-01232019-51-5
1/23/2019	1-18	\$0.00	\$118.55	\$0.00	\$0.00	cashier2-01232019-51-5
1/23/2019	1-18	\$0.00	\$0.00	\$2.50	\$0.00	cashier2-01232019-51-5
1/23/2019	1-18	\$0.00	\$0.00	\$118.55	\$0.00	cashier2-01232019-51-5
1/22/2018	1-17	\$0.00	\$4.75	\$0.00	\$0.00	cashier2-01222018-91-2
1/22/2018	1-17	\$0.00	\$0.00	\$165.08	\$0.00	cashier2-01222018-91-2
1/22/2018	1-17	\$0.00	\$165.08	\$0.00	\$0.00	cashier2-01222018-91-2
1/19/2017	1-16	\$0.00	\$0.00	\$0.12	\$0.00	cashier2-01192017-82-1

# TAX INFORMATION - PROPERTY #2 (Tracts 3 & 4)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

1/19/2017	1-16	\$0.00	\$0.00	\$164.31	\$0.00	cashier2-01192017-82-1
1/19/2017	1-16	\$0.00	\$164.31	\$0.00	\$0.00	cashier2-01192017-82-1
1/19/2017	1-16	\$0.00	\$0.13	\$0.00	\$0.00	cashier2-01192017-82-1
2/9/2016	1-15	\$0.00	\$0.00	\$157.85	\$0.00	cashier2-02092016-219-2
2/9/2016	1-15	\$0.00	\$157.85	\$0.00	\$0.00	cashier2-02092016-219-2

GIS parcel shapefile last updated 2/18/2019 1:39:58 AM.

The CAMA data presented on this website is current as of 2/16/2019 12:01:26 AM.



# PHOTOS - PROPERTY #2 (Williams County)

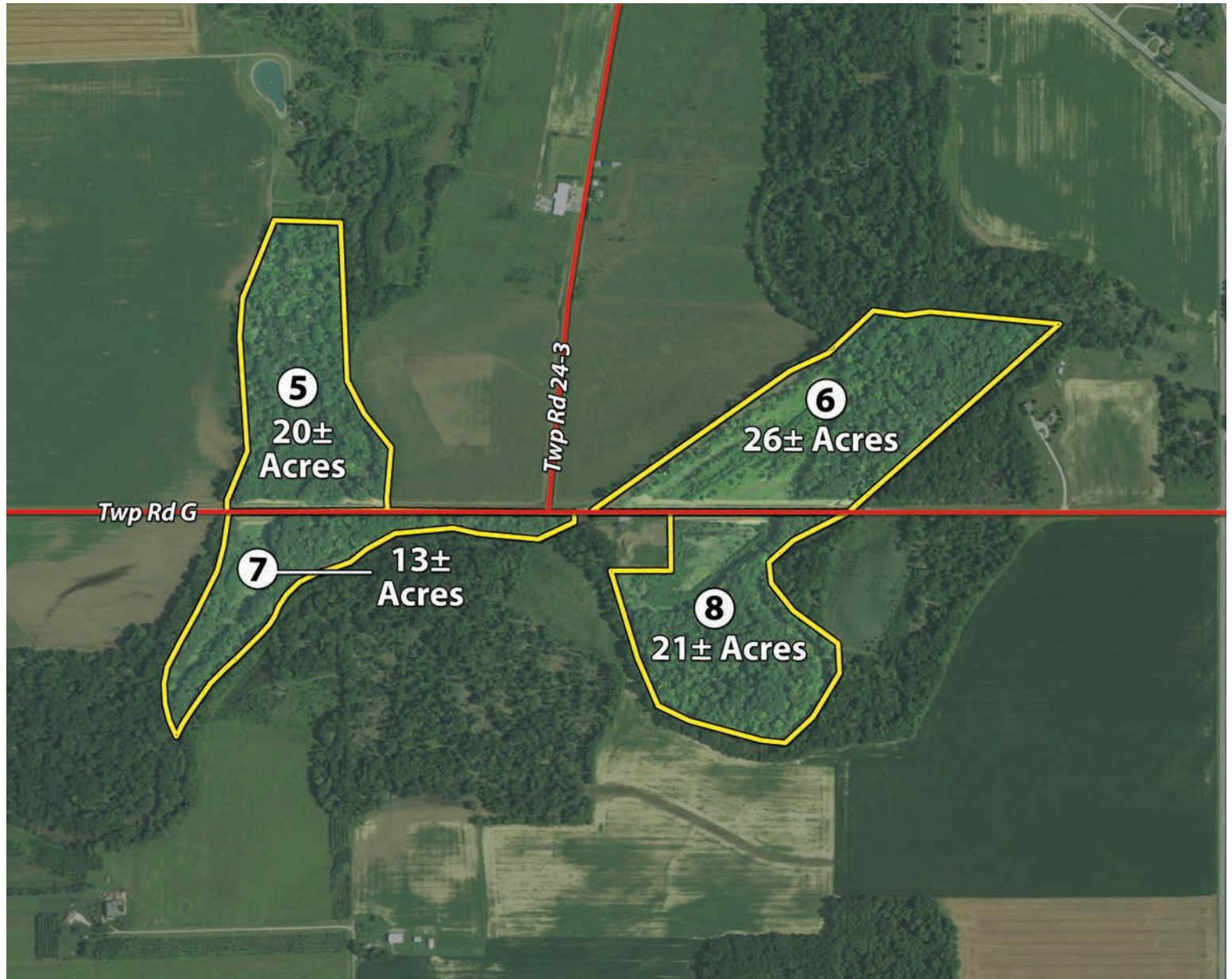




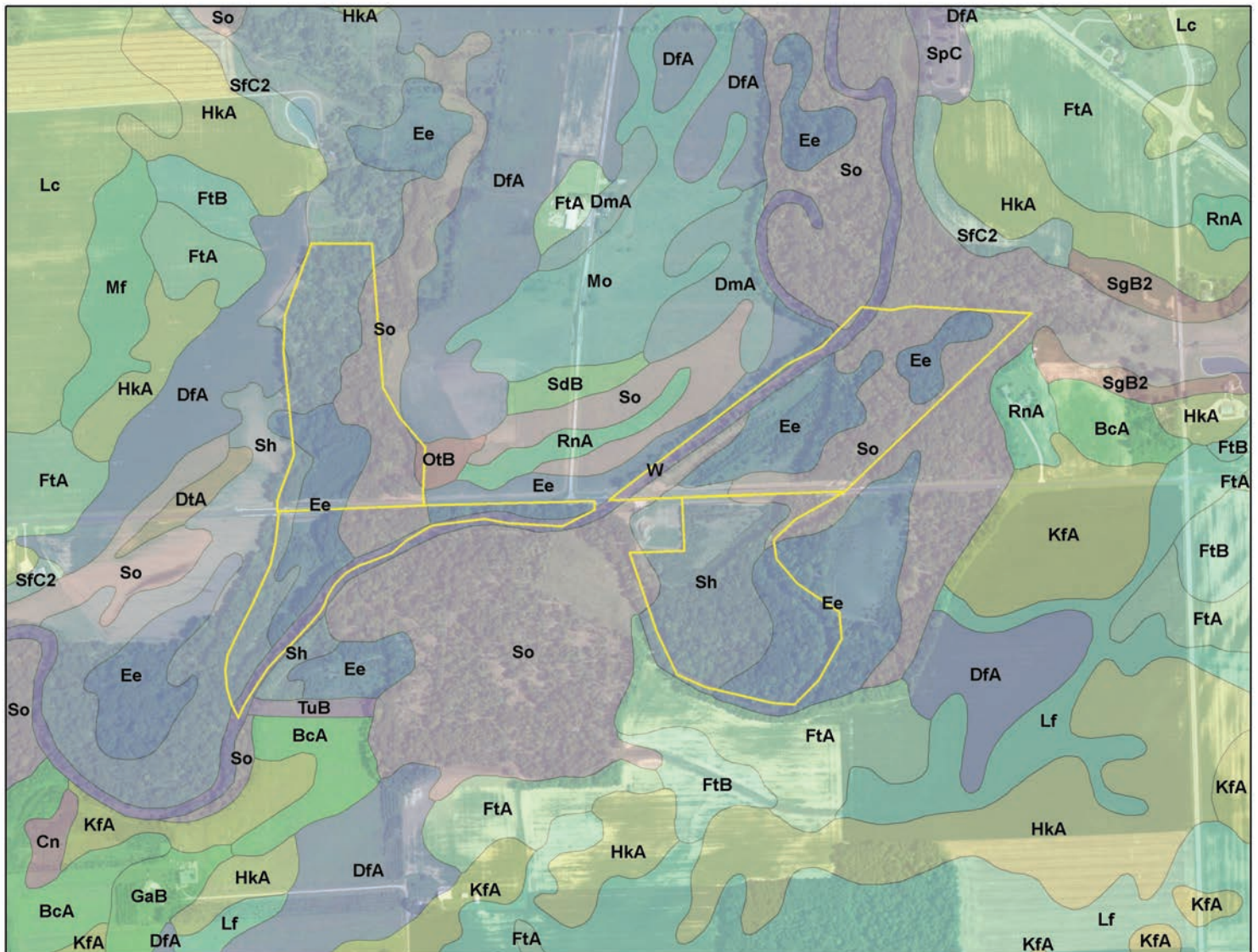
**PROPERTY #3**  
**(Tracts 5-8)**



# AERIAL MAP - PROPERTY #3



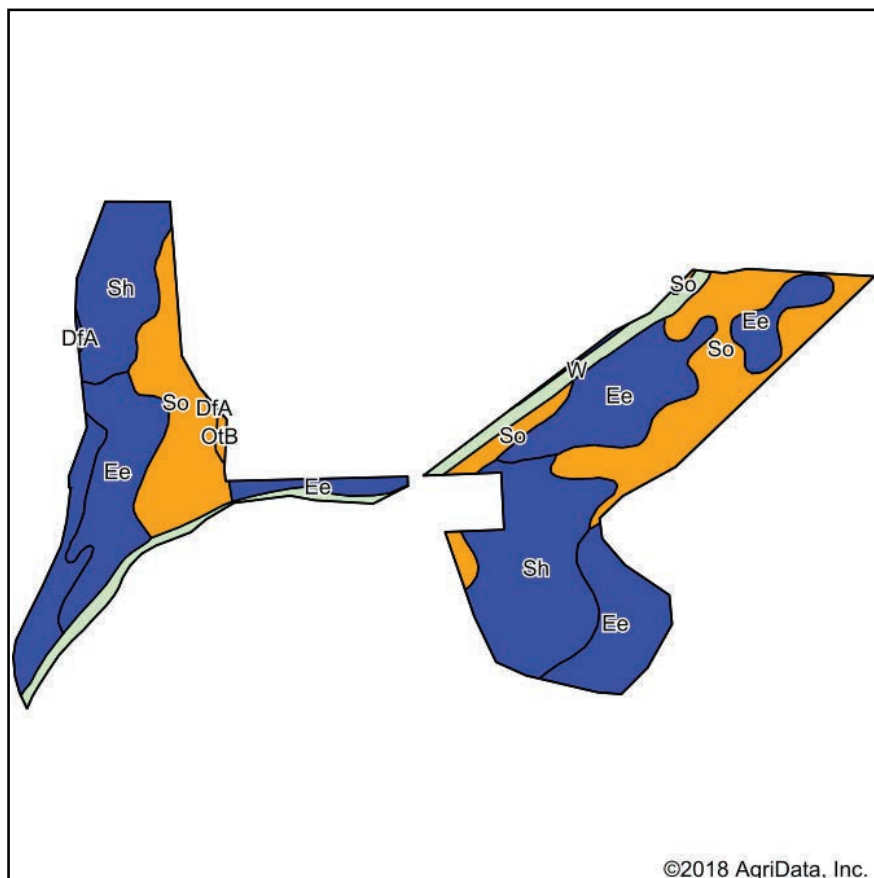
# SOIL MAP - PROPERTY #3 (Tracts 5-8)





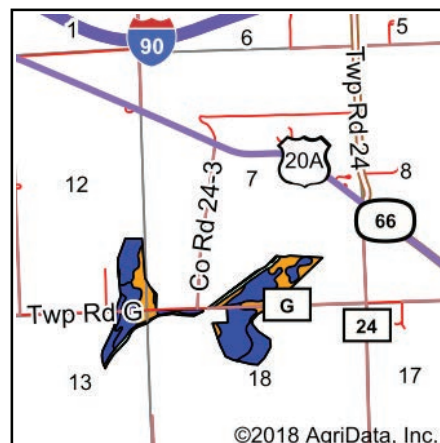
# SOIL MAP - PROPERTY #3 (Tracts 5-8)

Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



©2018 AgriData, Inc.

