

*Pike County - Piketon, Ohio*

**Thursday, October 23 • 6pm**

# INFORMATION BOOK

Tracts 4-6

**343<sup>±</sup>**  
*acres*

Offered in 6 Tracts, Combinations  
and as a Whole

*Important*  
**LAND  
AUCTION**

- Quality Tillable Bottomland
- Numerous Fenced Fields & Good Pasture
- Mature Timber • Multiple Outbuildings
- Existing Trail System

ONLINE BIDDING AVAILABLE

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

800.451.2709  
SchraderAuction.com



## 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.

**SELLER:** James A. Teeters Et Al & Larry Allen Teeters Et Al



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

### TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 6 individual tracts, any combination of tracts, or as a total 343± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

**MULTI-PARCEL AUCTION:** The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, & all parcels or lots as a whole.

**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

**DEED:** Seller(s) shall provide the appropriate Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction.

**POSSESSION:** Possession will be delivered subject to the 2025 farm lease.

**REAL ESTATE TAXES/ASSESSMENTS:** Taxes shall be prorated to the date of closing.

**ACREAGE:** All boundaries are approximate & have been estimated based on current legal descriptions & GIS measurements.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for title transfer.

**CAUV:** If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & its real estate taxes have been levied & paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for & pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

**AGENCY:** Schrader Real Estate and Auction Company, Inc. & its representatives are exclusive agents of the seller.

**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code & the Federal Fair Housing Law

42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. **DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**AUCTION MANAGERS:** Travis B. Kelley • 740.572.1525 #SAL.2008003813

Schrader Real Estate and Auction Company, Inc. Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #63198513759, #REC.0000314452 (Jeffersonville, OH), #BBB.2010001376 (Irwin, OH)

Thomas G. Brewster • 740.357.0325, Brewster Real Estate & Auction Co. LLC

#57199772859, #BRKP.2010003409, #REC.2012003181

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Tracts 4 & 5



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, OCTOBER 23, 2025**  
**343± ACRES – PIKE COUNTY, OHIO**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, October 16, 2025.  
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**  
**343± Acres • Pike County, Ohio**  
**Thursday, October 23, 2025**

**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 Thursday, October 23, 2025 at 6:00 PM (EST).
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; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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, Thursday, October 16, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

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

\_\_\_\_\_  
Date

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

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

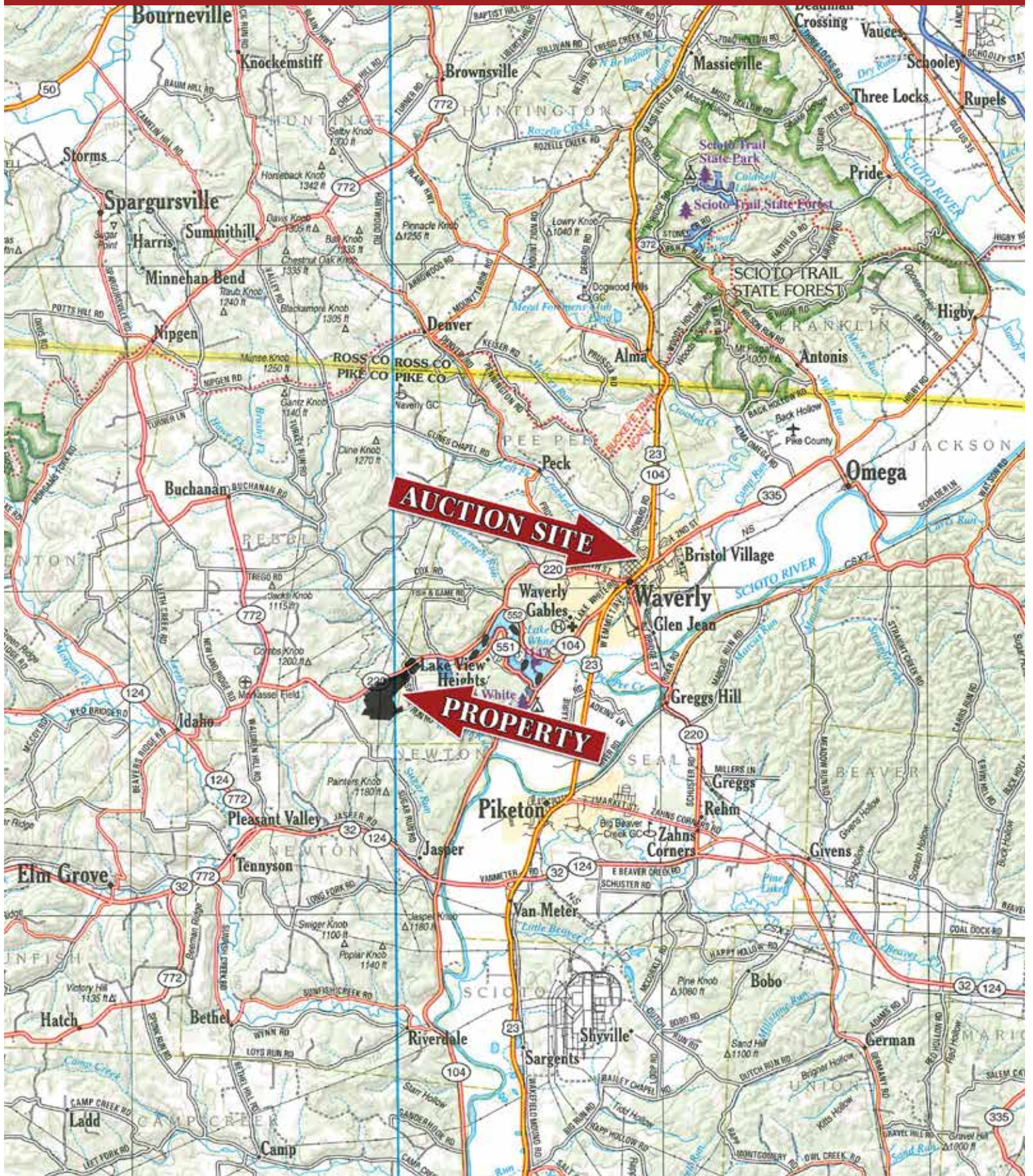
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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 260-244-7606.

# LOCATION & TRACT MAPS

# LOCATION MAP

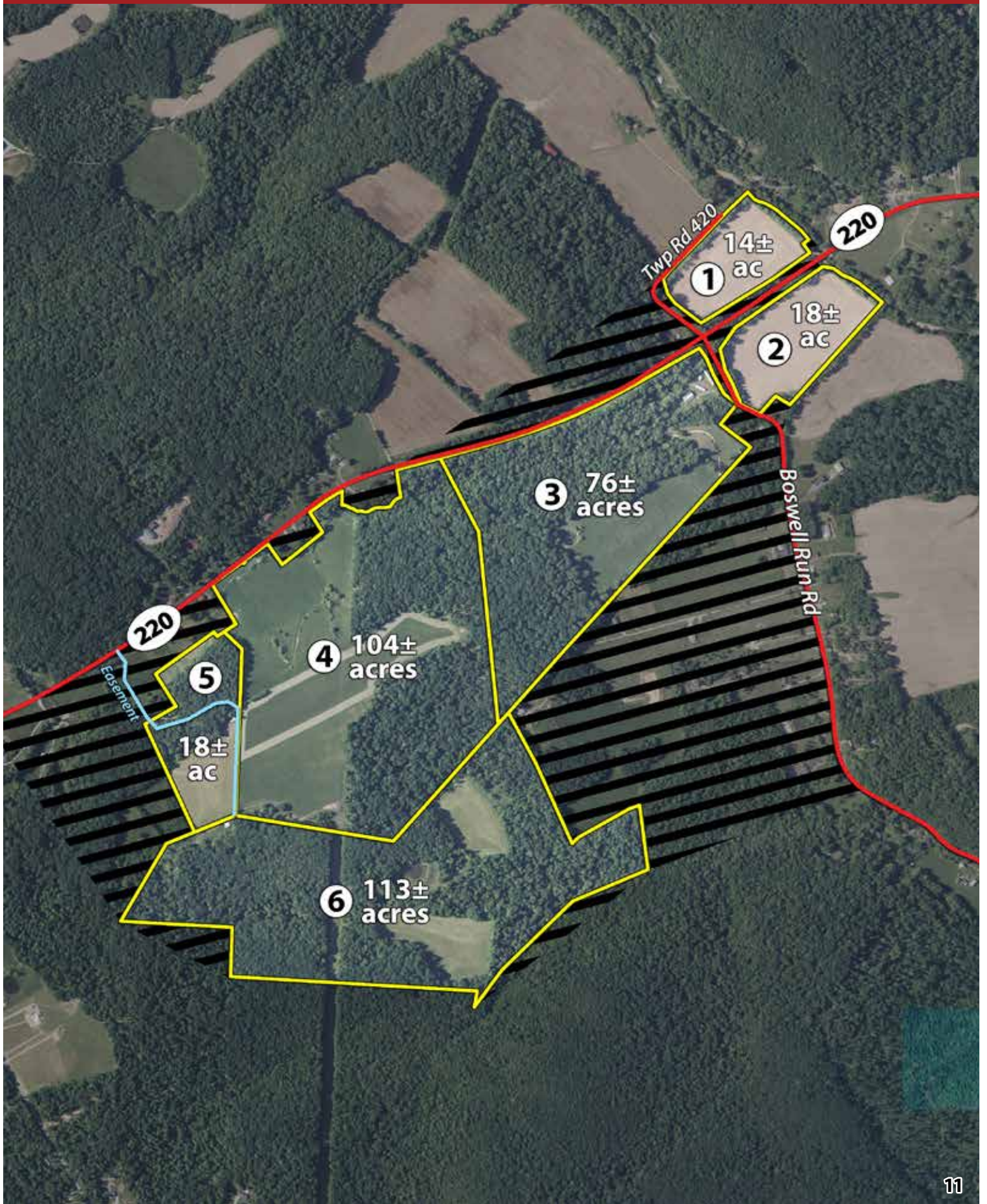


**AUCTION LOCATION:** Pike County Senior Center, 402 Clough St, Waverly, OH 45690

**PROPERTY LOCATION:** Near 2262 SR 220, Pikeston, OH, 45661

From downtown Waverly at the intersection of 23 & 220, take 220 W for 5 miles.

