

PIKE COUNTY, OH

249.37± Acres

Offered in 4 Tracts Or
Any Combinations of Tracts

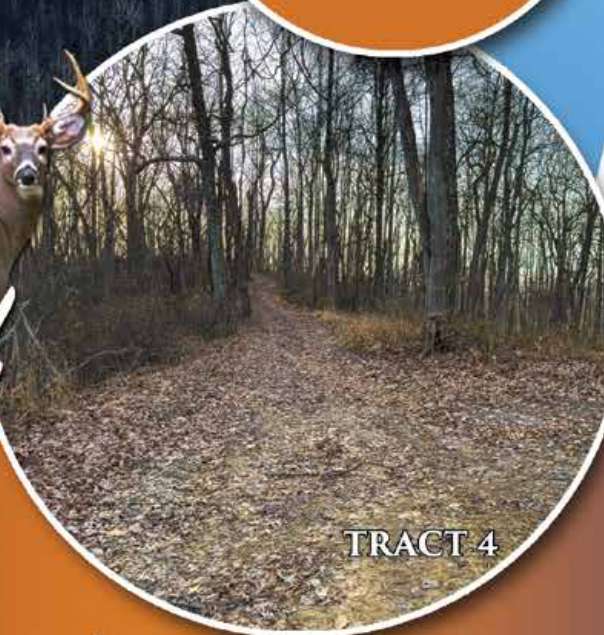
- Outstanding Hunting
- Mature Timber
- Existing trail system and road
- Good location

INFORMATION BOOKLET

WED., MARCH 18TH
3PM-5PM
MEET A REP AT TRACT II!

TRACTS 1-3

Premier Recreational Land AUCTION



TRACT 4

THURSDAY, MARCH 26TH , 1PM

Auction held at Grace United Methodist Church Life Center,
104 S High St, Waverly, OH 45690

800-451-2709 • SchraderAuction.com

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

In Cooperation With
BREWSTER
REAL ESTATE & AUCTION Co. LLC
Phone: 740-537-5222 Email: brewster@brewster.com
Office: 740-661-1277 Website: www.brewster.com
100 S. Everett Ave. Waverly, OH 45690

DISCLAIMER:

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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: Jonathan Mark Teeters & Gil Willis III

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Thomas G. Brewster,
Brewster Real Estate & Auction Co. LLC:
57199772859 • BRKP.2010003409 • REC.2012003181



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

*In
Cooperation
With:*



AUCTION TERMS & PROCEDURE:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 249.37± acre unit. There will be open bidding on all tracts and 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, and 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 and 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 at closing.

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

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

SURVEY: It is not anticipated that any survey work will be done on the tracts. Any need for a new survey shall be determined solely by the Seller. Seller and 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 and 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 and its real estate taxes have been levied and 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 and 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. and 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 and 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 AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and 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, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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. STOCK PHOTOGRAPHY: Deer photos are for illustrative purposes only and are not of the auction property.

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**For Information Call Auction Manager:
Tommy Brewster, 740-357-0325**

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, MARCH 26, 2026

249.37± 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 or fax to 260-244-4431, no later than Thursday, March 19, 2026.
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
249.37± Acres • Pike County, Ohio
Thursday, March 26, 2026