State: **Ohio**  
County: **Fulton**  
Location: **7-7N-5E**  
Township: **German**  
Acres: **81.95**  
Date: **1/2/2019**

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

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: OH051, Soil Area Version: 17

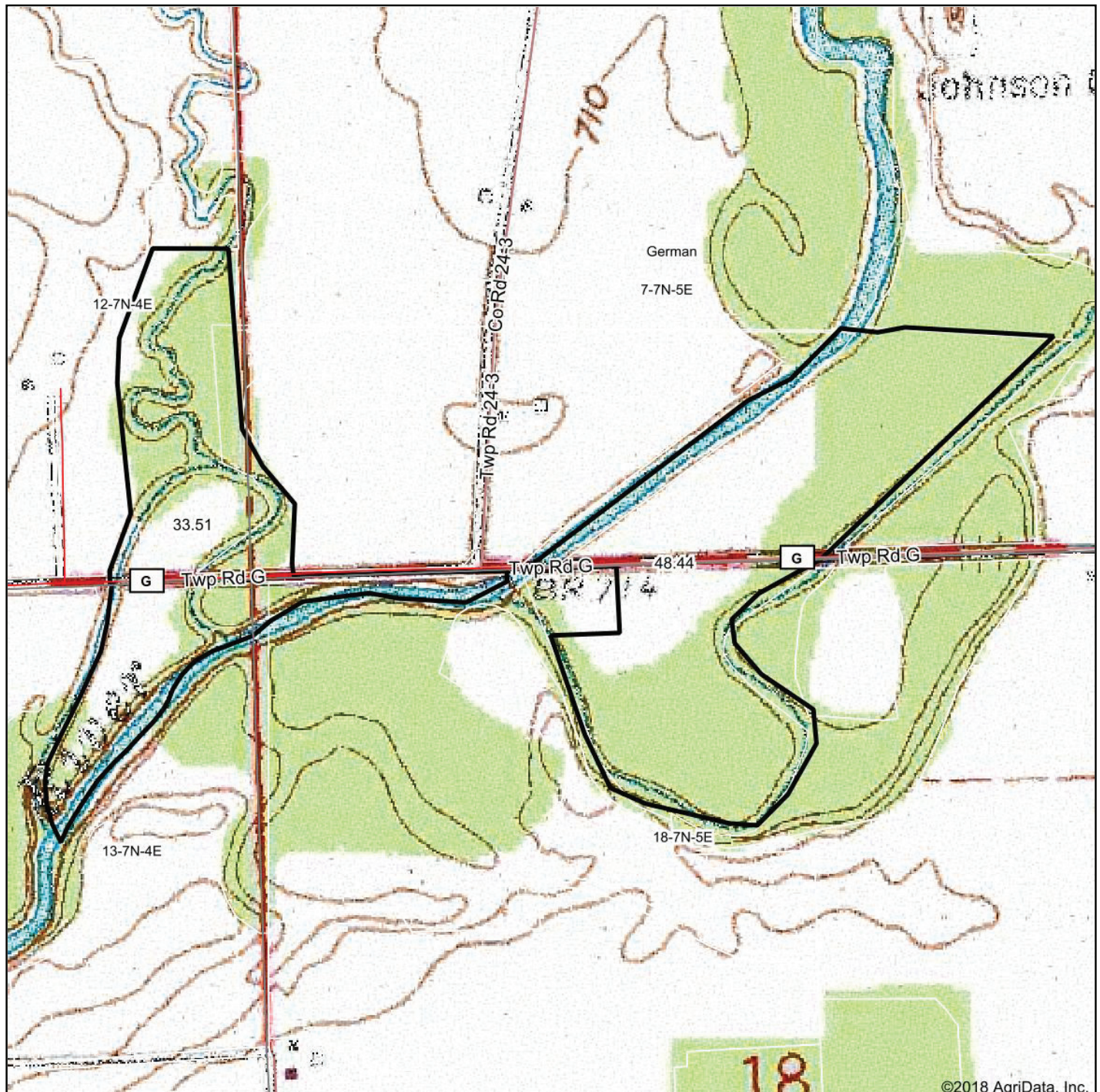
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
Ee	Eel silt loam, frequently flooded	27.38	33.4%		IIw	100	3.5	37	7		64
Sh	Shoals silt loam, frequently flooded	25.50	31.1%		IIw	90	3	32	8		68
So	Sloan silty clay loam, frequently flooded	23.32	28.5%		IIIw	110	4	35			78
W	Water	5.34	6.5%								0
OtB	Ottokee fine sand, 0 to 6 percent slopes	0.27	0.3%		IIIs	95	3.5	34		40	64
DfA	Del Rey silt loam, 0 to 3 percent slopes	0.14	0.2%		IIw	115	4.5	40		49	76
Weighted Average						93.2	3.3	32.5	4.8	0.2	65.1

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

Soils data provided by USDA and NRCS.

## TOPOGRAPHY MAP - PROPERTY #3 (Tracts 5-8)

## Topography Map

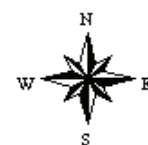


©2018 AgriData, Inc.



map center: 41° 34' 20.95, -84° 20' 15.03

**7-7N-5E**  
**Fulton County**  
**Ohio**



1/2/2019



# WETLANDS MAP - PROPERTY #3 (Tracts 5-8)

## Aerial Map



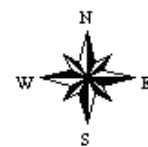
map center: 41° 34' 20.95, -84° 20' 15.03

0ft 699ft 1398ft

Maps Provided By:



7-7N-5E  
Fulton County  
Ohio

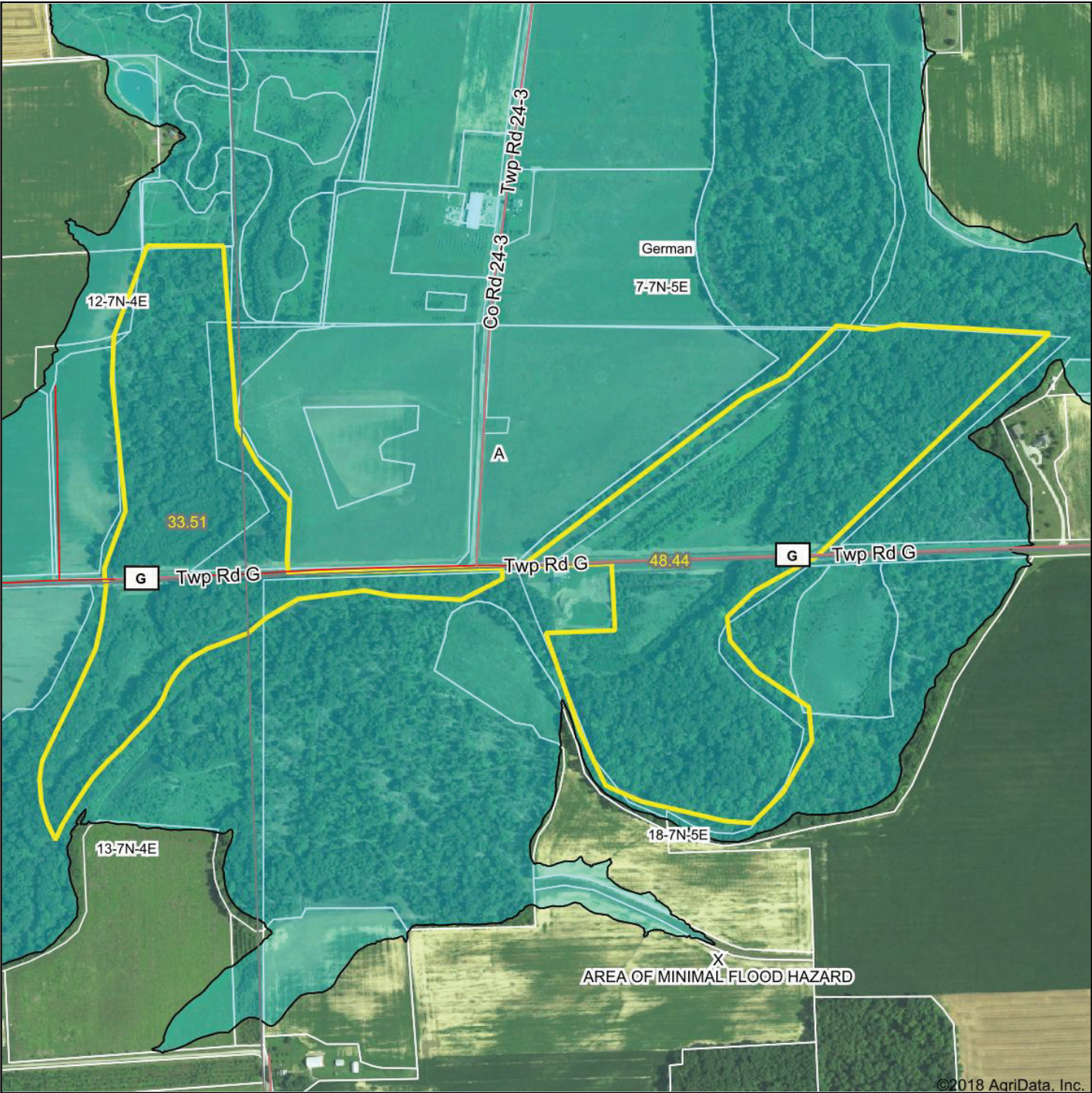


1/2/2019

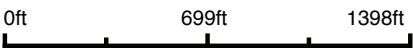


# FLOOD ZONE MAP - PROPERTY #3 (Tracts 5-8)

Aerial Map



map center: 41° 34' 20.95, -84° 20' 15.03



7-7N-5E  
Fulton County  
Ohio



1/2/2019

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

Fulton County, Ohio - Property Record Card  
Parcel: 15-027224-00.000  
Card: 1

GENERAL PARCEL INFORMATION

Owner TRIPLES PRODUCE LIVESTOCK LLC  
Property Address CO RD G ARCHBOLD OH 43502  
Mailing Address 4775 S 1000 E  
HAMILTON IN 46742  
Land Use 100 - AGRICULTURAL VACANT LAND  
Legal Description SE-7N-18 PT NE & NW N OF RIVER  
24.078 AC



A sketch is unavailable for this parcel.

VALUATION

	Appraised	Assessed
Land Value	\$5,400.00	\$1,890.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$1,890.00	
Net Annual Tax	\$117.48	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
RW - Row	0.62	0	0	141	0
W - Wetland	23.458	0	0	100	5400

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------

SALES

Date	Buyer	Seller	Price
5/22/2007	TRIPLES PRODUCE	SCHMUCKER FAMILY	0
7/31/2002	SCHMUCKER FAMILY	WEBER IVAN J TRUSTEE	38256
1/1/1990	WEBER IVAN J TRUSTEE	unknown	0

COMMERCIAL

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)



A sketch is unavailable for this parcel.



# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

## Data For Parcel 15-027224-00.000

### Tax Data

<b>Parcel:</b>	15-027224-00.000
<b>Owner:</b>	TRIPLES PRODUCE LIVESTOCK LLC
<b>Address:</b>	CO RD G ARCHBOLD OH 43502



[+] Map this property.