# TRACT MAP





# COUNTY TAX INFORMATION

# COUNTY TAX INFO - TRACTS 1-3

8/19/25, 8:05 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=160120000000



Pike County, OH - PEE PEE TWP - WAVERLY CSD

Enter Parcel or Map Number



Parcel 160120000000

2024 Final Values

Owner Name	TEETERS, LARRY ALLEN ET AL	Market Taxable Value	Starting Value	Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	RT 220	185,640	38,270	0.00	1,290.84	0.00	(1,290.84)	0.00

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**TAX CHARGES & PAYMENTS**

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

**Mailing Address - 1st Half Tax Bill**

TEETERS, LARRY  
 501 SEAL AVE  
 PIKETON, OH 45661

**Mailing Address - 2nd Half Tax Bill**  
 TEETERS, LARRY  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	645.42	645.42	0.00	0.00	0.00	0.00	0.00	(1,290.84)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>645.42</b>	<b>645.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,290.84)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	645.42	Payment
2/4/2025	520.42	Payment
1/10/2025	125.00	Applied Prepayments
<b>Total:</b>		<b>1,290.84</b>

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# COUNTY TAX INFO - TRACTS 3 & 4

8/19/25, 8:02 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140006000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number



Parcel 140006000000

2024 Final Values

Owner Name	TEETERS, LARRY ALLEN ET AL	Market Value	Taxable Value	Starting Value	Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	W & E SIDE STATE ROUTE APT #220	289,840	33,300	0.00		1,187.86	0.00	(1,187.86)	0.00

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**TAX CHARGES & PAYMENTS**

**Mailing Address - 1st Half Tax Bill**

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

TEETERS, LARRY  
 501 SEAL AVE  
 PIKETON, OH 45661

**Mailing Address - 2nd Half Tax Bill**  
 TEETERS, LARRY  
 LARRY  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR  ▾

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	593.93	593.93	0.00	0.00	0.00	0.00	0.00	(1,187.86)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>593.93</b>	<b>593.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,187.86)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	593.93	Payment
2/4/2025	593.93	Payment
<b>Total:</b>		<b>1,187.86</b>

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# COUNTY TAX INFO - TRACT 5

8/19/25, 8:06 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140743000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140743000000

2024 Final Values

Owner Name	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS, JAMES A. ET AL	57,940	10,250	0.00	365.64	0.00	(365.64)	0.00

Property Location S SIDE STATE ROUTE APT #220

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**TAX CHARGES & PAYMENTS**

Mailing Address - 1st Half Tax Bill

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2025

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	182.82	182.82	0.00	0.00	0.00	0.00	0.00	(365.64)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>182.82</b>	<b>182.82</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(365.64)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	182.82	Payment
2/4/2025	182.82	Payment
<b>Total:</b>		<b>365.64</b>

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# COUNTY TAX INFO - TRACT 6

8/19/25, 8:07 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140744000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number



Parcel 140744000000

2024 Final Values

Owner Name	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS, JAMES A. ET AL	9,000	710	0.00	25.34	0.00	(25.34)	0.00

Property Location STATE ROUTE 220

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**TAX CHARGES & PAYMENTS**

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

**Mailing Address - 1st Half Tax Bill**

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

**Mailing Address - 2nd Half Tax Bill**  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	12.67	12.67	0.00	0.00	0.00	0.00	0.00	(25.34)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>12.67</b>	<b>12.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(25.34)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	12.67	Payment
2/4/2025	12.67	Payment
<b>Total:</b>		<b>25.34</b>

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# COUNTY TAX INFO - TRACT 6

8/19/25, 8:07 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140745000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140745000000

2024 Final Values

Owner Name	Market Taxable Value			Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS, JAMES A. ET AL	11,510	1,920	0.00	68.48	0.00	(68.48)	0.00	
Property Location	S SIDE STATE ROUTE APT #220-REAR							

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**TAX CHARGES & PAYMENTS**

**Mailing Address - 1st Half Tax Bill**

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

**Mailing Address - 2nd Half Tax Bill**  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2025

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	34.24	34.24	0.00	0.00	0.00	0.00	0.00	(68.48)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>34.24</b>	<b>34.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(68.48)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	34.24	Payment
2/4/2025	34.24	Payment
<b>Total:</b>		<b>68.48</b>

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# COUNTY TAX INFO - TRACT 6

8/19/25, 8:08 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140741000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140741000000

2024 Final Values

Owner Name	Market Taxable Value		Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS, JAMES A. ET AL	58,910	7,690	0.00	274.32	0.00	(274.32)	0.00
Property Location	S SIDE STATE ROUTE APT #220-REAR						

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**TAX CHARGES & PAYMENTS**

**Mailing Address - 1st Half Tax Bill**

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

**Mailing Address - 2nd Half Tax Bill**  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2025

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	137.16	137.16	0.00	0.00	0.00	0.00	0.00	(274.32)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>137.16</b>	<b>137.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(274.32)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	137.16	Payment
2/4/2025	137.16	Payment
<b>Total:</b>		<b>274.32</b>

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# COUNTY TAX INFO - TRACT 6

8/19/25, 8:09 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140742000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140742000000

2024 Final Values

Owner Name	Market Taxable Value			Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS, JAMES A. ET AL	35,200	2,700	0.00	96.30	0.00	(96.30)	0.00	
Property Location	S SIDE STATE ROUTE APT #220-REAR							

**Main Menu**

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments**
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- New Search

**TAX CHARGES & PAYMENTS**

Mailing Address - 1st Half Tax Bill

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR  ▾

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	48.15	48.15	0.00	0.00	0.00	0.00	0.00	(96.30)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>48.15</b>	<b>48.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(96.30)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	48.15	Payment
2/4/2025	48.15	Payment
<b>Total:</b>		<b>96.30</b>

Data extracted from County files  
 8/18/2025 10:33:13 PM

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# COUNTY TAX INFO - TRACT 6

8/19/25, 8:09 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=140746000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 140746000000

2024 Final Values

Owner Name	TEETERS, JAMES A. ET AL	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	NE SIDE SUGAR RUN RD C-42	10,210	1,500	0.00	53.50	0.00	(53.50)	0.00

**Main Menu**

- General Information
- Land Detail
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- Sales History
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- New Search

**TAX CHARGES & PAYMENTS**

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

**Mailing Address - 1st Half Tax Bill**

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

**Mailing Address - 2nd Half Tax Bill**  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	26.75	26.75	0.00	0.00	0.00	0.00	0.00	(53.50)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>26.75</b>	<b>26.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(53.50)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	26.75	Payment
2/4/2025	26.75	Payment
<b>Total:</b>		<b>53.50</b>

Data extracted from County files  
 8/18/2025 10:33:13 PM

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# COUNTY TAX INFO - TRACT 6

8/19/25, 8:10 AM

pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=14074000000



Pike County, OH - PEBBLE TWP - WAVERLY CSD

Enter Parcel or Map Number

Search



Parcel 14074000000

2024 Final Values

Owner Name	Market Taxable Value			Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS, JAMES A. ET AL	28,700	4,340	0.00	0.00	154.80	0.00	(154.80)	0.00
Property Location	S SIDE STATE ROUTE APT #220-REAR							

**Main Menu**

- General Information
- Land Detail
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- Tax Charges and Payments**
- Where Your Taxes Go
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- Property Record Card
- New Search

**TAX CHARGES & PAYMENTS**

Mailing Address - 1st Half Tax Bill

1st Half Due Date 2/18/2025  
 2nd Half Due Date 7/15/2025

TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

Mailing Address - 2nd Half Tax Bill  
 TEETERS, JAMES A  
 501 SEAL AVE  
 PIKETON, OH 45661

ACTIVITY FOR CALENDAR YEAR 2025

	Starting Balance	1st Half	2nd Half	1st Half Penalty	2nd Half Penalty	Interest	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	77.40	77.40	0.00	0.00	0.00	0.00	0.00	(154.80)
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>77.40</b>	<b>77.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(154.80)</b>	<b>0.00</b>

Date	Amount	Description
7/2/2025	77.40	Payment
2/4/2025	77.40	Payment
<b>Total:</b>		<b>154.80</b>

Data extracted from County files  
 8/18/2025 10:33:13 PM

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# FSA INFORMATION

# FSA INFORMATION

OHIO  
 PIKE  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 850  
 Prepared : 8/22/25 3:27 PM CST  
 Crop Year : 2025

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : TEETERS & TEETERS  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
380.57	113.36	113.36	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	113.36	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	18.60	0.00	130	
Soybeans	18.60	0.00	34	
<b>TOTAL</b>	<b>37.20</b>	<b>0.00</b>		

### NOTES

Tract Number : 722  
 Description : K5H A2 & K5L A2  
 FSA Physical Location : OHIO/PIKE  
 ANSI Physical Location : OHIO/PIKE  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : LARRY TEETERS, JAMES TEETERS  
 Other Producers : PORTER A. SHEPHERD  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
234.76	89.86	89.86	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

OHIO  
PIKE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 850**  
Prepared : 8/22/25 3:27 PM CST  
Crop Year : 2025