### Tax Rates

<b>Full Tax Rate</b>	71.23
<b>Effective Tax Rate</b>	51.702482

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
<b>Charge:</b>	\$0.00	\$0.00	\$67.31	\$0.00	\$67.31	\$0.00
<b>Credit:</b>			(\$18.45)	\$0.00	(\$18.45)	\$0.00
<b>Rollback:</b>			(\$4.22)	\$0.00	(\$4.22)	\$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		\$44.64		\$44.64	
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00		\$14.10		\$14.10	
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Owed:</b>	\$0.00		\$58.74		\$58.74	\$117.48
<b>Net Paid:</b>	\$0.00		(\$58.74)		(\$58.74)	(\$117.48)
<b>Net Due:</b>	\$0.00		\$0.00		\$0.00	\$0.00

### Special Assessments

Assessment: 1 of 1

10-020 MAINT. #2036 BEAN CR/TIFFIN RI

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$14.10	\$0.00	\$14.10	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$14.10		\$14.10	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/5/2019	1-18	\$0.00	\$0.00	\$0.00	\$2.94	ArchRef-02132019-78-1
1/14/2019	1-18	\$0.00	\$14.10	\$0.00	\$2.94	5kjg-01142019-26-1
1/14/2019	1-18	\$0.00	\$44.64	\$0.00	\$2.94	5kjg-01142019-26-1
1/14/2019	1-18	\$0.00	\$0.00	\$44.64	\$2.94	5kjg-01142019-26-1
1/14/2019	1-18	\$0.00	\$0.00	\$14.10	\$2.94	5kjg-01142019-26-1
1/22/2018	1-17	\$0.00	\$14.10	\$0.00	\$0.00	2sal-01222018-22-1
1/22/2018	1-17	\$0.00	\$43.60	\$0.00	\$0.00	2sal-01222018-22-1
1/22/2018	1-17	\$0.00	\$0.00	\$43.60	\$0.00	2sal-01222018-22-1

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$14.10	\$0.00	2sal-01222018-22-1
1/19/2017	1-16	\$0.00	\$18.93	\$0.00	\$0.00	5des-01192017-103-1
1/19/2017	1-16	\$0.00	\$0.00	\$18.93	\$0.00	5des-01192017-103-1
1/19/2017	1-16	\$0.00	\$7.05	\$0.00	\$0.00	5des-01192017-103-1
1/19/2017	1-16	\$0.00	\$0.00	\$7.05	\$0.00	5des-01192017-103-1
7/11/2016	2-15	\$0.00	\$0.00	\$17.41	\$0.00	6des-07112016-82-1
7/11/2016	2-15	\$0.00	\$7.05	\$0.00	\$0.00	6des-07112016-82-1
7/11/2016	2-15	\$0.00	\$0.71	\$0.00	\$0.00	6des-07112016-82-1
7/11/2016	2-15	\$0.00	\$1.74	\$0.00	\$0.00	6des-07112016-82-1
7/11/2016	2-15	\$0.00	\$0.00	\$7.05	\$0.00	6des-07112016-82-1
7/11/2016	2-15	\$0.00	\$17.41	\$0.00	\$0.00	6des-07112016-82-1

GIS parcel shapefile last updated 2/18/2019 4:52:38 AM.

The CAMA data presented on this website is current as of 2/18/2019 12:16:47 AM.



TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

Fulton County, Ohio - Property Record Card  
Parcel: 15-026808-01.000  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	TRIPLES PRODUCE LIVESTOCK LLC
Property Address	CO RD G ARCHBOLD OH 43502
Mailing Address	4775 S 1000 E
	HAMILTON IN 46742
Land Use	100 - AGRICULTURAL VACANT LAND
Legal Description	5E-7N-7 PT SW & SE LYING E OF RIVER
	28.875 AC



VALUATION	
Land Value	Assessed \$2,100.00
Improvements Value	\$0.00
CAUV Value	\$0.00
Taxable Value	\$2,100.00
Net Annual Tax	\$133.16

RESIDENTIAL

LAND			
Land Type	Acreage	Depth	Value
RW - Row	0.909	0	107 0
W - Wetland	25.966	0	100 5970
WS - Waste	2	0	100 0

ADDITIONS

IMPROVEMENTS

AGRICULTURAL			
Land Type	Land Usage	Soil Type	Value

SALES

Date	Buyer	Seller	Price
5/22/2007	TRIPLES PRODUCE	SCHMUCKER FAMILY	0
7/31/2002	SCHMUCKER FAMILY	WEBER IVAN J TRUSTEE	38256
7/24/2002	WEBER IVAN J TRUSTEE	**PARCEL CREATED	0
7/24/2002	**PARCEL CREATED	unknown	0

COMMERCIAL

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

A sketch is unavailable for this parcel.





# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

## Data For Parcel 15-026808-01.000

### Tax Data

Parcel:	15-026808-01.000
Owner:	TRIPLES PRODUCE LIVESTOCK LLC
Address:	CO RD G ARCHBOLD OH 43502



[+] Map this property.

### Tax Rates

Full Tax Rate	71.23
Effective Tax Rate	51.702482

### Property Tax

Tax Year 2018 Payable 2019							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$0.00	\$0.00	\$74.79	\$0.00	\$74.79	\$0.00	
Credit:			(\$20.50)	\$0.00	(\$20.50)	\$0.00	
Rollback:			(\$4.69)	\$0.00	(\$4.69)	\$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		\$49.60		\$49.60		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$16.98		\$16.98		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$66.58		\$66.58		\$133.16
Net Paid:	\$0.00		(\$66.58)		(\$66.58)		(\$133.16)
Net Due:	\$0.00		\$0.00		\$0.00		\$0.00

### Special Assessments

Assessment: 1 of 1

10-020 MAINT. #2036 BEAN CR/TIFFIN RI

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$16.98	\$0.00	\$16.98	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$16.98		\$16.98	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/5/2019	1-18	\$0.00	\$0.00	\$0.00	\$3.28	ArchRef-02132019-63-1
1/14/2019	1-18	\$0.00	\$16.98	\$0.00	\$3.28	5kjg-01142019-27-1
1/14/2019	1-18	\$0.00	\$32.66	\$0.00	\$3.28	5kjg-01142019-27-1
1/14/2019	1-18	\$0.00	\$0.00	\$49.60	\$3.28	5kjg-01142019-27-1
1/14/2019	1-18	\$0.00	\$0.00	\$16.98	\$3.28	5kjg-01142019-27-1
12/20/2018	1-18	\$0.00	\$16.94	\$0.00	\$0.00	*1plz-06062018-5-1
6/6/2018	2-17	\$0.00	\$0.00	\$0.04	\$16.94	1plz-06062018-5-1
1/22/2018	1-17	\$0.00	\$48.44	\$0.00	\$0.00	2sal-01222018-19-1

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$16.98	\$0.00	\$0.00	2sal-01222018-19-1
1/22/2018	1-17	\$0.00	\$0.00	\$48.40	\$0.00	2sal-01222018-19-1
1/22/2018	1-17	\$0.00	\$0.00	\$16.98	\$0.00	2sal-01222018-19-1
1/19/2017	1-16	\$0.00	\$0.00	\$8.49	\$0.00	5des-01192017-104-1
1/19/2017	1-16	\$0.00	\$20.51	\$0.00	\$0.00	5des-01192017-104-1
1/19/2017	1-16	\$0.00	\$8.49	\$0.00	\$0.00	5des-01192017-104-1
1/19/2017	1-16	\$0.00	\$0.00	\$20.51	\$0.00	5des-01192017-104-1
7/11/2016	2-15	\$0.00	\$0.00	\$18.86	\$0.00	6des-07112016-81-1
7/11/2016	2-15	\$0.00	\$0.85	\$0.00	\$0.00	6des-07112016-81-1
7/11/2016	2-15	\$0.00	\$8.49	\$0.00	\$0.00	6des-07112016-81-1
7/11/2016	2-15	\$0.00	\$18.86	\$0.00	\$0.00	6des-07112016-81-1
7/11/2016	2-15	\$0.00	\$1.89	\$0.00	\$0.00	6des-07112016-81-1
7/11/2016	2-15	\$0.00	\$0.00	\$8.49	\$0.00	6des-07112016-81-1

GIS parcel shapefile last updated 2/18/2019 4:52:38 AM.

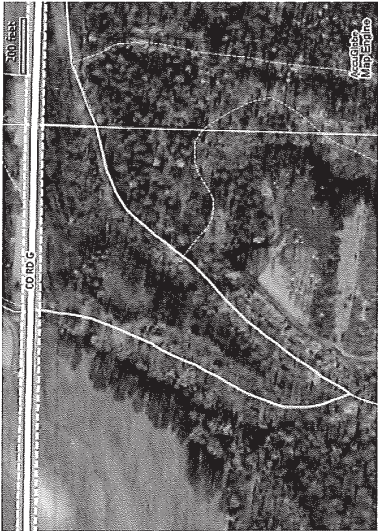
The CAMA data presented on this website is current as of 2/18/2019 12:16:47 AM.



TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

Fulton County, Ohio - Property Record Card  
Parcel: 15-025912-00.000  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	TRIPLES PRODUCE LIVESTOCK LLC
Property Address	CO RD G ARCHBOLD OH 43502
Mailing Address	4775 S 1000 E
	HAMILTON IN 46742
Land Use	100 - AGRICULTURAL VACANT LAND
Legal Description	4E-7N-13 NE PT NE 9.568 AC



A sketch is unavailable for this parcel.

RESIDENTIAL

VALUATION	
Land Value	Assessed \$390.00
Improvements Value	\$0.00
CAUV Value	\$0.00
Taxable Value	\$390.00
Net Annual Tax	\$27.71

ADDITIONS

Land Type	Acreage	Depth	Frontage	Depth	Value
W - Wetland	4.674	0	0	100	1080
WS - Waste	4.431	0	0	100	0
RW - Row	0.463	0	0	155	0

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------

SALES		Buyer	Seller	Price
Date	5/22/2007	TRIPLES PRODUCE	SCHMUCKER FAMILY	0
	7/31/2002	SCHMUCKER FAMILY	WEBER IVAN J TRUSTEE	38256
	1/1/1990	WEBER IVAN J TRUSTEE	unknown	0

COMMERCIAL

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

A sketch is unavailable for this parcel.





# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

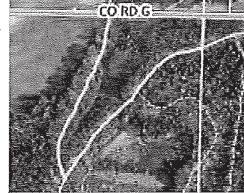
2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

## Data For Parcel 15-025912-00.000

### Tax Data

Parcel:	15-025912-00.000
Owner:	TRIPLES PRODUCE LIVESTOCK LLC
Address:	CO RD G ARCHBOLD OH 43502



[+] Map this property.

### Tax Rates

Full Tax Rate	71.23
Effective Tax Rate	51.702482

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$13.89	\$0.00	\$13.89	\$0.00
Credit:			(\$3.81)	\$0.00	(\$3.81)	\$0.00
Rollback:			(\$0.87)	\$0.00	(\$0.87)	\$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		\$9.21		\$9.21	
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments:	\$0.00		\$4.65		\$4.64	
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Owed:	\$0.00		\$13.86		\$13.85	\$27.71
Net Paid:	\$0.00		(\$13.86)		(\$13.85)	(\$27.71)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

### Special Assessments

Assessment:	1 of 1					
10-020 MAINT. #2036 BEAN CR/TIFFIN RI						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$4.65	\$0.00	\$4.64	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$4.65		\$4.64	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/5/2019	1-18	\$0.00	\$0.00	\$0.00	\$0.60	ArchRef-02132019-30-1
1/14/2019	1-18	\$0.00	\$0.00	\$4.64	\$0.60	5kjg-01142019-28-1
1/14/2019	1-18	\$0.00	\$9.21	\$0.00	\$0.60	5kjg-01142019-28-1
1/14/2019	1-18	\$0.00	\$4.65	\$0.00	\$0.60	5kjg-01142019-28-1
1/14/2019	1-18	\$0.00	\$0.00	\$9.21	\$0.60	5kjg-01142019-28-1
1/22/2018	1-17	\$0.00	\$4.65	\$0.00	\$0.00	2sal-01222018-21-1
1/22/2018	1-17	\$0.00	\$8.99	\$0.00	\$0.00	2sal-01222018-21-1
1/22/2018	1-17	\$0.00	\$0.00	\$4.64	\$0.00	2sal-01222018-21-1

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$8.99	\$0.00	2sal-01222018-21-1
1/19/2017	1-16	\$0.00	\$4.05	\$0.00	\$0.00	5des-01192017-105-1
1/19/2017	1-16	\$0.00	\$0.00	\$4.05	\$0.00	5des-01192017-105-1
1/19/2017	1-16	\$0.00	\$2.33	\$0.00	\$0.00	5des-01192017-105-1
1/19/2017	1-16	\$0.00	\$0.00	\$2.32	\$0.00	5des-01192017-105-1
7/11/2016	2-15	\$0.00	\$0.00	\$3.73	\$0.00	6des-07112016-80-1
7/11/2016	2-15	\$0.00	\$0.37	\$0.00	\$0.00	6des-07112016-80-1
7/11/2016	2-15	\$0.00	\$3.73	\$0.00	\$0.00	6des-07112016-80-1
7/11/2016	2-15	\$0.00	\$0.00	\$2.32	\$0.00	6des-07112016-80-1
7/11/2016	2-15	\$0.00	\$2.33	\$0.00	\$0.00	6des-07112016-80-1
7/11/2016	2-15	\$0.00	\$0.23	\$0.00	\$0.00	6des-07112016-80-1

GIS parcel shapefile last updated 2/18/2019 4:52:38 AM.

The CAMA data presented on this website is current as of 2/18/2019 12:16:47 AM.



TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

Fulton County, Ohio - Property Record Card  
Parcel: 15-025872-02.000  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	TRIPLES PRODUCE LIVESTOCK LLC
Property Address	CO RD G ARCHBOLD OH 43502
Mailing Address	4775 S 1000 E
	HAMILTON IN 46742
Land Use	100 - AGRICULTURAL VACANT LAND
Legal Description	4E-7N-12 IRREG PAR E PT SE
	18.001 AC



VALUATION	
Land Value	Assessed \$1,160.00
Improvements Value	\$0.00
CAUV Value	\$0.00
Taxable Value	\$1,160.00
Net Annual Tax	\$68.18

RESIDENTIAL

LAND				
Land Type	Acreage	Depth	Frontage	Value
RW - Row	0.463	0	0	155 0
W - Wetland	14.538	0	0	100 3340
WS - Waste	3	0	0	100 0

ADDITIONS

IMPROVEMENTS

AGRICULTURAL			
Land Type	Land Usage	Soil Type	Value

SALES			
Date	Buyer	Seller	Price
5/22/2007	TRIPLES PRODUCE	SCHMUCKER FAMILY	0
7/31/2002	SCHMUCKER FAMILY	WEBER IVAN J TRUSTEE	38256
7/22/2002	WEBER IVAN J TRUSTEE	**PARCEL CREATED	0
7/22/2002	**PARCEL CREATED	unknown	0

COMMERCIAL

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

A sketch is unavailable for this parcel.





# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

## Data For Parcel 15-025872-02.000

### Tax Data

Parcel:	15-025872-02.000
Owner:	TRIPLES PRODUCE LIVESTOCK LLC
Address:	CO RD G ARCHBOLD OH 43502



[+] Map this property.

### Tax Rates

Full Tax Rate	71.23
Effective Tax Rate	51.702482

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$41.31	\$0.00	\$41.31	\$0.00
Credit:			(\$11.33)	\$0.00	(\$11.33)	\$0.00
Rollback:			(\$2.59)	\$0.00	(\$2.59)	\$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		\$27.39		\$27.39	
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments:	\$0.00		\$6.70		\$6.70	
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Owed:	\$0.00		\$34.09		\$34.09	\$68.18
Net Paid:	\$0.00		(\$34.09)		(\$34.09)	(\$68.18)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

### Special Assessments

Assessment:	1 of 1					
10-020 MAINT. #2036 BEAN CR/TIFFIN RI						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$6.70	\$0.00	\$6.70	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$6.70		\$6.70	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/5/2019	1-18	\$0.00	\$0.00	\$0.00	\$1.82	ArchRef-02132019-27-1
1/14/2019	1-18	\$0.00	\$0.00	\$27.39	\$1.82	5kjg-01142019-25-1
1/14/2019	1-18	\$0.00	\$0.00	\$6.70	\$1.82	5kjg-01142019-25-1
1/14/2019	1-18	\$0.00	\$27.39	\$0.00	\$1.82	5kjg-01142019-25-1
1/14/2019	1-18	\$0.00	\$6.70	\$0.00	\$1.82	5kjg-01142019-25-1
1/22/2018	1-17	\$0.00	\$26.76	\$0.00	\$0.00	2sal-01222018-20-1
1/22/2018	1-17	\$0.00	\$6.70	\$0.00	\$0.00	2sal-01222018-20-1
1/22/2018	1-17	\$0.00	\$0.00	\$26.76	\$0.00	2sal-01222018-20-1

# TAX INFORMATION - PROPERTY #3 (Tracts 5-8)

2/18/2019

Fulton County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$6.70	\$0.00	2sal-01222018-20-1
1/19/2017	1-16	\$0.00	\$0.00	\$11.94	\$0.00	5des-01192017-102-1
1/19/2017	1-16	\$0.00	\$3.35	\$0.00	\$0.00	5des-01192017-102-1
1/19/2017	1-16	\$0.00	\$0.00	\$3.35	\$0.00	5des-01192017-102-1
1/19/2017	1-16	\$0.00	\$11.94	\$0.00	\$0.00	5des-01192017-102-1
7/11/2016	2-15	\$0.00	\$0.00	\$10.98	\$0.00	6des-07112016-79-1
7/11/2016	2-15	\$0.00	\$10.98	\$0.00	\$0.00	6des-07112016-79-1
7/11/2016	2-15	\$0.00	\$0.00	\$3.35	\$0.00	6des-07112016-79-1
7/11/2016	2-15	\$0.00	\$1.10	\$0.00	\$0.00	6des-07112016-79-1
7/11/2016	2-15	\$0.00	\$0.34	\$0.00	\$0.00	6des-07112016-79-1
7/11/2016	2-15	\$0.00	\$3.35	\$0.00	\$0.00	6des-07112016-79-1

GIS parcel shapefile last updated 2/18/2019 4:52:38 AM.

The CAMA data presented on this website is current as of 2/18/2019 12:16:47 AM.



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

U.S. DEPARTMENT OF AGRICULTURE  
COMMODITY CREDIT CORPORATION

VOL 82 PAGE 914

CCC-1255  
10-96  
OMB No. 0578-0013

## WARRANTY EASEMENT DEED

WETLANDS RESERVE PROGRAM  
AGREEMENT NO. 66-5E34-8-168

THIS WARRANTY EASEMENT DEED is made by and between Ivan J. Weber, Trustee

of Fulton County  
(hereafter referred to as the "Landowner"), Grantor(s), and the UNITED STATES OF AMERICA, by and through the Commodity Credit Corporation (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties."

Witnesseth

**Purposes and Intent.** The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of CCC to give the Landowner the opportunity to participate in the restoration and management activities on the easement area.

**Authority.** This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. § 3837), for the Wetlands Reserve Program.

NOW THEREFORE, for and in consideration of the sum of \_\_\_\_\_ Dollars (\_\_\_\_\_), the Grantor(s), hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns, the Grantee, forever, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered, shall run with the land in perpetuity and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

**PART I. Description of the Easement Area.** The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

**PART II. Reservations in the Landowner on the Easement Area.** Subject to the rights, title, and interest conveyed by this easement deed to the United States, the Landowner reserves:

A. **Title.** Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.

B. **Quiet Enjoyment.** The right of quiet enjoyment of the rights reserved on the easement area.

C. **Control of Access.** The right to prevent trespass and control access by the general public.

9900085630  
Filed for Record in  
FULTON COUNTY, OHIO  
SANDRA BARBER  
On 06-28-1999 At 10:15 am.  
EASEMENT 46.00

9900085630  
KEISER  
PICK UP

I hereby certify this is a true copy of the original.

Sandra K. Barber, Recorder Fulton Co Ohio



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

VOL 82 PAGE 915

**D. Recreational Uses.** The right to undeveloped recreational uses, including hunting and fishing, and including leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time.

**E. Subsurface Resources.** The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C.

**PART III. Obligations of the Landowner.** The Landowner shall comply with all terms and conditions of this easement, including the following:

**A. Prohibitions.** Unless authorized as a compatible use under Part IV, it is expressly understood that the rights to the following activities and uses have been acquired by the United States and are prohibited of the Landowner on the easement area:

1. haying, mowing or seed harvesting for any reason;
2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
3. dumping refuse, wastes, sewage or other debris;
4. harvesting wood products;
5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding or related activities, as well as altering or tampering with water control structures or devices;
6. diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means;
7. building or placing buildings or structures on the easement area;
8. planting or harvesting any crop; and
9. grazing or allowing livestock on the easement area.

**B. Noxious plants and pests.** The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State and local laws. A plan to control noxious weeds and pests must be approved in writing by CCC prior to implementation by the Landowner.

**C. Fences.** Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner.

**D. Taxes.** The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.

**E. Reporting.** The Landowner shall report to CCC any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.

**PART IV. Allowance of Compatible Uses by the Landowner.**

**A. General.** The United States may authorize, in writing and subject to such terms and conditions CCC may prescribe at its discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.

**B. Limitations.** Compatible use authorizations will only be made if such use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. CCC shall



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

VOL 82 PAGE 916

prescribe the amount, method, timing, intensity, and duration of the compatible use.

PART V. Rights of the United States. The rights of the United States include:

A. Management activities. The United States shall have the right to enter unto the easement area to undertake, at its own expense or on a cost share basis with the Landowner or other entity, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States, at its own cost, may apply to or impound additional waters on the easement area in order to maintain or improve wetland and other natural values.

B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes.

C. Easement Management. The Secretary of Agriculture, by and through CCC may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that CCC determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. § 3837e(b)) is reserved to CCC in accordance with applicable law.

D. Violations and Remedies - Enforcement. The Parties agree that this easement deed may be introduced in any enforcement proceeding as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents, successors, or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.

B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

VOL 82 PAGE 917  
310

## PART VII. Special Provisions (if any).

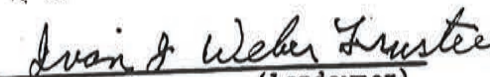
\*Contingent Right of the State of Ohio: In the event that the Secretary of Agriculture decides to terminate this easement, notice of intent to terminate shall first be given to the State of Ohio, through its Department of Natural Resources or successor entity. The State of Ohio shall have one year to accept title to this easement by filing a notice thereof in the County land records. If the STATE does not exercise the right to accept the easement within one year, then the Secretary may consummate the termination.

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its successors and assigns forever. The Landowner covenants that he, she or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 24th day of June, 1999.

  
Harold H. Plassman (Witness)

  
Kristyn D. Koy (Witness)

  
Ivan J. Weber, Trustee (Landowner)

\_\_\_\_\_  
(Landowner)



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

VOL 82 PAGE 918

Acknowledgment


In the State or Commonwealth of Fulton, County, Borough or Parish of  
Ohio, on this 24th day of June, 1999, before me, the undersigned,  
a Notary Public in and for said jurisdiction, personally appeared

Ivan J. Weber, Trustee

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that  
he executed the same as his free act and deed,

IN TESTIMONY WHEREOF, I have hereunto my hand and Notarial Seal subscribed and affixed in said  
jurisdiction, the day and year above written.

(NOTARIAL SEAL)

  
Notary Public

My Commission Expires:

HAROLD H. PLASSMAN, Attorney at Law  
Notary Public for the State of Ohio  
My Commission has no expiration date  
Sec. 147.03 R.C.

# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

OL 82-PAGE- 919

This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400.

## OMB DISCLOSURE STATEMENT

Public reporting burden for this collection of information is approximately (60) 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture Clearance Office OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0578-0013), Washington, D.C. 20503.



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

EXHIBIT A  
WETLANDS RESERVE PR AM  
IVAN WEBER

VOL 82 PAGE 520



GPS Equipped

*Maxson and Associates*

David R. Maxson, P.S.  
237 Marshall Street  
Wauseon, Ohio 43567

Phone 337-7806  
Fax 335-5040

Mr. Ivan Weber

80.532 Acres

A parcel of land being part of the Southwest and Southeast Quarters of Fractional Section 7, the Northwest and Northeast Quarters of Fractional Section 18, Township 7 North, Range 4 East, and part of the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13 in Township 7 North, Range 4 East, German Township, Fulton County Ohio being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 12; thence, North 89°-44'-26" East (Bearings are relative to true North) along the South line of the Southeast Quarter of said Section 12 and the centerline of County Road "G" a distance of 1967.94' to the point of beginning of the parcel herein described; thence, North 02°-30'-10" West a distance of 55.68'; thence, North 24°-21'-24" East a distance of 270.15'; thence, North 02°-14'-58" West a distance of 689.65'; thence, North 02°-27'-36" East a distance of 130.05'; thence, North 24°-11'-24" East a distance of 340.13' to a point on the S. line of the North 1270.50' of the Southeast Quarter of said Section 12; thence, North 88°-50'-26" East along the S. line of the North 1270.50' of the Southeast Quarter of said Section 12 a distance of 369.42'; thence, South 03°-42'-19" East a distance of 724.58'; thence, South 24°-30'-05" East a distance of 202.81'; thence, South 39°-13'-02" East a distance of 227.15'; thence, South 04°-21'-50" West a distance of 286.65'; thence, South 00°-15'-34" East a distance of 65.66' to a point on the South line of the Southwest Fractional Quarter of said Section 7 and the centerline of County Road "G"; thence, North 89°-44'-26" East along the South line of the Southwest Fractional Quarter of said Section 7 and the centerline of County Road "G" a distance of 1137.05'; thence, South 00°-15'-49" East a distance of 54.37' to a point in the center of the Tiffin River (New Channel); thence, in a Southwesterly direction along the centerline of the Tiffin River (New Channel) the following courses: South 65°-24'-28" West a distance of 197.92'; thence, North 86°-53'-48" West a distance of 168.41'; thence, North 68°-11'-41" West a distance of 102.77'; thence, North 79°-06'-02" West a distance of 112.83'; thence, South 82°-50'-47" West a distance of 315.94'; thence, 67°-05'-31" West a distance of 165.88'; thence, South 59°-50'-34" West a distance of 183.62'; thence, South 77°-24'-44" West a distance of 211.33'; thence, South 36°-26'-52" West a distance of 216.92'; thence, South 45°-24'-37" West a distance of 499.40'; thence, South 27°-43'-54" West a distance of 221.88'; thence, South 32°-32'-39" West a distance of 196.04'; thence, North 11°-27'-37" West and leaving the centerline of the Tiffin River (New Channel) a distance of 226.89'; thence, North 15°-58'-55" East a distance of 123.47'; thence, North 30°-19'-07" East a distance of 252.55'; thence, North 22°-15'-04" East a distance of 348.87'; thence, North 10°-04'-51" East a distance of 152.11' thence, North 02°-30'-10" West a distance of 153.96' to the point of beginning of the parcel herein described containing 32.593 Acres of land.