**Tract 722 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	89.86	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.74	0.00	130
Soybeans	14.74	0.00	34
<b>TOTAL</b>	<b>29.48</b>	<b>0.00</b>	

**NOTES**

**Tract Number** : 728  
**Description** : K5H A2  
**FSA Physical Location** : OHIO/PIKE  
**ANSI Physical Location** : OHIO/PIKE  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : JAMES TEETERS, LARRY TEETERS  
**Other Producers** : PORTER A. SHEPHERD  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
145.81	23.50	23.50	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	23.50	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	3.86	0.00	130
Soybeans	3.86	0.00	34
<b>TOTAL</b>	<b>7.72</b>	<b>0.00</b>	

**NOTES**

# FSA INFORMATION

OHIO  
PIKE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 850  
Prepared : 8/22/25 3:27 PM CST  
Crop Year : 2025

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

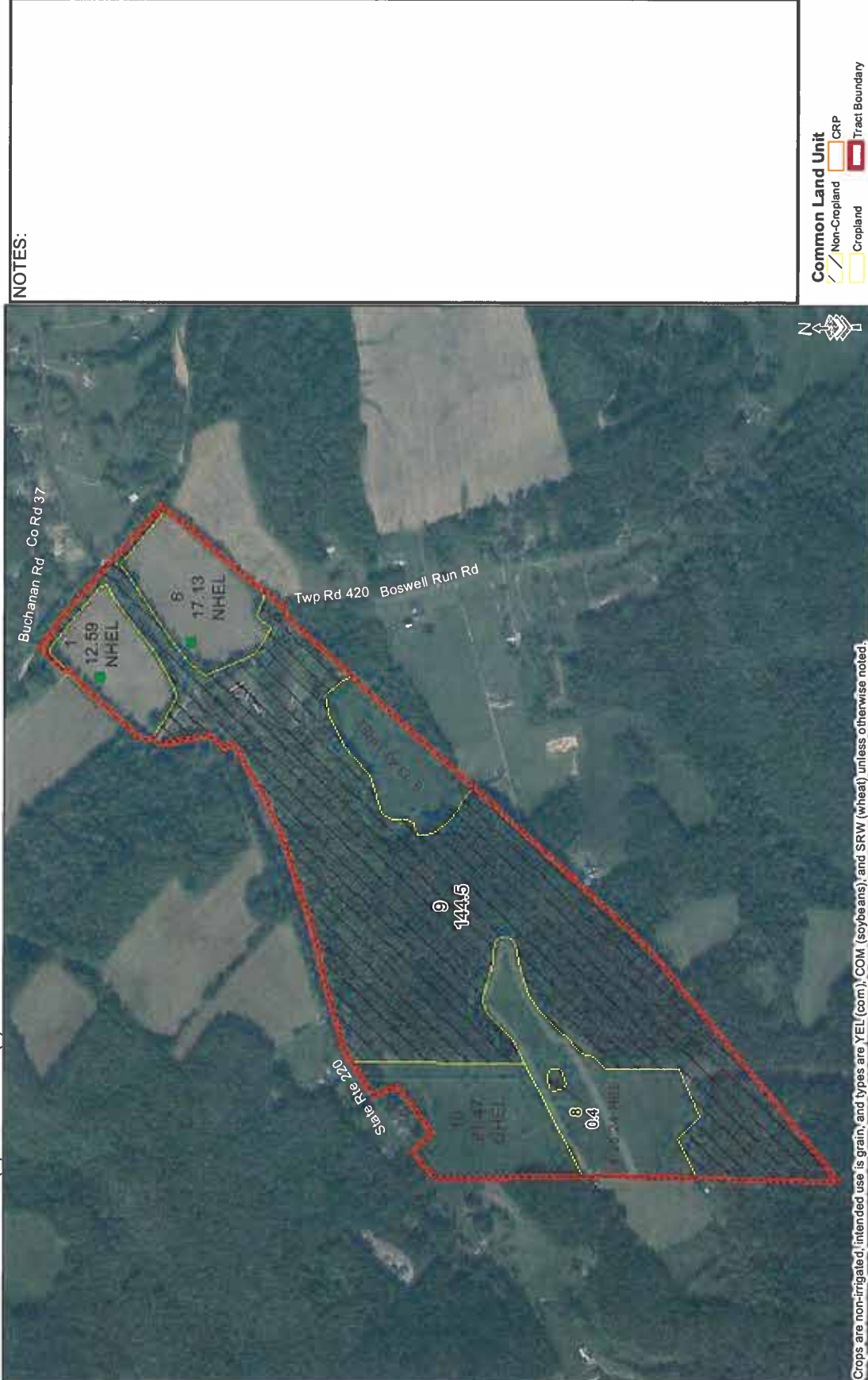
*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION

**USDA**  
**Pike County, Ohio**  
 2026 Fairgreens Rd  
 Jackson OH 45640  
 740-286-5208(P) 855-839-8359(F)

2025 Program Year

Farm 850  
 Tract 722



NOTES:

- Common Land Unit**
- Non-Cropland
  - Cropland
  - GRP
  - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- Map Created October 09, 2024

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

1:11,412

**Tract Cropland Total: 89.86 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 Programs. Wetland identifiers do not represent the size, shape, or specific delineation of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# FSA INFORMATION

**USDA**  
 Pike County, Ohio  
 2026 Fairgreens Rd  
 Jackson OH 45640  
 740-286-5208(P) 855-839-8359(F)

2025 Program Year

Farm 850  
 Tract 728



NOTES:

- Common Land Unit**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- Map Created October 09, 2024

1:8,773

**Tract Cropland Total: 23.50 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 Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

# **TRACTS 5 & 6 EASEMENT INFO**

# TRACTS 5 & 6 EASEMENT INFO

Instrument      Volume Page  
19990005391 OR      132    671

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Joseph Eldon Teeters and Marsha Louise Teeters, husband and wife, of Pike County, State of Ohio, for valuable consideration paid, grant with general warranty covenants to James R. Rapp and Lois Rapp, husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns, whose tax mailing address is 2090 SR 220, Piketon, OH 45661, the following real property:

### TRACT 1:

Situated in the Twp. Pebble, County of Pike, State of Ohio, being last recorded in the name of James and Orgie Teeters and Larry and Velma Teeters, Vol. 180, Pg. 815, being out of Parcel 140-0743, and being more clearly described as follows:

Beginning at a railroad spike found in the centerline of Ste. Rte. 220 at the Northwest corner of the James and Orgie Teeters and Larry and Velma Teeters property as recorded in Vol. 180, Pg. 815, said railroad spike bears Southwest 3800 feet + or - from the intersection of Strickland Road and Ste. Rte. 220 to the beginning of this survey;

Thence with the centerline of Ste. Rte. 220, N. 49° 09' 30" E. 238.03 feet to a railroad spike set in the centerline of said road at the Northeast corner of this survey;

Thence with a new line through the James and Orgie Teeters and Larry and Velma Teeters property, S. 32° 22' 57" E. 589.56 feet to an iron pin (1/2 in. rebar & cap) found and passing through an iron pin (1/2 in. rebar & cap) found at 21.71 feet;

Thence with the Northeast line of the Joseph Teeters property as recorded in Vol. 187, Pg. 355, N. 37° 44' 15" W. 207.75 feet from an iron pin (1/2 in. rebar & cap) found at the Northeast corner of said property;

Thence with the Northwest line of the Joseph Teeters property, S. 51° 51' 44" W. 209.72 feet to an iron pin (1/2 in. rebar & cap) found at the Northwest corner of said property;

Thence with a Southwest line of the Joseph Teeters property, and also being the Northeast line of a 20' Easement as recorded in Vol. 187, Pg. 355, S. 37° 43' 20" E. 158.90 feet to an iron pin (1/2 in. rebar & cap) found;

Thence with a Southwest line of the Joseph Teeters property, and also being a Northeast line of said 20 Easement, S. 80° 04' 00" E. 66.50 feet to an iron pin (1/2 in. rebar & cap) found at the Southwest corner of said property;

Thence with the Southeast line of the Joe Teeters property, N. 51° 38' 42" E. 164.99 feet to an iron pin (1/2 in. rebar & cap) found at the Southeast corner of said property;

Thence with a new line through the James and Orgie Teeters and Larry and Velma Teeters property, S. 31° 55' 30" E. 40.57 feet to an iron pin (1/2 in. rebar & cap) set at the Southeast corner of this survey;

Thence with a new line through the James and Orgie Teeters and Larry and Velma Teeters property, S. 60° 03' 32" W. 279.63 feet to an iron pin (1/2 in. rebar & cap) set at the Southwest corner of this property;

Thence with the southwest line of the James and Orgie Teeters and Larry and Velma Teeters property, N. 28° 02' 35" W. 584.88 feet to the beginning and passing through an iron pin (1/2 in. rebar & cap) found at 554.88 feet and containing 2.604 acres more or less, and being out of Parcel 140-0743.

There also being a 60' Right-of-Way across the Northeast corner of the above described 2.604 acre parcel, beginning at a point in the centerline of Ste. Rte. 220 in the Northwest line of the 2.604 acre tract, thence N. 49° 09' 30" E. 60.00 feet to a point set in the centerline of Ste. Rte. 220.

Thence with the Northeast line of this 60' R/W, S. 25° 35' 21" E. 15.66 feet to a point set;

Thence with a Northwest line of said R/W, N. 55° 22' 41" E. 58.75 feet to an iron pin set in the Northeast line of the 2.604 acre tract;

Thence with the Northeast line of the 2.604 acre tract, S. 32° 22' 57" E. 60.00 feet to a point set in said line;

Thence with the Southeast line of this R/W, S. 55° 22' 41" W. 124.55 feet to a point set;

Thence with the Southwest line of this R/W, N. 25° 35' 21" W. 69.78 feet to the beginning, the above described 60' R/W is to be enjoyed by both the Grantee and Grantor alike forever.