Also:

Commencing at the Northeast corner of said Section 18; thence, South 89°-44'-26" West (bearings are relative to true North) along the North line of the Northeast Quarter of said Section 18 and the centerline of County Road G a distance of 1882.48' to the point of intersection of the North line of the Northeast Quarter



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

VOL 82 PAGE 921

EXHIBIT A  
WETLANDS RESERVE PROGRAM  
IVAN WEBER

of said Section 18 and the centerline of County Road G with the centerline of the Tiffin River (old channel) and the point of beginning of the parcel herein described; thence, in a Southwesterly direction along the centerline of the Tiffin River (old channel) the following courses: South 63°-08'-52" West a distance of 364.70'; thence, South 41°-34'-38" West a distance of 173.03'; thence, South 09°-12'-51" East a distance of 91.54'; thence, South 46°-02'-04" East a distance of 193.48'; thence, South 54°-03'-30" East 274.61'; thence, South 05°-42'-45" East a distance of 147.28'; thence, South 29°-31'-51" West a distance of 232.97'; thence, South 40°-14'-51" West a distance of 207.98'; thence, South 88°-59'-41" West a distance of 139.28'; thence, North 62°-48'-40" West a distance of 358.24'; Thence, North 62°-48'-40" West a distance of 37.28'; thence, North 76°-42'-22" West a distance of 138.07'; thence, North 36°-39'-11" West a distance of 316.03'; thence, North 20°-18'-39" West a distance of 446.49'; thence, North 89°-44'-26" East leaving the centerline of the Tiffin River (Old Channel) and parallel with the North line of said Section 18 and the centerline of County Road "G" a distance of 323.00'; thence, North 00°-15'-34" West and perpendicular to the North line of said Section 18 and the centerline of County Road "G" a distance of 300.00' to a point on the North line of said Section 18 and the centerline of County Road "G"; thence, South 89°-44'-26" West along the North line of said Section 18 and the centerline of County Road "G" a distance of 399.69' to a point in the centerline of the Tiffin River (New Channel); thence, along the centerline of the Tiffin River (New Channel) the following courses: North 61°-16'-37" East a distance of 54.03'; thence, North 55°-14'-29" East a distance of 300.26'; thence, North 55°-50'-59" East a distance of 922.67'; thence, North 63°-58'-31" East a distance of 202.70'; thence, North 47°-04'-59" East a distance of 374.58'; thence, leaving the centerline of the Tiffin River (New Channel) along a dry channel, the following courses: South 79°-29'-28" East a distance of 147.98'; thence, North 87°-14'-01" East a distance of 107.00'; thence, South 84°-34'-54" East a distance of 568.10' to a point in the Tiffin River (old channel); thence, South 48°-17'-30" West along the centerline of the Tiffin River (old Channel) a distance of 1454.54' to the point of beginning of the parcel herein described containing 47.939 Acres of land . Total area of land described herein = 80.532 Acres.



David R. Maxson P.S.  
Reg. Land Surveyor 6656  
February 12, 1999



# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

VOL 82 PAGE 922

**EXHIBIT B  
IVAN WEBER  
WETLANDS RESERVE PROGRAM**

**INGRESS/EGRESS**

Commencing at the Southwest corner of the South east Quarter of said Section 12; thence, North 89(degrees), 44', 26" East (Bearings are relative to true North) along the South line of the Southeast Quarter of said Section 12 and the centerline of County Road "G" a distance of 1967.94' to the point of beginning of the conservation easement.

Ingress/egress is then an area described by starting at the point of beginning of the easement and heading N 89 (degrees), 44', 26" East 20 feet along the centerline of County Road G. Ingress and egress can be made from each side of County Road G.

A map of the area is contained in Exhibit C-1.

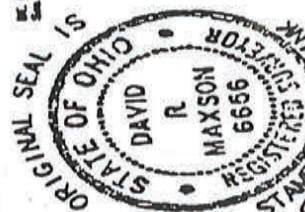
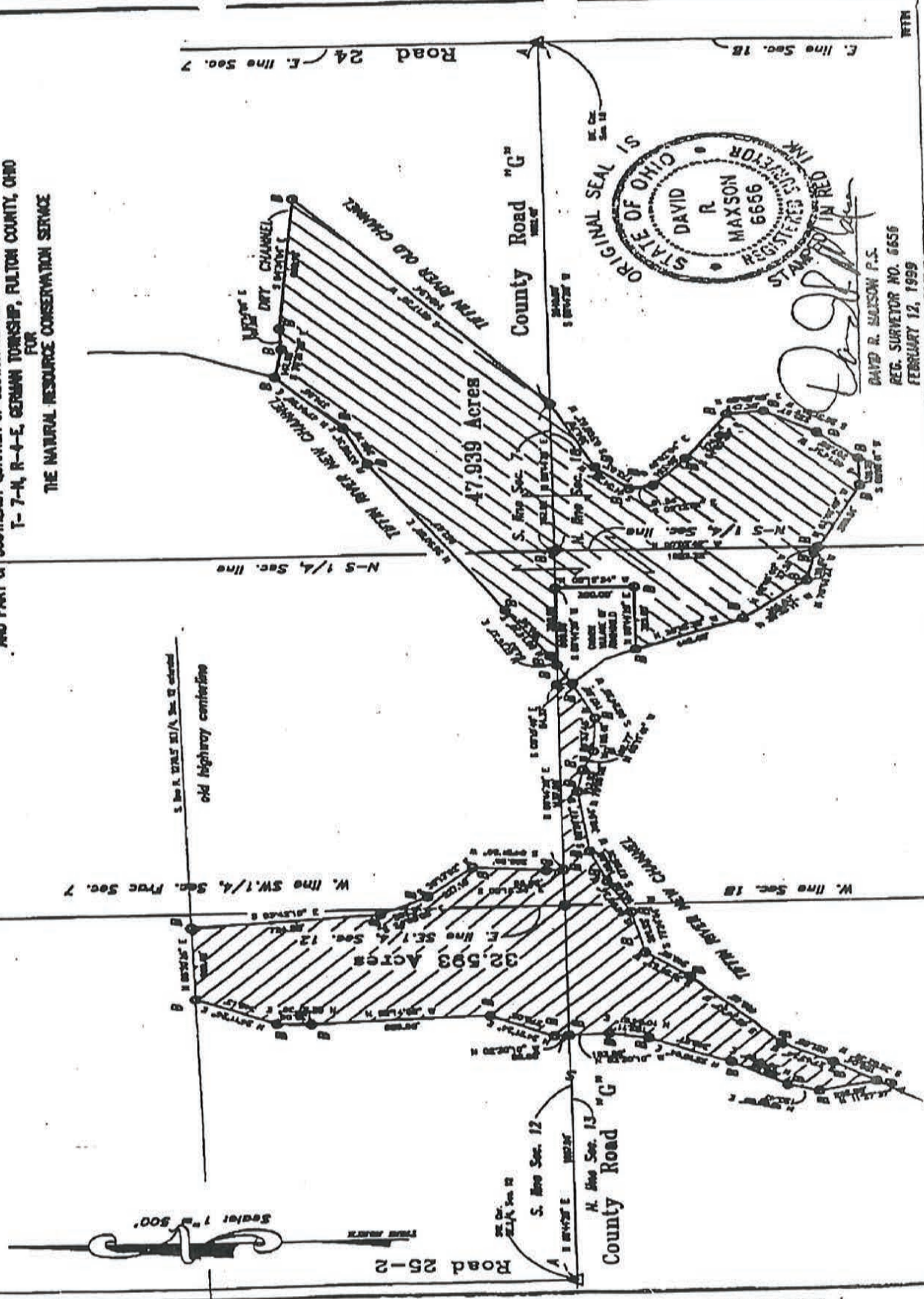
# CONSERVATION EASEMENT - PROPERTY #3 (Tracts 5-8)

104 VOL 82 PAGE 923

## SURVEY PLAT

OF  
PART OF THE SOUTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 7 AND PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 12, T-7-N, R-5-E,  
AND PART OF SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13  
T-7-N, R-4-E, GERMAN TOWNSHIP, FULTON COUNTY, OHIO  
FOR  
THE NATURAL RESOURCE CONSERVATION SERVICE

A = Section corner monumentation found.  
B = Point established this Survey.