Being subject to all legal Highways and Easements before the date of the recording of this instrument.

NOTE: ALL IRON PINS SET ARE 24 INCHES IN LENGTH.

# TRACTS 5 & 6 EASEMENT INFO

Instrument Volume Page  
19990005391 OR 132 672

**TRACT II:**

Situated in Pebble Township, County of Pike, State of Ohio and being part of Survey No. 14329 and also being part of a 24.927 acres of land known as Lot No. 3 and more clearly described as follows:

Beginning at an iron pin, said iron pin bears the following calls from a railroad spike set in the center line of State Route 220 at the Northwest corner of the 24.927 acres as recorded in Vol. 180, Page 815 of which this is a part, North 49° 09' 30" East at a distance of 28.81 ft. to a railroad spike set in the center line of said road, South 72° 25' 30" East at a distance of 89.62 ft. to a point, South 1° 46' 50" East at a distance of 154.61 ft. to a point, South 33° 01' 30" East at a distance of 171 ft. to the real beginning of this survey; thence South 37° 43' 20" East at a distance of 158.90 ft. to an iron pin; thence South 80° 04' East at a distance of 66.50 ft. to an iron pin and there being a 20 foot right of way to this survey lying to the West of the last 5 calls; thence North 51° 38' 42" East at a distance of 164.99 ft. to an iron pin; thence North 37° 44' 15" West at a distance of 207.75 ft. to an iron pin; thence South 51° 51' 50" West at a distance of 209.72 ft. to the beginning and containing .977 acres more or less and being part of 24.927 acres of land as recorded in Vol. 180, Page 815 of the Pike County Deed Records.

PROPERTY ADDRESS: 2090 St. Rt. 220, Piketon, OH 45661  
Prior Instrument Reference: Official Record Volume 129, Page 116, Pike County, Ohio Records.

PARCEL NO. 140747 & 14074301

And all the Estate, Right, Title and Interest of the Grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging to said Grantees, James R. Rapp and Lois Rapp, husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever. And the said Joseph Eldon Teeters and Marsha Louise Teeters do hereby covenant and warrant that the title so conveyed is clear, free and unencumbered and that they will defend the same against all lawful claimns of all persons whomsoever.



SAVE AND EXCEPT: Any and all real property taxes for the 1999 tax year, and thereafter.

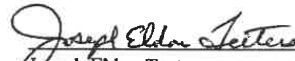
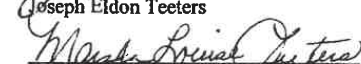
Grantors release all rights of dower therein.

WITNESS their hand(s) this 29th day of October, 1999.

19990005391  
Filed for Record in  
PIKE COUNTY OHIO  
JOYCE LEETH  
On 11-08-1999 At 12:51 pm.  
WRTY DEED 14.00  
OR Volume 132 Page 671 - 672

Signed and acknowledged  
in the presence of:

  
Ed Rhoads  
  
Gregory Van Zant

  
Joseph Eldon Teeters  
  
Marsha Louise Teeters

STATE OF OHIO  
COUNTY OF PIKE, ss:

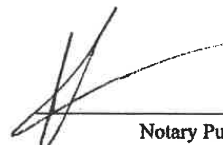

Before me, a Notary Public in and for said County and State, personally appeared the above named Joseph Eldon Teeters and Marsha Louise Teeters, who acknowledged that they did sign the foregoing instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Waverly, Ohio, this 29th day of October, 1999.

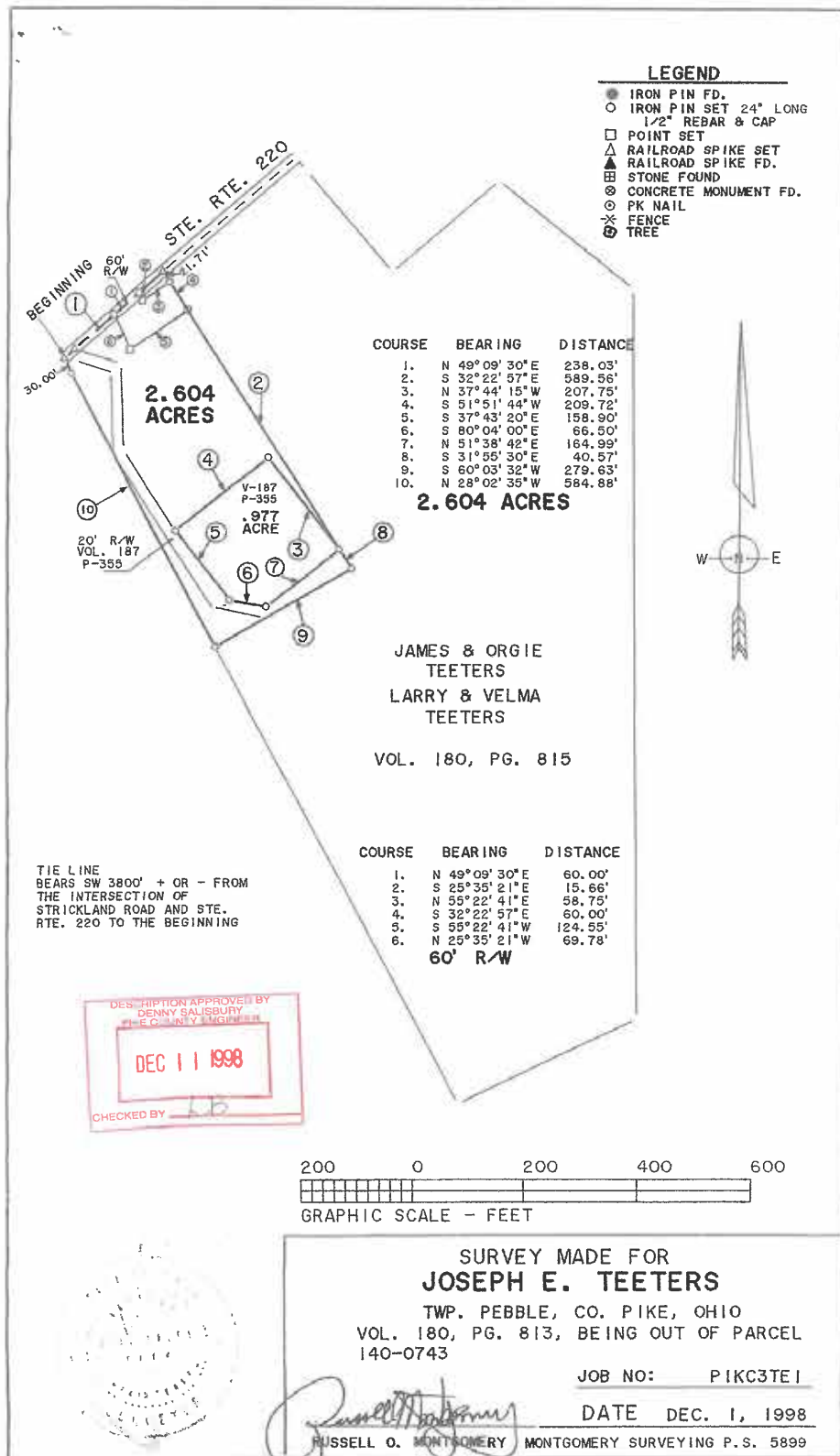
Prepared By:  
Gregory Van Zant  
Attorney at Law  
110 N. High Street  
Hillsboro, OH 45133  
937-383-1207  
#0039880

TRANSFER REQUIRED  
RECORDING FEE EXAMINED  
SEC. 319.022 P.L.C. COMPLIED WITH

NOV 03 1999  
3 20 00  
AMT. 14.00  
TEDDY L. WHEELER  
PIKE COUNTY AUDITOR

  
Notary Public  
  
Joseph Edwin Rhoads  
Notary Public, State of Ohio  
Life Commission

# TRACTS 5 & 6 EASEMENT INFO



# TRACTS 5 & 6 EASEMENT INFO

14329

PROPERTY DESCRIPTION MADE FOR  
JOSEPH TEETERS  
2.604 ACRES

Situated in the Twp. Pebble, County of Pike, State of Ohio, being last recorded in the name of James and Orgie Teeters and Larry and Velma Teeters, Vol. 180, Pg. 815, being out of Parcel 140-0743, and being more clearly described as follows;

Beginning at a railroad spike found in the centerline of Ste. Rte. 220 at the Northwest corner of the James and Orgie Teeters and Larry and Velma Teeters property as recorded in Vol. 180, Pg. 815, said railroad spike bears Southwest 3800 feet + or - from the intersection of Strickland Road and Ste. Rte. 220 to the beginning of this survey;

Thence with the centerline of Ste. Rte. 220, N. 49 Deg. 09' 30" E. 238.03 feet to a railroad spike set in the centerline of said road at the Northeast corner of this survey;

Thence with a new line through the James and Orgie Teeters and Larry and Velma Teeters property, S. 32 Deg. 22' 57" E. 589.56 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) found and passing through an iron pin ( $\frac{1}{2}$  in. rebar & cap) found at 21.71 feet;

Thence with the Northeast line of the Joseph Teeters property as recorded in Vol. 187, Pg. 355, N. 37 Deg. 44' 15" W. 207.75 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) found at the Northeast corner of said property;

Thence with the Northwest line of the Joseph Teeters property, S. 51 Deg. 51' 44" W. 209.72 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) found at the Northwest corner of said property;

Thence with a Southwest line of the Joseph Teeters property, and also being the Northeast line of a 20' Easement as recorded in Vol. 187, Pg. 187, Pg. 355, S. 37 Deg. 43' 20" E. 158.90 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) found;

Thence with a Southwest line of the Joseph Teeters property, and also being a Northeast line of said 20' Easement, S. 80 Deg. 04' 00" E. 66.50 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) found at the Southwest corner of said property;

Thence with the Southeast line of the Joe Teeters property, N. 51 Deg. 38' 42" E. 164.99 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) found at the Southeast corner of said property;

Thence with a new line through the James and Orgie Teeters and Larry and Velma Teeters property, S. 31 Deg. 55' 30" E. 40.57 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) set at the Southeast corner of this survey;

Thence with a new line through the James and Orgie Teeters and Larry and Velma Teeters property, S. 60 Deg. 03' 32" W. 279.63 feet to an iron pin ( $\frac{1}{2}$  in. rebar & cap) set at the Southwest corner of this survey;

Thence with the Southwest line of the James and Orgie Teeters and Larry and Velma Teeters property, N. 28 Deg. 02' 35" W.