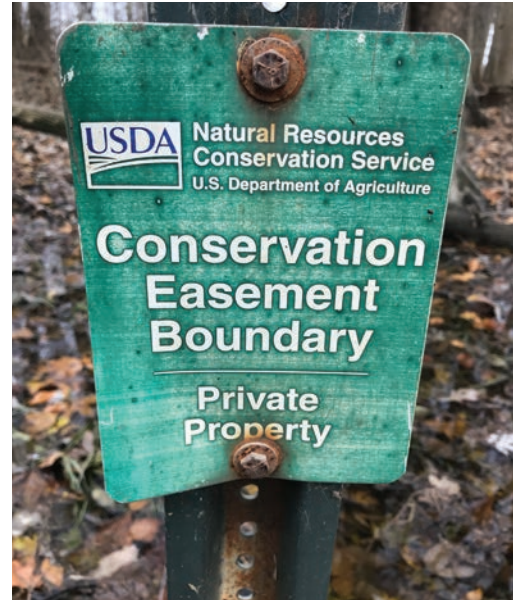


DAVID R. MAXSON P.S.  
REG. SURVEYOR NO. 6656  
FEBRUARY 12, 1999

EXHIBIT C-1  
IVAN WEBER



# PHOTOS - PROPERTY #3 (Fulton County)





# **PROPERTY #4**

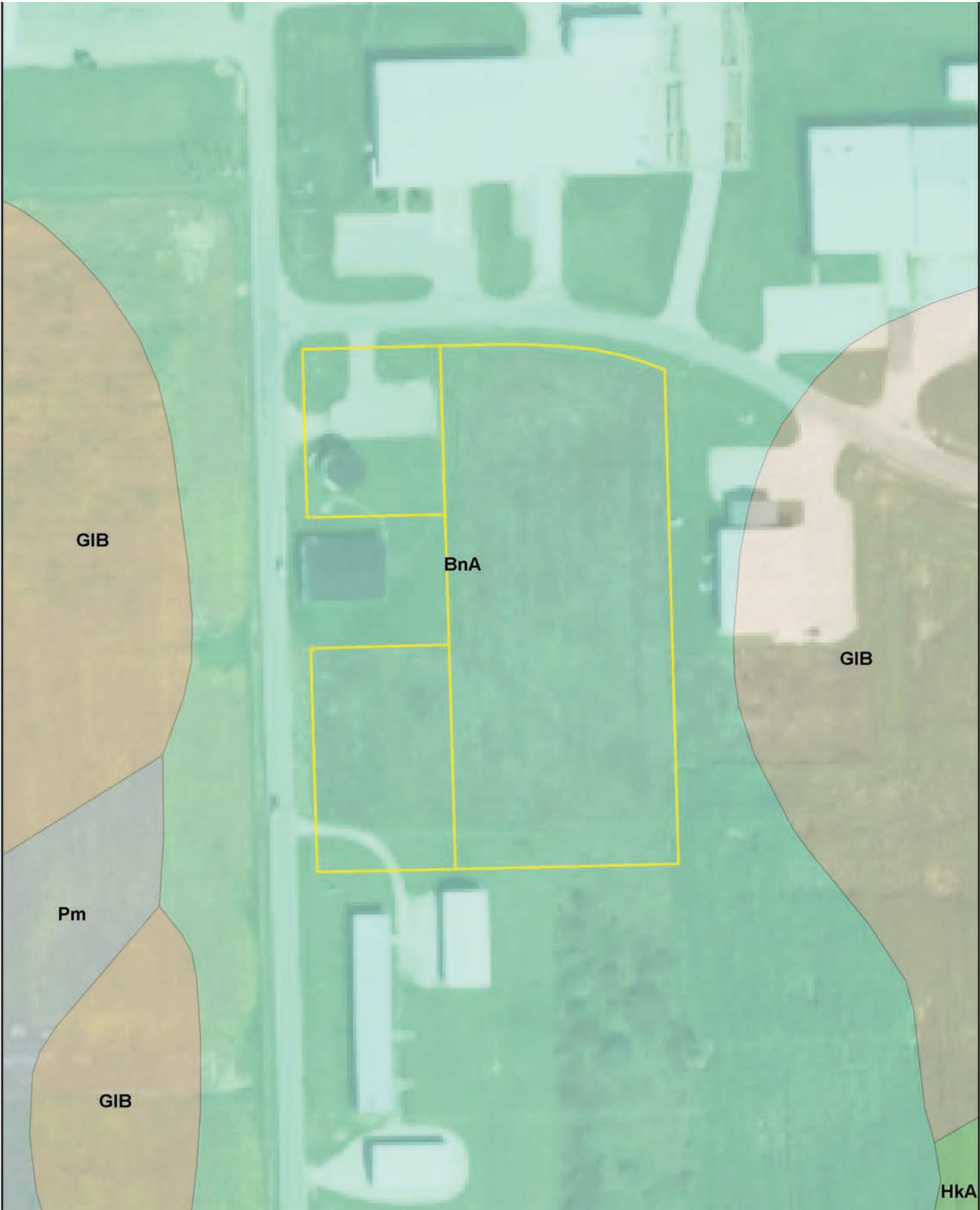
## **(Tracts 9-11)**



# AERIAL MAP - PROPERTY #4



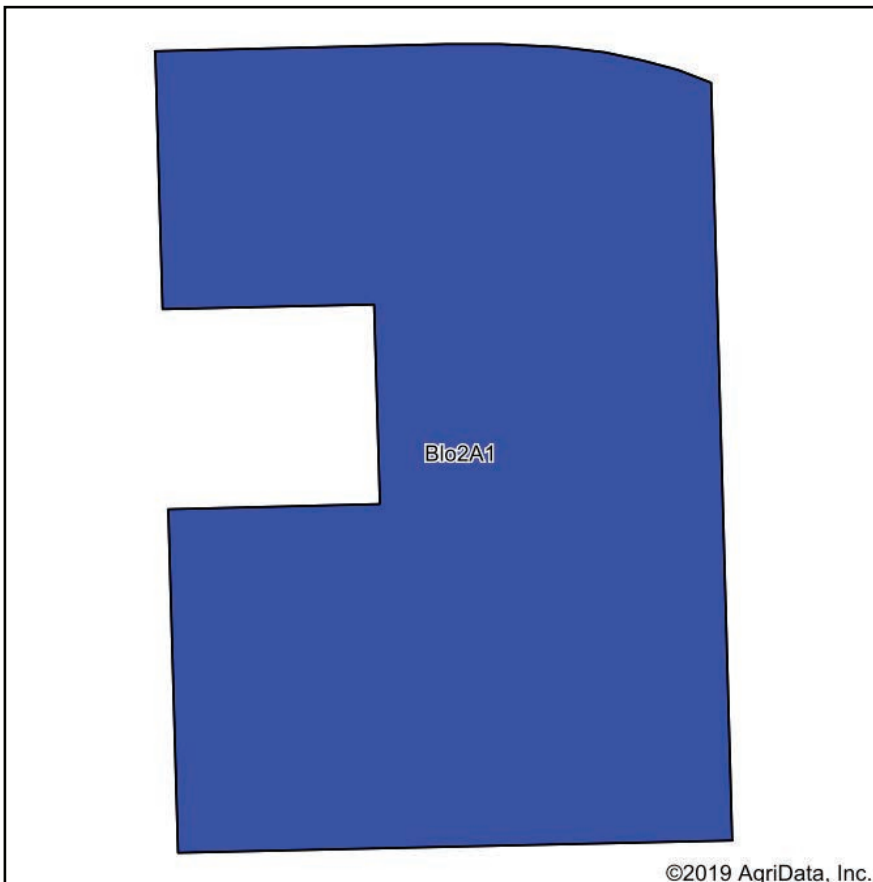
# SOIL MAP - PROPERTY #4 (Tracts 9-11)



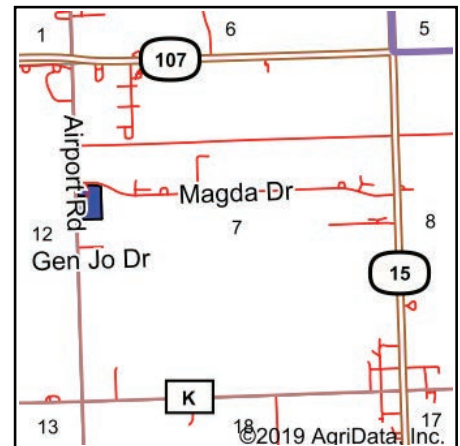


# SOIL MAP - PROPERTY #4 (Tracts 9-11)

## Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**  
 County: **Williams**  
 Location: **7-7N-3E**  
 Township: **Jefferson**  
 Acres: **4.09**  
 Date: **1/16/2019**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: OH171, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	4.09	100.0%		Ilw	141	19.2	4.6	9.3	46	63	78
<b>Weighted Average</b>						<b>141</b>	<b>19.2</b>	<b>4.6</b>	<b>9.3</b>	<b>46</b>	<b>63</b>	<b>78</b>

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

Soils data provided by USDA and NRCS.

# TAX INFORMATION - PROPERTY #4 (Tract 9)

## Property Record Card - Williams County, Ohio

Generated 2/18/2019 8:21:52 AM

General Parcel Information	
Parcel	073-070-03-023.001
Owner	SCHMUCKER NOAH
Address	13 RD
Mailing Address Line 1	SCHMUCKER NOAH
Mailing Address Line 2	4775 S 1000 E
Mailing Address Line 3	HAMILTON IN 46742
Land Use	499 - OTHER COMMERCIAL STRUCTURES
Legal Description	TR2 NW 143X176 MONTPELIERINDUSTRIAL PARK EXT 2 .58A
Tax District	151
School District	MONTPELIER EXEMPTED VILLAGE SCHOOL DISTRICT
Township	MONTPELIER VILLAGE
City	MONTPELIER

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$21,400	\$7,490	\$6,000	\$2,100	\$0	\$0	\$9,590

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	0.12	0	0	0	\$0
CP - Commercial Acreage	0.46	0	0	155	\$21,390

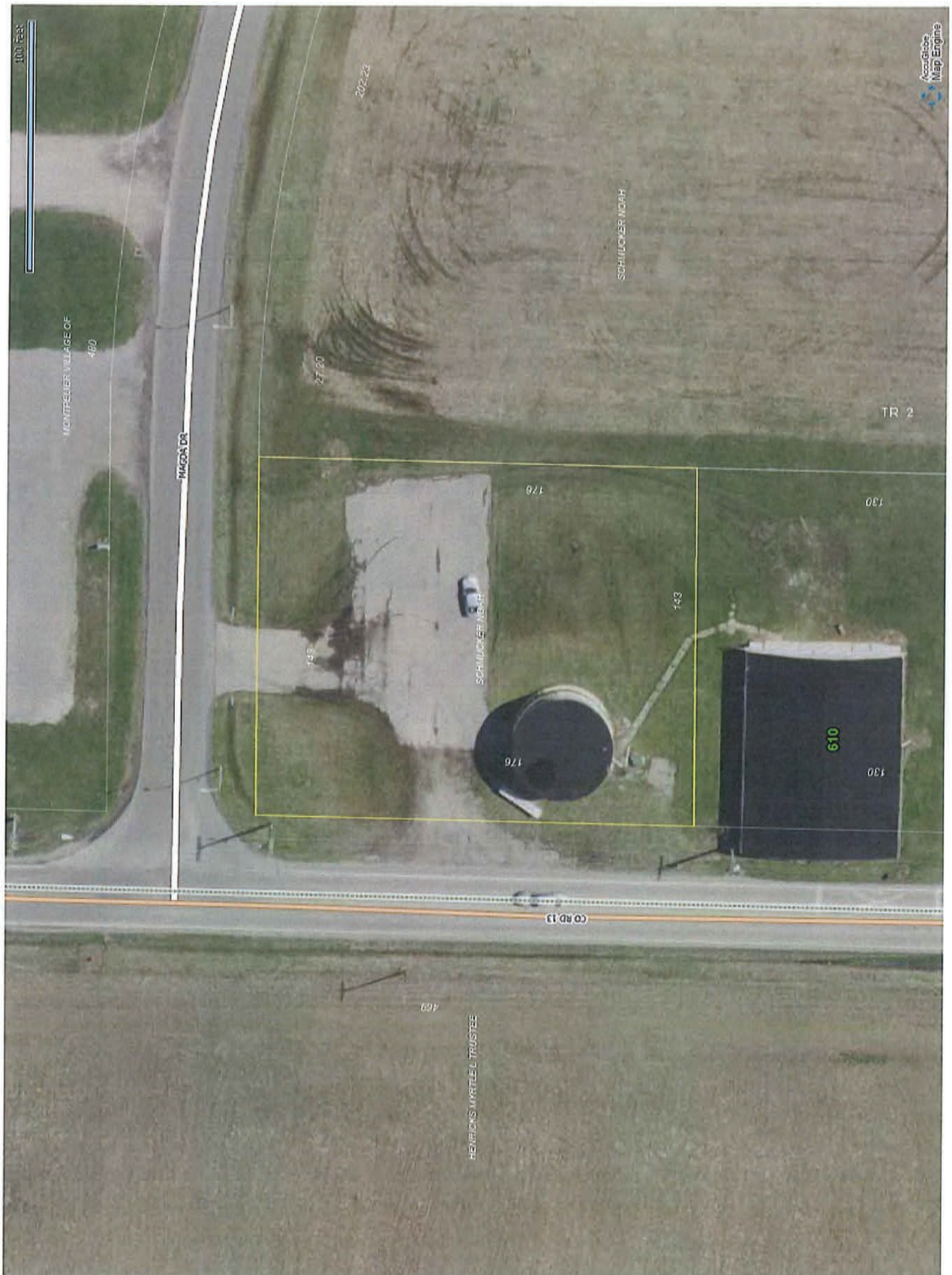
Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
6/20/2005	SCHMUCKER NOAH	**PARCEL CREATED	\$72,500
6/20/2005	**PARCEL CREATED	Unknown	\$72,500

Card 1 - Commercial			
Description	Retail Store	Unit Count	0
Year Built	1920	Section Number	1
Year Remodeled	2001	Section Area	1260



# TAX INFORMATION - PROPERTY #4 (Tract 9)



# TAX INFORMATION - PROPERTY #4 (Tract 9)

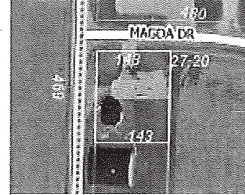
2/18/2019

Williams County, Ohio: Online Auditor - Property Data

## Data For Parcel 073-070-03-023.001

### Tax Data

Parcel:	073-070-03-023.001
Owner:	SCHMUCKER NOAH
Address:	13 RD



[+] Map this property.