J.M-5

14329

Sheet 153

# TRACTS 5 & 6 EASEMENT INFO

584.88 feet to the beginning and passing through an iron pin ( $\frac{1}{2}$  in. rebar & cap) found at 554.88 feet and containing 2.604 acres more or less, and being out of Parcel 140-0743.

There also being a 60' Right-Of-Way across the Northeast corner of the above described 2.604 acre parcel, beginning at a point in the centerline of STE. RTE. 220 in the Northwest line of the 2.604 acre tract, thence N. 49 Deg. 09' 30" E. 60.00 feet to a point set in the centerline of STE. RTE. 220.

Thence with the Northeast line of this 60' R/W, S. 25 Deg. 35' 21" E. 15.66 feet to a point set;

Thence with a Northwest line of said R/W, N. 55 Deg. 22' 41" E. 58.75 feet to an iron pin set in the Northeast line of the 2.604 acre tract;

Thence with the Northeast line of the 2.604 acre tract, S. 32 Deg. 22' 57" E. 60.00 feet to a point set in said line;

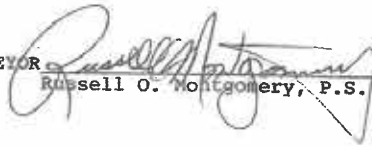
Thence with the Southeast line of this R/W, S. 55 Deg. 22' 41" W. 124.55 feet to a point set;

Thence with the Southwest line of this R/W, N. 25 Deg. 35' 21" W. 69.78 feet to the beginning, the above described 60' R/W is to be enjoyed by both the Grantee and Grantor alike forever.

Being subject to all legal Highways and Easements before the date of the recording of this instrument.

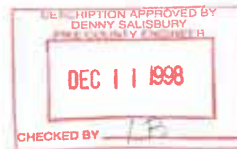
NOTE: ALL IRON PINS SET ARE 24 INCHES IN LENGTH.

SURVEYOR



Russell O. Montgomery, P.S. No. 5899

December 1, 1998



# PRELIMINARY TITLE

# PRELIMINARY TITLE



## REPORT OF TITLE

September 2, 2025

Schrader Real Estate and Auction Company, Inc.  
2663 Lewis Road  
Washington Courthouse, Ohio 43160

Attn.: Mr. Luke Schrader

Re: BesTitle File #OH-60835-JACK  
Parcel Nos. 140740000000 & 140741000000 & 140743000000 &  
140742000000 & 140744000000 & 140745000000 &  
140746000000 & 140006000000 & 160120000000

Dear Mr. Schrader:

Pursuant to your request, we have examined the records in the Office of the Recorder Pike, State of Ohio, for the period of not less than forty-two (42) years, and based upon such examination and subject to the correctness of the indices and records therein, and subject further to any state of facts not appearing of record, we are of the opinion that the good and marketable fee simple title to the surface only of the following described properties, to wit:

### PARCEL ONE:

The following REAL PROPERTY: Located in Pebble Township, Pike County, Ohio:

FIRST TRACT: Being in Pebble Township, Pike County, Ohio and in the Virginia Military District and being 12 acres in Survey No. 13791.

SECOND TRACT: Being part of Survey No. 13971 in the Virginia Military District made in the name of Scott and Wiggington and bounded and described as follows: Beginning at two white oaks in the lines of Survey No. 2631 and west corner to Survey No. 8575; thence with the line of the last named survey numbers S 27° E 66 poles passing a chestnut (down) and burr oak original corner to Survey No. 8575 to a sassafras and white oak; thence S 80° W 160 poles to a stake and white oak bears N 29 finks distant; thence 20 inches in diameter and NW corner to a survey 13971; thence N 1° E 381/2 poles to a white oak in the old line; thence S 23/4° E 52 poles to two white oaks in the road; thence 421/2° E 69 poles passing a white oak down corner to survey No. 2631 at 4 poles; thence with line of the same to the beginning, containing 32 acres, more or less. This includes the old township road that runs from corner Brown heirs land to Arnette land southwest corner.

# PRELIMINARY TITLE

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THIRD TRACT: Situate in Pebble Township, Pike County, Ohio beginning at a stone in the line of Rouse Coe's land; thence N 21/2° W 40 poles and 6 feet to a stone corner of an 11 1/2 acre tract conveyed by W. B. Brown to William L. Brown, March 23, 1882; thence S 67 1/2° W 18 poles and 2 feet to a black oak; thence S 26 poles and 1 foot to a white oak; thence S about 40° E 20 poles and 10 feet to the beginning, containing 4 acres, more or less.

FOURTH TRACT: Situate in Pebble Township and being part of the Virginia Military District Survey 8575 and bounded as follows: Beginning at a stake near a white oak corner to Rouse Coe's land; thence S 27° W 1 pole to a stake; thence S 20° E 60 poles to a stake in the line of A. Carshackens' land; thence with his line N 61 1/2° E 82 1/2 poles to a stone corner to Albert G. Black's land; thence with his line N 21 1/2° E 59 poles and 15 links to a stone in the line of said Coe; thence with his line S 81 1/2° W 66 1/2 poles to the beginning, containing 59 acres and 38 poles, more or less. EXCEPTING from the above described tract the following: Beginning at a stone near a white oak, corner to Rouse Coe's land; thence S 21 1/2° W 1 pole to a stake; thence S 20° E 60 poles to a stake in the line of A. Carshackens' land; thence with his line 81 1/2° E 12 1/2 poles to a stake corner to Albert C. Clark's land; thence with his line N 21 1/2° E 59 poles and 15 links to a stone, another corner of said land; thence S 81 1/2° E 35 1/2 poles to the beginning, containing 12 acres, more or less.

FIFTH TRACT: Being in the Virginia Military District of lands subject to sale at Chillicothe, Ohio and described as follows: Six acres of land remaining of 25 acres of land taken from the West end of the following described parcel of land also in a square form as nearly as may be, that the said 25 acres shall be bounded by the same line as the following tract so far as necessary to obtain a square from the necessary 25 acres from the west end of said tract, with the exception of the line from the south to the north side of said described land on east end of said 25 acres; said tract from said 25 acres are taken is described as follows: Beginning at a stake near a white oak corner of Ross Coe's land and running thence S 21 1/2° W 59 poles and 15 links to a stake in Welchimer's line; thence N 81 1/2° E 134 poles to a take in Cockerell's line; thence with his line N 40° E 46 poles to a sugar tree, thence N 61 1/2° E 38 poles to an ironwood; thence N 5° W 24 poles to a black oak and white oak (both down); thence S 65° W 34 poles to a stake, chestnut and burr oak called for; thence S 27° E S poles to a sassafras and white oak, another corner to Ross Coe's land; thence with Ross Coe's line S 81 1/2° W 160 poles to the beginning, containing 63 acres and 38 poles more or less and being part of Survey No. 8575. ALSO, 7 acres, more or less, remaining of the following described real estate in the County of Pike and State of Ohio, and in the Virginia Military District on the waters of Pee Pee Creek and being part of Survey No. 14329, bounded and described as follows: Beginning at a chestnut and dogwood southeast corner of Wilson B. Brown's lend and northeast corner of the land lately known as the Baker farm; thence with said Brown's line N 2° 41' E 53 poles to a stone from which a white oak bears S 1° W 20 links and black oak bears N 76 3/4° E 9 links; thence S 67 1/2° W 38 poles to a stone; thence S 29 1/2° W 40 poles to a stone in the south line of said Brown's land from which a small chestnut oak bears S 12 1/2° W 4 1/2 links and a small white oak bears N 40° E 10 1/2 links and three dogwoods from one root bear N 28° E 17 links; thence with said line S 86 1/2° E 52 3/5 poles to the beginning, containing 11-1/2 acres, more or less.

**PARCEL NOS.: 14074000000 & 14074100000 & 14074200000 & 14074400000 & 14074500000 & 14074600000**

LSOT: Deed Volume 180, Page 813, dated June 8, 1973, & Official Record 160, Page 616, dated November 8, 2000.

# PRELIMINARY TITLE

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## **PARCEL TWO:**

Situated in Peeble Township, County of Pike, State of Ohio, and being part of Survey No. 14329, bounded and described as follows:

### **LOT NO. 3**

Beginning at a railroad spike set in the centerline of State Route 220; thence with one dividing line crossing the 74.79 acre tract and being the dividing line between Lot No. 2 and Lot No. 3, S 28°02'35" E at a distance of 1510.80 feet to an iron pin and passing through an iron pin at 30 feet and that being the southwest corner of Lot No. 3 and the Southeast corner of Lot No. 2 and being set in the fence line of the South line of the 74.79 acre tract; thence N 64°28'30" E at a distance of 351.46 feet to an iron pin and being the southeast corner of the 74.79 acre tract and also being the East line of the Virginia Military Survey No. 14329 and being the West line of Survey No. 13971; thence with the said line N 0° 22'06" W at a distance of 1308.41 feet to an iron pin set in another Virginia Military Survey line of Survey No. 2631; thence with the dividing line of two Survey Nos. 2631 and 14329, N 50° 56'23" W at a distance of 305.71 feet to an iron pin set at the Southeast corner of a 1.4 acre tract sold off to Story Cool; thence with the South line of the 1.4 acre tract, S 49°38'58" W at a distance of 253.06 feet to an iron pin and being the Southwest corner of the 1.4 acre tract; thence with the West line of the 1.4 acre tract, N 40°13'13" W at a distance of 267.65 feet to a railroad spike set in the centerline of State Route 220 and passing through an iron pin at 237.65 feet; thence with the centerline of State Route 220, S 49°09'30" W at a distance of 549.83 feet to the beginning and containing 24.927 acres more or less.

## **PARCEL NO.: 140743000000**

LSOT: Deed Volume 180, Page 815, dated June 8, 1973, & Official Record 160, Page 612, dated November 8, 2000.

## **PARCEL THREE:**

Situate, lying and being a part of Samuel McCullough's VMS #2631 and Scott and Wigginton VMS #13971 in Pee Pee and Pebble Townships, Pike County, Ohio bounded and described as follows:

Beginning at a railroad spike at the centerline intersection of Boswell Run Road and SR #220 as the same is delineated on the Ohio Department of Highways R/W map Pik 220-2.31, Sheet 116 as Station 163+00;

Thence Southwesterly with the following three courses of the center of SR #220; S 59 deg. 10' W 470 feet to a point; a curve to the right having an arc distance of 1285.25 and a long chord bearing S 68 deg. 35' W 12280 feet to a point; S 77 deg. W 810 feet to a nail;

Thence S 4 deg 50' E 266 feet to an iron pin at the center of a drain;

Thence with the centerline meanders of the drain the following five courses; N 69 deg. 29' W 76.2 feet to a point; S 61 deg. 50' W 100.3 feet to a point; S 84 deg. 24' W 162.8 feet to a point; N 78 deg. 10' W 163 feet to a point; S 80 deg. 26' W 28.7 feet to an iron pin;

Thence leaving the drain N 4 deg. 40' W 108.2 feet to a nail in the center of SR #220;

# PRELIMINARY TITLE

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Thence S 0 deg. 60' W with the center of SR #220, 290 feet to a railroad spike;

Thence with three lines of Thraillkills lot S 32 deg. 17' 28" E 213.8 feet to an iron pin; S 56 deg. 13' 32" W 425.63 feet to an iron pin; N 32 deg. 17' 28" W 225 feet to a railroad spike in the center of SR #220;

Thence S 57 deg. 42' 32" W with the center of SR #220, 740 feet to a railroad spike;

Thence leaving SR #220, S 42 deg. 46' E with a wire fence 577.6 feet to an iron pin at a corner post;

Thence S 1 deg. 37' W with a wire fence 1309.66 feet to a stone;

Thence S 85 deg. 40' E with wire fence 1351.36 feet to a corner post;

Thence N 45 deg. 09' E with a wire fence, McCullough's original line, 3891.4 feet to an iron pin Southeast corner of a 1.15 acre lot;

Thence with three sides of the 1.15 acre lot; N 46 deg. 05' W 208 feet to an iron pin; N 44 deg. 30' E 246.11 feet to a railroad spike in the center of Boswell Run Road; S 58 deg. 35' E with the center of Boswell Run Road, 84.3 feet to a nail;

Thence with two sides of a fenced cemetery; N 43 deg. 25' E 180 feet to a corner post; S 60 deg. 40' E 125 feet to a corner post in the original McCullough line;

Thence N 44 deg. 36' E with the original McCullough line 1095.9 feet to a point in the center of Pee Pee Creek;

Thence with the centerline meanders of Pee Pee Creek the following two courses; N 54 deg. 50' W 604.6 feet to a point in the center of the SR #220 bridge over Pee Pee Creek; N 43 deg. 48' W 754.34 feet to a point;

Thence with four courses of the centerline of old SR #220, now abandoned; S 47 deg. 51' W 912.63 feet to a point; S 27 deg. 58' W 140.13 feet to a point; S 14 deg. 52' E 129.03 feet to a point; S 49 deg. 25' E 373.5 feet to the point or place of beginning and containing 219.8 acres of which 156.43 acres are in Pebble Township as follows: 19.6 acres VMS 13971 and 136.83 acres in VMS 2631 and 63.37 acres in Pee Pee Township in VMS 2631.

SAVE AND EXCEPT such easements or rights of way for roads, highways and utilities as may exist or be of record, and more particularly 12 acres in SR 220 right of way.

SAVE AND EXCEPT: All oil, gas and mineral rights are reserved unto Lucian Arnett, Eula Oyer, Orville Arnett and Elizabeth Dixon for their lives.

SAVE AND EXCEPT: 0.977 acres sold to Kelly and Avanelle Teeters on 12/15/88 as recorded at Vol. 222, Page 359, Pike County Recorder's Office.

**PARCEL NOS.: 140006000000 & 160120000000**

LSOT: Deed Volume 232, Page 132, dated January 17, 1992 & Official Record 160, Page 609, dated November 8, 2000.

**FURTHER, SAVING AND EXCEPTING the following outconveyances:**

# PRELIMINARY TITLE

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**SAVING AND EXCEPTING** an outconveyance of 0.1065 acres as recorded in Official Record 283, Page 1790;

**SAVING AND EXCEPTING** an outconveyance of 0.6204 acres as recorded in Official Record 283, Page 1795;

**SAVING AND EXCEPTING** an outconveyance of 0.049 acres as recorded in Official Record 260, Page 1889;

**SAVING AND EXCEPTING** an outconveyance of 2.604 acres, together with 60' right of way, as recorded in Official Record 116, Page 295;

**SAVING AND EXCEPTING** an outconveyance of .977 acres as recorded in Official Record 187, Page 355.

as of 8:00 a.m. on August 17, 2025, is vested in:

**LARRY ALLEN TEETERS AND VELMA JOAN TEETERS, TRUSTEES OF THE TEETERS FAMILY TRUST DATED NOVEMBER 8, 2000,**

**AND**

**JAMES A. TEETERS AND ORGIE MARIE TEETERS a/k/a ORGIE M. TEETERS,**

by instruments recorded in Official Record 160, Page 616; Official Record 160, Page 612; Official Record 160, Page 609; Deed Volume 180, Page 815; Deed Volume 232, Page 132; and Deed Volume 180, Page 813; in the Office of the Recorder Pike County, Ohio, subject to the following:

**A. Mortgages:**

None

**B. Judgments:**

None

**C. Miscellaneous Defects or Irregularities:**

1. Regarding Parcel Nos. 14-000600.000 and 16-012000.000: acreage increase from 191.87 ac. to 219.8 ac. by survey completed in 1981 (transferred by Certificate of Transfer filed in Deed Volume 216, Page 263).
2. Orgie M. Teeters died November 4, 2024, and pending Estate filed as Case No. 20241124.
3. Properties are held in names of James A. Teeters and Orgie M. Teeters, AND in names of Larry Allen Teeters and Velma Joan Teeters, Trustees of The

# PRELIMINARY TITLE

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Teeters Family Trust. Per Affidavit filed in OR 348, Page 314, Velma Joan Teeters died September 9, 2017, and Larry Allen Teeters is Sole Trustee of The Teeters Family Trust.

4. Three parcels have road frontage, per GIS mapping, and adjoining properties rely upon those parcels for access to public road.

**D. That said property is assessed on the Land Books of Pike County, Ohio, as follows:**

**Parcel No.: 14074000000** [VMS 1371 Pebble -- 12 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$28,700.00  
2024 Taxes (per half): \$77.40  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$4,340.00

**Parcel No.: 14074100000** [VMS 13971 – carried as 45 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$58,910.00  
2024 Taxes (per half): \$137.16  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$7,680.00

**Parcel No.: 14074300000** [VMS 14329 -- 21.24 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$57,940.00  
2024 Taxes (per half): \$182.82  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$6,820.00

**Parcel No.: 14074200000** [VMS 13971 -- 32 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$35,200.00  
2024 Taxes (per half): \$48.15  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$2,700.00

**Parcel No.: 14074400000** [VMS 13971 -- 6 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$9,000.00  
2024 Taxes (per half): \$12.67  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$710.00

# PRELIMINARY TITLE

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**Parcel No.: 140745000000** [VMS 14329 – 4 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$11,510.00  
2024 Taxes (per half): \$34.24  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$410.00

**Parcel No.: 140746000000** [VMS 14329 – 7 ac.]

Name: James A. Teeters, et al.  
Total Assessed Value: \$10,210.00  
2024 Taxes (per half): \$26.75  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$1,500.00

**Parcel No.: 140006000000** [VMS 13971 – 154.8326 ac.]

Name: Larry Allen Teeters, et al.  
Total Assessed Value: \$289,840.00  
2024 Taxes (per half): \$593.93  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
CAUV in the amount of \$33,280.00

**Parcel No.: 160120000000** [VMS 2631 – 63.37 ac. Pee Pee]

Name: Larry Allen Teeters, et al.  
Total Assessed Value: \$185,640.00  
2024 Taxes (per half): \$645.42  
1<sup>st</sup> Half:  Paid  Unpaid  
2<sup>nd</sup> Half:  Paid  Unpaid  
Special Assessment: \$NA- NA Paid NA Unpaid  
CAUV in the amount of \$30,400.00

County taxes are due and payable semi-annually beginning on or about February 1<sup>st</sup> and July 1<sup>st</sup>.

Assessments are due and payable annually beginning on or about February 1<sup>st</sup>.