### Tax Rates

Full Tax Rate	79.75
Effective Tax Rate	55.387432

### Property Tax

Tax Year 2018 Payable 2019							
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
Charge:	\$0.00	\$0.00	\$382.40	\$0.00	\$382.40	\$0.00	
Credit:			(\$116.82)	\$0.00	(\$116.82)	\$0.00	
Rollback:			\$0.00	\$0.00	\$0.00	\$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		\$265.58		\$265.58		
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments:	\$0.00		\$6.00		\$6.00		
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Owed:	\$0.00		\$271.58		\$271.58		\$543.16
Net Paid:	\$0.00		(\$271.58)		(\$271.58)		(\$543.16)
Net Due:	\$0.00		\$0.00		\$0.00		\$0.00

### Special Assessments

Assessment:	1 of 3					
10-334 C HENRICKS-PM						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$0.00		\$0.00	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/11/2019	1-18	\$0.00	\$0.00	\$5.00	\$0.00	CASHIER2-01112019-149-1
1/11/2019	1-18	\$0.00	\$0.00	\$1.00	\$0.00	CASHIER2-01112019-149-1
1/11/2019	1-18	\$0.00	\$265.58	\$0.00	\$0.00	CASHIER2-01112019-149-1
1/11/2019	1-18	\$0.00	\$5.00	\$0.00	\$0.00	CASHIER2-01112019-149-1
1/11/2019	1-18	\$0.00	\$0.00	\$265.58	\$0.00	CASHIER2-01112019-149-1
1/11/2019	1-18	\$0.00	\$1.00	\$0.00	\$0.00	CASHIER2-01112019-149-1
1/22/2018	1-17	\$0.00	\$0.00	\$5.00	\$0.00	cashier2-01222018-92-3
1/22/2018	1-17	\$0.00	\$5.00	\$0.00	\$0.00	cashier2-01222018-92-3



# TAX INFORMATION - PROPERTY #4 (Tract 9)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$278.74	\$0.00	cashier2-01222018-92-3
1/22/2018	1-17	\$0.00	\$1.01	\$0.00	\$0.00	cashier2-01222018-92-3
1/22/2018	1-17	\$0.00	\$278.74	\$0.00	\$0.00	cashier2-01222018-92-3
1/22/2018	1-17	\$0.00	\$0.00	\$1.01	\$0.00	cashier2-01222018-92-3
1/19/2017	1-16	\$0.00	\$0.00	\$1.01	\$0.00	cashier2-01192017-83-1
1/19/2017	1-16	\$0.00	\$0.00	\$276.03	\$0.00	cashier2-01192017-83-1
1/19/2017	1-16	\$0.00	\$276.03	\$0.00	\$0.00	cashier2-01192017-83-1
1/19/2017	1-16	\$0.00	\$1.01	\$0.00	\$0.00	cashier2-01192017-83-1
2/9/2016	1-15	\$0.00	\$1.01	\$0.00	\$0.00	cashier2-02092016-222-3
2/9/2016	1-15	\$0.00	\$0.00	\$270.06	\$0.00	cashier2-02092016-222-3
2/9/2016	1-15	\$0.00	\$270.06	\$0.00	\$0.00	cashier2-02092016-222-3
2/9/2016	1-15	\$0.00	\$0.00	\$1.01	\$0.00	cashier2-02092016-222-3

GIS parcel shapefile last updated 2/18/2019 1:39:58 AM.

The CAMA data presented on this website is current as of 2/16/2019 12:01:26 AM.

# TAX INFORMATION - PROPERTY #4 (Tract 11)

Property Record Card - Williams County, Ohio

Generated 2/18/2019 8:33:06 AM

General Parcel Information	
Parcel	073-070-03-023.002
Owner	SCHMUCKER NOAH
Address	13 RD
Mailing Address Line 1	SCHMUCKER NOAH
Mailing Address Line 2	4775 S 1000 E
Mailing Address Line 3	HAMILTON IN 46742
Land Use	400 - COMMERCIAL - VACANT LAND
Legal Description	TR2 SW 143X231 MONTPELIERINDUSTRIAL PARK EXT 2 .76A
Tax District	151
School District	MONTPELIER EXEMPTED VILLAGE SCHOOL DISTRICT
Township	MONTPELIER VILLAGE
City	MONTPELIER

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$5,000	\$1,750	\$0	\$0	\$0	\$0	\$1,750

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
A0 - Row	0.16	0	0	0	\$0
CS - Commercial Acreage	0.6	0	0	100	\$5,040

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
6/20/2005	SCHMUCKER NOAH	**PARCEL CREATED	\$72,500
6/20/2005	SCHMUCKER NOAH	Unknown	\$72,500



# TAX INFORMATION - PROPERTY #4 (Tract 11)



# TAX INFORMATION - PROPERTY #4 (Tract 11)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

## Data For Parcel 073-070-03-023.002

### Tax Data

Parcel: 073-070-03-023.002  
Owner: SCHMUCKER NOAH  
Address: 13 RD



[+] Map this property.

### Tax Rates

Full Tax Rate	79.75
Effective Tax Rate	55.387432

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$69.78	\$0.00	\$69.78	\$0.00
Credit:			(\$21.32)	\$0.00	(\$21.32)	\$0.00
Rollback:			\$0.00	\$0.00	\$0.00	\$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		\$48.46		\$48.46	
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments:	\$0.00		\$6.00		\$6.00	
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Owed:	\$0.00		\$54.46		\$54.46	\$108.92
Net Paid:	\$0.00		(\$54.46)		(\$54.46)	(\$108.92)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

### Special Assessments

Assessment:	1 of 3					
	40-777 ST JOE WATERSHED-PERM MAIN					
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$1.00		\$1.00	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/11/2019	1-18	\$0.00	\$48.46	\$0.00	\$0.00	CASHIER2-01112019-149-2
1/11/2019	1-18	\$0.00	\$0.00	\$5.00	\$0.00	CASHIER2-01112019-149-2
1/11/2019	1-18	\$0.00	\$5.00	\$0.00	\$0.00	CASHIER2-01112019-149-2
1/11/2019	1-18	\$0.00	\$0.00	\$48.46	\$0.00	CASHIER2-01112019-149-2
1/11/2019	1-18	\$0.00	\$1.00	\$0.00	\$0.00	CASHIER2-01112019-149-2
1/11/2019	1-18	\$0.00	\$0.00	\$1.00	\$0.00	CASHIER2-01112019-149-2
1/22/2018	1-17	\$0.00	\$0.00	\$5.00	\$0.00	cashier2-01222018-92-2
1/22/2018	1-17	\$0.00	\$48.88	\$0.00	\$0.00	cashier2-01222018-92-2



# TAX INFORMATION - PROPERTY #4 (Tract 11)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$48.88	\$0.00	cashier2-01222018-92-2
1/22/2018	1-17	\$0.00	\$5.00	\$0.00	\$0.00	cashier2-01222018-92-2
1/22/2018	1-17	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-01222018-92-2
1/22/2018	1-17	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-01222018-92-2
1/19/2017	1-16	\$0.00	\$0.00	\$48.40	\$0.00	cashier2-01192017-83-3
1/19/2017	1-16	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-01192017-83-3
1/19/2017	1-16	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-01192017-83-3
1/19/2017	1-16	\$0.00	\$48.40	\$0.00	\$0.00	cashier2-01192017-83-3
1/19/2017	1-16	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-01192017-83-3
1/19/2017	1-16	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-01192017-83-3
2/9/2016	1-15	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-02092016-222-2
2/9/2016	1-15	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-02092016-222-2
2/9/2016	1-15	\$0.00	\$0.00	\$47.36	\$0.00	cashier2-02092016-222-2
2/9/2016	1-15	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-02092016-222-2
2/9/2016	1-15	\$0.00	\$47.36	\$0.00	\$0.00	cashier2-02092016-222-2
2/9/2016	1-15	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-02092016-222-2

GIS parcel shapefile last updated 2/18/2019 1:39:58 AM.

The CAMA data presented on this website is current as of 2/16/2019 12:01:26 AM.

# TAX INFORMATION - PROPERTY #4 (Tract 10)

## Property Record Card - Williams County, Ohio

Generated 2/18/2019 8:23:01 AM

General Parcel Information	
Parcel	073-070-03-023.003
Owner	SCHMUCKER NOAH
Address	13 RD
Mailing Address Line 1	SCHMUCKER NOAH
Mailing Address Line 2	4775 S 1000 E
Mailing Address Line 3	HAMILTON IN 46742
Land Use	400 - COMMERCIAL - VACANT LAND
Legal Description	TR2 E PT MONTPELIER IND PARK EXT 2 2.75A
Tax District	151
School District	MONTPELIER EXEMPTED VILLAGE SCHOOL DISTRICT
Township	MONTPELIER VILLAGE
City	MONTPELIER

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$23,100	\$8,090	\$0	\$0	\$0	\$0	\$8,090

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
CS - Commercial Acreage	2.75	0	0	100	\$23,100

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
6/20/2005	SCHMUCKER NOAH	**PARCEL CREATED	\$72,500
6/20/2005	**PARCEL CREATED	Unknown	\$72,500



[illegible]

# TAX INFORMATION - PROPERTY #4 (Tract 10)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

## Data For Parcel 073-070-03-023.003

### Tax Data

Parcel: 073-070-03-023.003  
Owner: SCHMUCKER NOAH  
Address: 13 RD



[+] Map this property.

### Tax Rates

Full Tax Rate	79.75
Effective Tax Rate	55.387432

### Property Tax

Tax Year 2018 Payable 2019						
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$322.59	\$0.00	\$322.59	\$0.00
Credit:			(\$98.55)	\$0.00	(\$98.55)	\$0.00
Rollback:			\$0.00	\$0.00	\$0.00	\$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		\$224.04		\$224.04	
CAUV Recoupment:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments:	\$0.00		\$6.00		\$6.00	
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Owed:	\$0.00		\$230.04		\$230.04	\$460.08
Net Paid:	\$0.00		(\$230.04)		(\$230.04)	(\$460.08)
Net Due:	\$0.00		\$0.00		\$0.00	\$0.00

### Special Assessments

Assessment:	1 of 3					
	40-777 ST JOE WATERSHED-PERM MAIN					
	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust
Charge:	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00
Penalty/Interest:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Special Assessments:	\$0.00		\$1.00		\$1.00	

### Payment History

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
1/11/2019	1-18	\$0.00	\$0.00	\$1.00	\$0.00	CASHIER2-01112019-149-3
1/11/2019	1-18	\$0.00	\$224.04	\$0.00	\$0.00	CASHIER2-01112019-149-3
1/11/2019	1-18	\$0.00	\$0.00	\$224.04	\$0.00	CASHIER2-01112019-149-3
1/11/2019	1-18	\$0.00	\$1.00	\$0.00	\$0.00	CASHIER2-01112019-149-3
1/11/2019	1-18	\$0.00	\$0.00	\$5.00	\$0.00	CASHIER2-01112019-149-3
1/11/2019	1-18	\$0.00	\$5.00	\$0.00	\$0.00	CASHIER2-01112019-149-3
1/22/2018	1-17	\$0.00	\$0.00	\$6.64	\$0.00	cashier2-01222018-92-1
1/22/2018	1-17	\$0.00	\$225.96	\$0.00	\$0.00	cashier2-01222018-92-1



# TAX INFORMATION - PROPERTY #4 (Tract 10)

2/18/2019

Williams County, Ohio: Online Auditor - Property Data

1/22/2018	1-17	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-01222018-92-1
1/22/2018	1-17	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-01222018-92-1
1/22/2018	1-17	\$0.00	\$6.65	\$0.00	\$0.00	cashier2-01222018-92-1
1/22/2018	1-17	\$0.00	\$0.00	\$225.96	\$0.00	cashier2-01222018-92-1
1/19/2017	1-16	\$0.00	\$0.00	\$1.64	\$0.00	cashier2-01192017-83-2
1/19/2017	1-16	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-01192017-83-2
1/19/2017	1-16	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-01192017-83-2
1/19/2017	1-16	\$0.00	\$0.00	\$223.75	\$0.00	cashier2-01192017-83-2
1/19/2017	1-16	\$0.00	\$223.75	\$0.00	\$0.00	cashier2-01192017-83-2
1/19/2017	1-16	\$0.00	\$1.64	\$0.00	\$0.00	cashier2-01192017-83-2
2/9/2016	1-15	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-02092016-222-1
2/9/2016	1-15	\$0.00	\$0.00	\$218.92	\$0.00	cashier2-02092016-222-1
2/9/2016	1-15	\$0.00	\$218.92	\$0.00	\$0.00	cashier2-02092016-222-1
2/9/2016	1-15	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-02092016-222-1
2/9/2016	1-15	\$0.00	\$1.00	\$0.00	\$0.00	cashier2-02092016-222-1
2/9/2016	1-15	\$0.00	\$0.00	\$1.00	\$0.00	cashier2-02092016-222-1

GIS parcel shapefile last updated 2/18/2019 1:39:58 AM.

The CAMA data presented on this website is current as of 2/16/2019 12:01:26 AM.

## CHAPTER 1159 M-1 and M-2 Industrial Districts

1159.01	Intent.	1159.05	Yard regulations.
1159.02	Light Industrial District Use Regulations (M-1).	1159.06	Performance standards.
1159.03	General Industrial District Use Regulations (M-2).	1159.07	Parking
1159.04	Area and Land Coverage Regulations.	1159.08	Sign regulations.