**E. Restrictions, Easements, Rights of Way, and Reservations:**

1. Easement and Right of Way granted to Pike Water, Inc, from James A. Teeters, et al., dated March 8, 2004, recorded in Official Record 215, Page 1379.
2. Easement and Right of Way granted to South Central Power Company, from James Teeters, et al., dated June 3, 2008, recorded in Official Record 261, Page 1972.
3. Easement granted to Larry Allen Teeters, et al., from Maxine Arnett, with oil,

# PRELIMINARY TITLE

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gas, and minerals reserved, dated January 17, 1992, recorded in Deed Volume 232, Page 132.

4. Right of Way granted to Joseph Eldon Teeters et al., from James A. Teeters, et al., dated February 27, 1999, recorded in Official Record 116, Page 295.
5. Easement and Right of Way granted to Columbus & Southern Ohio Electric Company, from G.K. Arnett and Maggie Arnett, dated April 21, 1954, recorded in Deed Volume 116, Page 80.
6. Easement for highway purposes granted to State of Ohio, from G.K. Arnett and Maggie Arnett, dated October 2, 1961, recorded in Deed Volume 137, Page 419-422.
7. Agreement for channel change between G.K. Arnett and Maggie Arnett, dated October 2, 1961, recorded in Deed Volume 137, Page 425; Deed Volume 137, Page 427; Deed Volume 137, Page 429; Deed Volume 137, Page 431; Deed Volume 137, Page 433; and Deed Volume 137, Page 435.
8. Easement granted to Pike Water, Inc, from Orval Arnett and Theo Arnett, dated July 31, 1970, recorded in Deed Volume 175, Page 775.
9. Easement and Right of Way granted to Pike Water, Inc, from Orval Arnett and Theo Arnett, dated April 2, 1971, recorded in Deed Volume 175, Page 496.
10. Easement granted to Pike Water, Inc, from Richmond Arnett and Maxine Arnett, dated April 2, 1971, recorded in Deed Volume 175, Page 227.
11. Easement granted to Pike Water, Inc, from James A. Teeters and Orgie Teeters, dated August 9, 1970, recorded in Deed Volume 175, Page 290.
12. Easement granted to Pike Water, Inc, from Richmond Arnett and Maxine Arnett, dated August 4, 1980, recorded in Deed Volume 199, Page 796.
13. Lease between Hiland Oil and Gas Enterprises, and Richmond Arnett and Maxine Arnett, dated August 1, 1974, as recorded in Lease Book 25, Page 467.
14. Lease between Ohio Oil and Gas Company, and Larry Teeters, Velma Teeters, James Teeters and Orgie Teeters, dated August 19, 1994, as recorded in Lease Volume 33, Page 343, subject to assignments of record.
15. All oil, gas and mineral rights reserved unto Lucian Arnett, Eula Oyer, Orville Arnett and Elizabeth Dixon for their lives, as set forth in Deed dated January 17, 1992, as recorded in Deed Volume 232, Page 132.

**F.** This Preliminary Report of Title is subject to all matters that a physical inspection or an accurate survey of the subject real estate would disclose.

**G.** This Preliminary Report of Title does not make any representation with regard to and assumes no liability for (a) any parties in possession; (b) deficiencies in quantities of

# PRELIMINARY TITLE

Page 9 of 9

land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books or the County Recorder's office for Pike County, Ohio; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of the State Courts, Federal Districts Courts and Federal Bankruptcy Courts; (r) any questions of security interests or liens in the Uniform Commercial Code; (s) law, ordinance or governmental regulation or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in land, or the effect of any violation of any such law, ordinance or governmental regulation; (t) ownership of the coal, oil, gas and all other minerals and related mineral rights; (u) any environmental hazards or liabilities in general, or any rights, duties or obligations imposed under CERCLA or RCRA, existence of any underground storage or aboveground tanks; (v) threatened or pending takings through the exercise of eminent domain.

- H. These items listed under paragraph 8 are matters which would not be revealed by an examination of the records of the Office of the Recorder Pike County, Ohio, and are therefore matters which we have no means of securing the necessary information. The matters under (a) through (e) could be protected against by accurate survey by a qualified licensed surveyor. Item (f) could be guarded against by an owner's affidavit and inspection of the premises for improvements. Items (g) through (s) may be insured against by utilization of title insurance.
- I. Wherefore, BesTitle Agency, Inc. represents that this information has been reported from the public records as of August 17, 2025. No liability is assumed hereunder for any court orders or litigation proceedings, including, but not limited to any and all bankruptcy or insolvency proceedings against the owner which would affect this transaction. BesTitle Agency, Inc.'s liability for any inaccuracies set forth in this Preliminary Report of Title shall be limited to the total consideration or fee paid to it for this report. For actual coverage or indemnity of any losses sustained due to inaccuracies in the report, a title insurance policy may be obtained from BesTitle Agency, Inc.

**BesTitle Agency, Inc.**



Sara B. Klein, Esq.

# PRELIMINARY TITLE

## Exhibit "A"

### **PARCEL ONE:**

The following REAL PROPERTY: Located in Pebble Township, Pike County, Ohio:

**FIRST TRACT:** Being in Pebble Township, Pike County, Ohio and in the Virginia Military District and being 12 acres in Survey No. 13791.

**SECOND TRACT:** Being part of Survey No. 13971 in the Virginia Military District made in the name of Scott and Wiggington and bounded and described as follows: Beginning at two white oaks in the lines of Survey No. 2631 and west corner to Survey No. 8575; thence with the line of the last named survey numbers S 27° E 66 poles passing a chestnut (down) and burr oak original corner to Survey No. 8575 to a sassafras and white oak; thence S 80° W 160 poles to a stake and white oak bears N 29 finks distant; thence 20 inches in diameter and NW corner to a survey 13971; thence N 1° E 38 1/2 poles to a white oak in the old line; thence S 23 1/4° E 52 poles to two white oaks in the road; thence 42 1/2° E 69 poles passing a white oak down corner to survey No. 2631 at 4 poles; thence with line of the same to the beginning, containing 32 acres, more or less. This includes the old township road that runs from corner Brown heirs land to Arnette land southwest corner.

**THIRD TRACT:** Situate in Pebble Township, Pike County, Ohio beginning at a stone in the line of Rouse Coe's land; thence N 21 1/2° W 40 poles and 6 feet to a stone corner of an 11 1/2 acre tract conveyed by W. B. Brown to William L. Brown, March 23, 1882; thence S 67 1/2° W 18 poles and 2 feet to a black oak; thence S 26 poles and 1 foot to a white oak; thence S about 40° E 20 poles and 10 feet to the beginning, containing 4 acres, more or less.

**FOURTH TRACT:** Situate in Pebble Township and being part of the Virginia Military District Survey 8575 and bounded as follows: Beginning at a stake near a white oak corner to Rouse Coe's land; thence S 27° W 1 pole to a stake; thence S 20° E 60 poles to a stake in the line of A. Carshackens' land; thence with his line N 61 1/2° E 82 1/2 poles to a stone corner to Albert G. Black's land; thence with his line N 21 1/2° E 59 poles and 15 links to a stone in the line of said Coe; thence with his line S 81 1/2° W 66 1/2 poles to the beginning, containing 59 acres and 38 poles, more or less. EXCEPTING from the above described tract the following: Beginning at a stone near a white oak, corner to Rouse Coe's land; thence S 21 1/2° W 1 pole to a stake; thence S 20° E 60 poles to a stake in the line of A. Carshackens' land; thence with his line 81 1/2° E 12 1/2 poles to a stake corner to Albert C. Clark's land; thence with his line N 21 1/2° E 59 poles and 15 links to a stone, another corner of said land; thence S 81 1/2° E 35 1/2 poles to the beginning, containing 12 acres, more or less.

# PRELIMINARY TITLE

**FIFTH TRACT:** Being in the Virginia Military District of lands subject to sale at Chillicothe, Ohio and described as follows: Six acres of land remaining of 25 acres of land taken from the West end of the following described parcel of land also in a square form as nearly as may be, that the said 25 acres shall be bounded by the same line as the following tract so far as necessary to obtain a square from the necessary 25 acres from the west end of said tract, with the exception of the line from the south to the north side of said described land on east end of said 25 acres; said tract from said 25 acres are taken is described as follows: Beginning at a stake near a white oak corner of Ross Coe's land and running thence S 21 $\frac{1}{2}$ ° W 59 poles and 15 links to a stake in Welchimer's line; thence N 81 $\frac{1}{2}$ ° E 134 poles to a take in Cockerell's line; thence with his line N 40° E 46 poles to a sugar tree, thence N 61 $\frac{1}{2}$ ° E 38 poles to an ironwood; thence N 5° W 24 poles to a black oak and white oak (both down); thence S 65° W 34 poles to a stake, chestnut and burr oak called for; thence S 27° E S poles to a sassafras and white oak, another corner to Ross Coe's land; thence with Ross Coe's line S 81 $\frac{1}{2}$ ° W 160 poles to the beginning, containing 63 acres and 38 poles more or less and being part of Survey No. 8575. ALSO, 7 acres, more or less, remaining of the following described real estate in the County of Pike and State of Ohio, and in the Virginia Military District on the waters of Pee Pee Creek and being part of Survey No. 14329, bounded and described as follows: Beginning at a chestnut and dogwood southeast corner of Wilson B. Brown's lend and northeast corner of the land lately known as the Baker farm; thence with said Brown's line N 2° 41' E 53 poles to a stone from which a white oak bears S 1° W 20 links and black oak bears N 76 $\frac{3}{4}$ ° E 9 links; thence S 67 $\frac{1}{2}$ ° W 38 poles to a stone; thence S 29 $\frac{1}{2}$ ° W 40 poles to a stone in the south line of said Brown's land from which a small chestnut oak bears S 12 $\frac{1}{2}$ ° W 41 $\frac{1}{2}$  links and a small white oak bears N 40° E 10 $\frac{1}{2}$  links and three dogwoods from one root bear N 28° E 17 links; thence with said line S 86 $\frac{1}{2}$ ° E 52  $\frac{3}{5}$  poles to the beginning, containing 11 $\frac{1}{2}$  acres, more or less.