---

### 1159.01 INTENT.

The Light (M-1) and General (M-2) Industrial Districts and their regulations are established herein in order to achieve the following purposes:

- (a) To provide in appropriate and convenient districts sufficient areas for carrying on research, providing commercial services, manufacturing and distributing goods to serve the community, to promote employment and to strengthen the economy of the community;
  - (b) To provide Light Industrial Districts in appropriate and convenient areas for business, contracting, storage, distribution and transportation services, and related types of minor production processes;
  - (c) To provide General Industrial Districts for those products and processes which normally require a large amount of motor vehicle trucking for transportation of the raw materials and finished products, but in which dust, smoke, fumes, glare, odors or other objectionable influences can be controlled;
  - (d) To improve the general environment by prohibiting dwellings, institutions and public facilities in the industrial districts, and by so doing, make land more readily accessible for industry;
  - (e) To protect adjacent residential districts by restricting the types of manufacturing uses in the surrounding areas to only those not creating objectionable influences beyond their district boundaries and by separating and insulating them from the most intense manufacturing activities; and
  - (f) To protect manufacturing and related development against congestion insofar as is possible and appropriate in each area by limiting the bulk of buildings in relation to the land and by providing off-street parking and loading facilities.
- (Ord. 1166. Passed 9-24-01.)



# LIGHT INDUSTRIAL ZONING INFO - PROPERTY #4

## **1159.02 LIGHT INDUSTRIAL DISTRICT USE REGULATIONS (M-1).**

Buildings and land shall be designed, erected, altered, moved and maintained, in whole or in part, in any M-1 Light Industrial District only for the uses set forth in the following regulations:

(a) Principal Permitted Uses.

- (1) Office or offices which pertain to those uses listed in this section.
- (2) Research and testing facilities. Experimental, research and testing all types of basic and applied research of product design and development, including but not limited to the construction and operation of small scale experimental and pilot plant operations;
- (3) Non-metal production. Clothing and other textile products, plastic extrusion, molding and fabricating of panels, sheets, tubes and rods, printing publishing and engraving, fabrication of wood furniture, cabinets and other wood products limited to sash, doors, cabinets, wall boards, partitions and prefabricated house panels;
- (4) General services. Sales and storage establishments if conducted wholly within enclosed buildings to the following extent:
  - A. Public service facilities and public utilities;
  - B. Shops and offices of contractors; carpentry; electrical; masonry; plumbing; heating; ventilating; air conditioning; painting; ornamental iron; roofing and sheet metal; packing and crating and monument works;
  - C. Commercial greenhouses;
  - D. Raising of farm crops.
- (5) Trade schools, banking facilities, public and private employment agencies, restaurants (without drive-thru facilities), indoor and outdoor recreational facilities, churches, and professional offices.

(b) A conditional land use permit shall be required for the following uses in the M-1 District.

- (1) Distribution operations. The storage and distribution of those products which may be produced in a Light Industrial District, and the storage and distribution of food and beverages; postal stations; telephone exchange; electrical distribution sub-station.
- (2) General services. Sales and storage establishments if conducted wholly within enclosed buildings to the following extent:
  - A. Repair establishments: automobile engines, body and paint; electrical and household appliances;
  - B. Food and drink preparation: bakeries, freezing, refrigeration, roasting, ice manufacturing, bottling works and creameries; excluding the basic manufacture or processing of foodstuff, either animal or vegetable;
  - C. Storage yards and sale of new lumber and other building materials; public utility materials and equipment;
  - D. Warehouses, other storage establishments, and parcel delivery stations providing loading and off-loading facilities are entirely within an enclosed building;
  - E. Veterinarians' offices, animal hospitals, and kennels.

# LIGHT INDUSTRIAL ZONING INFO - PROPERTY #4

- (3) Child Day Care. Facilities for the care of children for onsite or offsite employees.
- (4) Commercial Activities. Restaurants, financial institutions, photocopying, occupational training facilities and related commercial uses with the specific purpose of serving the needs of employees and companies located within an industrial zoning district.
- (5) Similar Uses Permitted. Any other office, research, service, wholesale, storage or product use not listed above or in any industrial district if considered and found similar by the Commission.
- (6) Accessory Uses Permitted. Storage of materials and products within buildings and processes clearly accessory to the main use, provided such a use has no injurious effect on adjoining residential districts.  
(Ord. 2164. Passed 3-17-14.)

## 1159.03 GENERAL INDUSTRIAL DISTRICT USE REGULATIONS (M-2).

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in any M-2 General District only for the uses set forth in the following regulations:

### (a) Principal Permitted Uses.

- (1) Office, laboratories, production, distribution, service, and church uses permitted in any Light Industrial District (all other business, service, institutional, and residential uses are not permitted):
- (2) Manufacturing processes conducted wholly within an enclosed building; cutting, forging, stamping, casting, extrusion, drilling, machining, welding, brazing, soldering, sawing, cleaning, shot and sand blasting, grinding, enameling, painting, galvanizing finishing, heat-treating and rust-proofing, as a component process in connection with the production and assembly of the products;
- (3) Metal production. Cutting, electric, gas and ultrasonic welding; grinding, machining and finishing as incidental component operations, (but not as a single operation) only in the production and/or assembly of products which have a high value in relation to bulk, such as automotive and aircraft parts; electrical and electronic equipment, motors, lamps, fixtures and clocks; hardware, cutlery and kitchen utensils; musical and scientific instruments; medical, orthopedic and photographic instruments and equipment; machine tools, lathes, presses, stamping machines, woodworking machines and screw machines; and sporting goods, athletic equipment, toys;
- (4) Transportation services. The storage and maintenance of trucks and loading, unloading equipment for the purpose of transporting materials and equipment upon highways in general;
- (5) Airports;
- (6) Grain elevators and feed mills.



# LIGHT INDUSTRIAL ZONING INFO - PROPERTY #4

- (b) A conditional land use permit shall be required for the following uses in the M-2 District.
- (1) Manufacturing of acid, derivatives, ammunition, cement, chlorine, fireworks or explosives, gelatins, grease or tallow, gun powder, and the distillation of wood, coal, and other distillers;
  - (2) Natural gas and oil petroleum wells;
  - (3) Slaughter houses and stockyards;
  - (4) The blending, mixing and packaging of disinfectants, fertilizers, insecticides, fungicides, ink, soap, detergents, and related household and industrial chemical compounds, but excluding the manufacture of primary chemicals or chemical compounds;
  - (5) Making of ferrous metal and metal alloy products from brass, pewter, tin, lead or aluminum and the smelting or foundering of such metals;
  - (6) The mining of natural resources, including the extraction of sand, gravel, fill dirt, topsoil and stone;
  - (7) Junk storage and sales (salvage operations). Junk storage and sales shall be effectively screened on all sides by means of walls, fences or plantings. Walls or fences shall be a minimum of ten feet in height with no advertising thereon. In lieu of such wall or fence, a strip of land not less than fifteen feet in width and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than eight feet in height may be substituted. Storage of materials shall not exceed the height of the screening.
  - (8) Similar Uses Permitted. Any other manufacturing use not listed above or in any industrial district if considered and found similar by the Commission.
  - (9) Accessory Uses Permitted.
    - A. Storage of materials and products and processes clearly accessory to the main use;
    - B. Off-street parking and loading facilities as required and set forth in Chapter 1185.
    - C. Signs, as set forth in Chapter 1171.  
(Ord. 2164. Passed 3-17-14.)

## 1159.04 AREA AND LAND COVERAGE REGULATIONS.

No minimum lot area or lot width is required in the M-1 Light and M-2 General Industrial Districts. Buildings, including accessory buildings, shall not cover more than forty percent (40%) of any lot in a Light Industrial District and sixty percent (60%) of any lot in a General Industrial District. (Ord. 1166. Passed 9-24-01.)

## 1159.05 YARD REGULATIONS.

Yards shall be provided for every main and accessory building in industrial districts in accordance with the following schedule:

# LIGHT INDUSTRIAL ZONING INFO - PROPERTY #4

121

M-1 and M-2 Industrial Districts

1159.06

District	Accessory Building and Use	Front Yard Setback (ft.)	Side Yard Abutting Residential Dist. (ft.)	Abutting Business Dist. (ft.)	Rear Yard Abutting Residential Dist. (ft.)	Abutting Business (ft.)
Light (M1)*	Offices	50	75	25	75	25
	Production	50	75	25	75	50
	Distribution	50	75	25	75	50
General (M2)*	Offices	50	75	25	75	25
	Manufacturing	50	75	25	75	50

\*Main and accessory buildings in any industrial district shall not exceed 45' in height.  
(Ord. 1166. Passed 9-24-01.)

## 1159.06 PERFORMANCE STANDARDS.

Any use established in any industrial district after the effective date of this Zoning Ordinance shall comply with the performance standards set forth hereinafter for the district in which such use shall be located as a precedence to occupancy and use. Any use already established in such districts shall not be altered, added to or otherwise modified so as to conflict with, or further conflict with the performance standards set forth hereinafter for the district in which such use is located as a precedence to future use. Statements may be required by the Commission from the owner stipulating that such uses comply or will comply.

- (a) Enclosure. All permitted main and accessory uses and operations except off-street parking shall be performed wholly within the limits established in this section. All raw material, finished products, mobile and other equipment shall be stored within said units.
- (b) Fire and explosive hazards. The storage, handling and use of flammable or explosive materials shall be permitted only in structures having incombustible exterior walls and all operations in connection therewith shall be provided with adequate safety and protective devices against hazards of fire and explosion as well as with adequate fire-fighting and suppression equipment and devices standard to the operation involved. The storage, handling and use of flammable or explosive materials shall conform to the requirements of all federal, state, local and other applicable regulations.
- (c) Emission of pollutants. The emission of any atmospheric pollutant shall not exceed the level permitted by applicable, federal or state regulations.
- (d) Noise. Noise which is objectionable as determined by the Commission due to volume, frequency or beat shall be muffled or otherwise controlled.
- (e) Vibration. Vibrations shall not be permitted beyond the lot line occupied by the use which would be perceptible without the aid of instruments.
- (f) Radio-active or electrical disturbances. Radio-active or electrical disturbances shall not be created which would adversely affect any form of life or equipment at or beyond the boundaries of the lot occupied by the use.



# LIGHT INDUSTRIAL ZONING INFO - PROPERTY #4

1159.07

## PLANNING AND ZONING CODE

122

- (g) Refuse. Incineration facilities are permitted provided they meet the requirements of the Ohio EPA. No garbage, rubbish, waste matter, or empty containers shall be permitted outside of any building unless contained in an approved refuse collection container.
- (h) Waste materials. Liquid wastes shall not be discharged into an open reservoir, stream or other open body of water or a sewer unless treated or controlled so that the amount of solid substances, oils, grease, acids, alkalies, and other chemicals shall not exceed the amount permitted by other codes of the state, county or municipality.
- (i) Glare. No direct or reflecting glare shall be permitted which is visible from any property outside an "M" District or from any public street, road or highway.
- (j) Erosion. No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.  
(Ord. 1166. Passed 9-24-01.)

### **1159.07 PARKING.**

Parking in any "M" District shall be in accordance with regulations set forth in Chapter 1185 of this Zoning Ordinance. (Ord. 1166. Passed 9-24-01.)

### **1159.08 SIGN REGULATIONS.**

Signs in any "M" district shall be designed, erected, altered, moved or maintained, in whole or in part, in accordance with the regulations set forth in Chapter 1171 of this Zoning Ordinance. (Ord. 1166. Passed 9-24-01.)

**1159.05 YARD REGULATIONS.**

Yards shall be provided for every main and accessory building in industrial districts in accordance with the following schedule:

District	Accessory Building and Setback Use	<u>Front Yard</u>		<u>Side Yard</u>		<u>Rear Yard</u>	
		Yard (ft.)	Abutting Residential District (ft.)	Abutting Business District (ft.)	Abutting Residential District (ft.)	Abutting Business District (ft.)	
Light (M1)*	Offices	50	75	25	75	25	
	Production	50	75	25	75	50	
	Distribution	50	75	25	75	50	
General (M2)*	Offices	50	75	25	75	25	
	Manufacturing	50	75	25	75	50	

\*Main and accessory buildings in any industrial district shall not exceed 45' in height.  
(Ord. 1166. Passed 9-24-01.)



# PHOTOS - PROPERTY #4 (Williams County)







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

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

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

**SchraderAuction.com**