**SAVING AND EXCEPTING** an outconveyance of 0.1065 acres as record in Official Record 283, Page 1790

**SAVING AND EXCEPTING** an outconveyance of 0.6204 acres as record in Official Record 283, Page 1795.

**SAVING AND EXCEPTING** an outconveyance of 0.049 acres as record in Official Record 260, Page 1889

**SAVING AND EXCEPTING** an outconveyance of 2.604 acres as record in Official Record 116, Page 295.

**SAVING AND EXCEPTING** an outconveyance of .977 acres as record in Official Record 187, Page 355.

**PARCEL NOS.: 14074000000 & 14074100000 & 14074200000 & 14074400000 & 14074500000 & 14074600000**

# PRELIMINARY TITLE

LSOT: Deed Volume 180, Page 813, dated June 8, 1973 & Official Record 160, Page 616, dated November 8, 2000.

## **PARCEL TWO:**

Situated in Peeble Township, County of Pike, State of Ohio, and being part of Survey No. 14329, bounded and described as follows:

### **LOT NO. 3**

Beginning at a railroad spike set in the centerline of State Route 220; thence with one dividing line crossing the 74.79 acre tract and being the dividing line between Lot No. 2 and Lot No. 3, S 28°02'35" E at a distance of 1510.80 feet to an iron pin and passing through an iron pin at 30 feet and that being the southwest corner of Lot No. 3 and the Southeast corner of Lot No. 2 and being set in the fence line of the South line of the 74.79 acre tract; thence N 64°28'30" E at a distance of 351.46 feet to an iron pin and being the southeast corner of the 74.79 acre tract and also being the East line of the Virginia Military Survey No. 14329 and being the West line of Survey No. 13971; thence with the said line N 0° 22'06" W at a distance of 1308.41 feet to an iron pin set in another Virginia Military Survey line of Survey No. 2631; thence with the dividing line of two Survey Nos. 2631 and 14329, N 50° 56'23" W at a distance of 305.71 feet to an iron pin set at the Southeast corner of a 1.4 acre tract sold off to Story Cool; thence with the South line of the 1.4 acre tract, S 49°38'58" W at a distance of 253.06 feet to an iron pin and being the Southwest corner of the 1.4 acre tract; thence with the West line of the 1.4 acre tract, N 40°13'13" W at a distance of 267.65 feet to a railroad spike set in the centerline of State Route 220 and passing through an iron pin at 237.65 feet; thence with the centerline of State Route 220, S 49°09'30" W at a distance of 549.83 feet to the beginning and containing 24.927 acres more or less.

**SAVING AND EXCEPTING** an outconveyance of 0.1065 acres as record in Official Record 283, Page 1790

**SAVING AND EXCEPTING** an outconveyance of 0.6204 acres as record in Official Record 283, Page 1795.

**SAVING AND EXCEPTING** an outconveyance of 0.049 acres as record in Official Record 260, Page 1889

**SAVING AND EXCEPTING** an outconveyance of 2.604 acres as record in Official Record 116, Page 295.

**SAVING AND EXCEPTING** an outconveyance of .977 acres as record in Official Record 187, Page 355.

# PRELIMINARY TITLE

**PARCEL NO.: 140743000000**

LSOT: Deed Volume 180, Page 815, dated June 8, 1973 & Official Record 160, Page 612, dated November 8, 2000.

**PARCEL THREE:**

Situate, lying and being a part of Samuel McCullough's VMS #2631 and Scott and Wigginton VMS #13971 in Pee Pee and Pebble Townships, Pike County, Ohio bounded and described as follows:

Beginning at a railroad spike at the centerline intersection of Boswell Run Road and SR #220 as the same is delineated on the Ohio Department of Highways R/W map Pik 220-2.31, Sheet 116 as Station 163+00;

Thence Southwesterly with the following three courses of the center of SR #220; S 59 deg. 10' W 470 feet to a point; a curve to the right having an arc distance of 1285.25 and a long chord bearing S 68 deg. 35' W 12280 feet to a point; S 77 deg. W 810 feet to a nail;

Thence S 4 deg 50' E 266 feet to an iron pin at the center of a drain;

Thence with the centerline meanders of the drain the following five courses; N 69 deg. 29' W 76.2 feet to a point; S 61 deg. 50' W 100.3 feet to a point; S 84 deg. 24' W 162.8 feet to a point; N 78 deg. 10' W 163 feet to a point; S 80 deg. 26' W 28.7 feet to an iron pin;

Thence leaving the drain N 4 deg. 40' W 108.2 feet to a nail in the center of SR #220;

Thence S 0 deg. 60' W with the center of SR #220, 290 feet to a railroad spike;

Thence with three lines of Thrailkills lot S 32 deg. 17' 28" E 213.8 feet to an iron pin; S 56 deg. 13' 32" W 425.63 feet to an iron pin; N 32 deg. 17' 28" W 225 feet to a railroad spike in the center of SR #220;

Thence S 57 deg. 42' 32" W with the center of SR #220, 740 feet to a railroad spike;

Thence leaving SR #220, S 42 deg. 46' E with a wire fence 577.6 feet to an iron pin at a corner post;

Thence S 1 deg. 37' W with a wire fence 1309.66 feet to a stone;

Thence S 85 deg. 40' E with wire fence 1351.36 feet to a corner post;

# PRELIMINARY TITLE

Thence N 45 deg. 09' E with a wire fence, McCullough's original line, 3891.4 feet to an iron pin Southeast corner of a 1.15 acre lot;

Thence with three sides of the 1.15 acre lot; N 46 deg. 05' W 208 feet to an iron pin; N 44 deg. 30' E 246.11 feet to a railroad spike in the center of Boswell Run Road; S 58 deg. 35' E with the center of Boswell Run Road, 84.3 feet to a nail;

Thence with two sides of a fenced cemetery; N 43 deg. 25' E 180 feet to a corner post; S 60 deg. 40' E 125 feet to a corner post in the original McCullough line;

Thence N 44 deg. 36' E with the original McCullough line 1095.9 feet to a point in the center of Pee Pee Creek;

Thence with the centerline meanders of Pee Pee Creek the following two courses; N 54 deg. 50' W 604.6 feet to a point in the center of the SR #220 bridge over Pee Pee Creek; N 43 deg. 48' W 754.34 feet to a point;

Thence with four courses of the centerline of old SR #220, now abandoned; S 47 deg. 51' W 912.63 feet to a point; S 27 deg. 58' W 140.13 feet to a point; S 14 deg. 52' E 129.03 feet to a point; S 49 deg. 25' E 373.5 feet to the point or place of beginning and containing 219.8 acres of which 156.43 acres are in Pebble Township as follows: 19.6 acres VMS 13971 and 136.83 acres in VMS 2631 and 63.37 acres in Pee Pee Township in VMS 2631

SAVE AND EXCEPT such easements or rights of way for roads, highways and utilities as may exist or be of record, and more particularly 12 acres in SR 220 right of way.

SAVE AND EXCEPT: All oil, gas and mineral rights are reserved unto Lucian Arnett, Eula Oyer, Orville Arnett and Elizabeth Dixon for their lives.

SAVE AND EXCEPT: 977 acres sold to Kelly and Avanelle Teeters on 12/15/88 as recorded at Vol. 222, Page 359, Pike County Recorder's Office.

**SAVING AND EXCEPTING** an outconveyance of 0.1065 acres as record in Official Record 283, Page 1790.

**SAVING AND EXCEPTING** an outconveyance of 0.6204 acres as record in Official Record 283, Page 1795.

**SAVING AND EXCEPTING** an outconveyance of 0.049 acres as record in Official Record 260, Page 1889.

**SAVING AND EXCEPTING** an outconveyance of 2.604 acres as record in Official Record

# PRELIMINARY TITLE

116, Page 295.

**SAVING AND EXCEPTING** an outconveyance of .977 acres as record in Official Record 187, Page 355.

**Property Address: 345 Acres, Pike, OH 00000**

**PARCEL NOS.: 140006000000 & 160120000000**

LSOT: Deed Volume 232, Page 132, dated January 17, 1992 & Official Record 160, Page 609, dated November 8, 2000.

OH-60835-JACK

# PHOTOS

# PHOTOS

Tracts 4-6



Tract 5



# PHOTOS

Tract 5



Tract 5



# PHOTOS

Tract 5



Tract 5



# PHOTOS

Tract 6



Tract 6



# PHOTOS

Tracts 1 & 2



Tracts 1 & 2



# PHOTOS

Tracts 4-6



Tracts 5 & 6



# PHOTOS

**Easement for Tracts 5 & 6**



**Tract 1**



# PHOTOS

**Tract 2**



**Tract 2**



# PHOTOS

Tract 3



Tract 3



# PHOTOS

Tract 3



Tract 3



# PHOTOS

**Tract 3**



**Tract 3**



# PHOTOS

**Tract 3**



**Tract 3**



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Tract 4



Tract 4



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Tract 4



Tract 4



# PHOTOS

**Tract 4**



**Tract 5**



# PHOTOS

**Tract 5**



**Tract 5**



# PHOTOS

**Tract 6**



**Tract 5 & 6 Easement**



# PHOTOS

Tract 6



Tract 6



# PHOTOS

**Tract 6**



**Tract 6**



# PHOTOS

**Tract 6**



**Tract 6**



# Tracts 4-6



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