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: _____

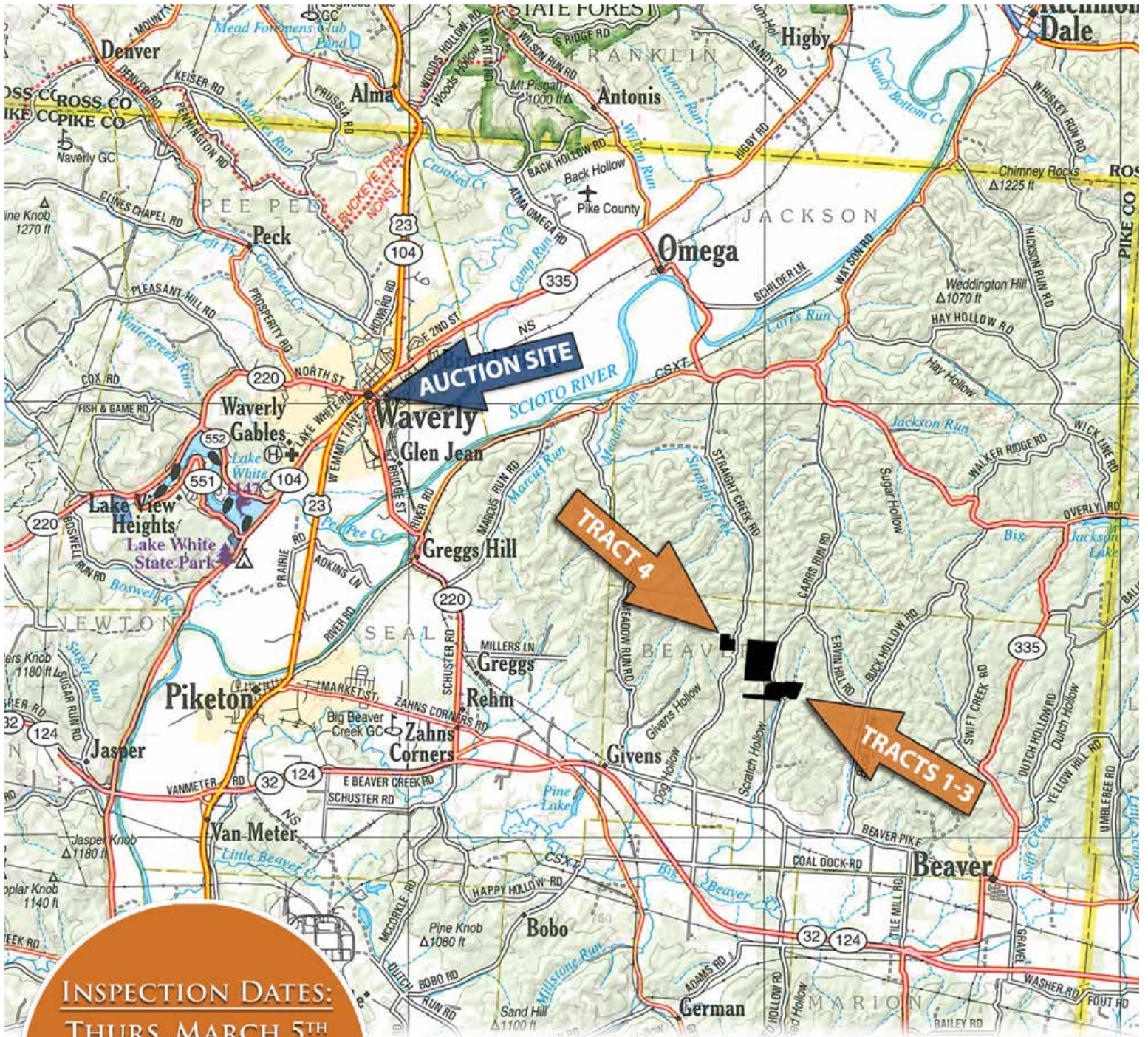
2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, March 26, 2026 at 1:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand 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

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

LOCATION & TRACT MAPS

LOCATION MAP



INSPECTION DATES:
THURS, MARCH 5TH
2PM-4PM
WED., MARCH 18TH
3PM-5PM
MEET A REP AT TRACT 1!

PROPERTY LOCATION:

Tracts 1-3: Near 1453 Carrs Run Rd, Waverly, OH 45690

Tract 4: Near 3836 Straight Creek Rd, Waverly, OH 45690

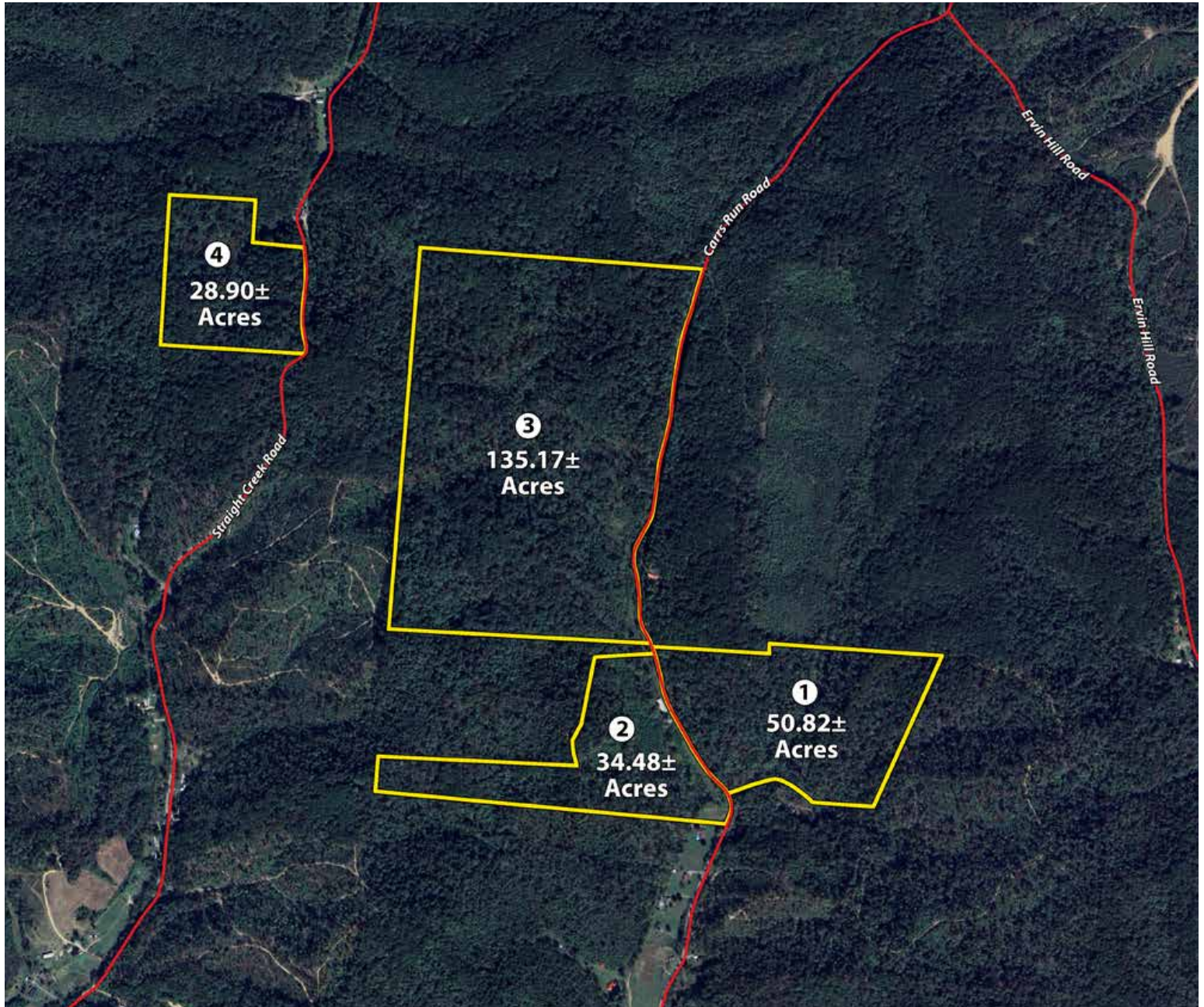
DIRECTIONS TO PROPERTY:

Tracts 1-3: At the intersection of HWY 32 and CR 57 (Beaver Pike Rd) at Givens, head east on CR 57 for 2 miles, then turn left to head north on Carrs Run Rd. The property will be on both sides of the road in just over a mile.

Tract 4: At the intersection of HWY 32 and CR 57 (Beaver Pike Rd) at Givens, head east on CR 57 for about 1.5 miles, then turn left to head north on Straight Creek Rd. The property will be on the left in 2 miles.

AUCTION LOCATION: Grace United Methodist Church Life Center, 104 S High St, Waverly, OH 45690

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 50.82± ACRES with a good access point off of Carrs Run Rd. The topographic layout of this tract holds a large draw in the center of the property creating numerous setup sites and shooting lanes for deer hunting. Tough to find a tract of this size with this much potential!

TRACT 2: 34.48± ACRES of recreational land that also includes a 110'x40' pole building and a 60'x26' pole building. This tract contains an existing water tap and a previous electric setup that is not currently on. The combination of wooded land and outbuildings makes this tract a premier get away location with the ability to store hunting equipment, park ATVs, and more.

TRACT 3: 135.17± ACRES that is the largest individual tract in the offering. The size of this tract creates 4 primary valley draws giving flexibility on hunting areas and the opportunity to cut good access to all sides of the property. This tract has an electric connection that has been previously used. Evaluate the future timber income as well!

TRACT 4: 28.90± ACRES that is quite possibly the most secluded offering in the sale. This tract contains a great existing trail through the center of the property allowing for good access throughout.

TIMBER REPORT INFORMATION

TIMBER REPORT INFORMATION

SITE INDEX AND GROWTH EVALUATION

KLINKER - WILLIS PROPERTY

Sections 19, 22 and 30 Beaver Township, Pike County, Ohio

July 2021



Area A Carr's Run

TIMBER REPORT INFORMATION

METHODOLOGY AND BACKGROUND

This report captures a reasonable evaluation of the Klinker-Willis property ownership in parcels located along Carr's Run and Straight Creek Road in Sections 19, 22 and 30 Beaver Township, Pike County, Ohio. It is designed to create an unbiased review of the soils found upon the sites and something called site index. Site index represents the potentials of the various stands of timber found upon the property and their potentials for growth and productivity. The major site index determination factors include type of soil, slope and steepness of the ground, aspect and measures an indicator variable based upon tree height at an index age. The tree species used for this evaluation would be upland oak. Once site index is determined one can predict growth, volume and potentials for the stand upon that specific site. Compiling the history of the area beginning in 2006 one can determine a reasonable picture of the current stand conditions. Field reconnaissance was conducted upon the various stands to check on the stand predictions and to see if the stands correlated with the site index data.

The total acres upon the various parcels are 253.2 and are based upon the Woodland Stewardship plans generated by Forester Lee Crocker in December of 2018. These plans will provide the base acreage statistics for evaluating each portion of the ownership. The history of the property is an important aspect of this evaluation. At one time the property reflected a working Southeast Ohio hill farm. Over the years the home place came to be a joint ownership between the Klinker-Willis families. In May of 2006 consulting forester Stan Swierz conducted a comprehensive timber inventory and appraisal of the property. The data from this 2006 work provided a baseline volume per acre for the various parcels involved. Events that affected this baseline beginning volume information included a timber trespass in Area C (2007 Carr's Run) that impacted some volume here. A series of timber harvests then occurred beginning in 2014. The first two harvests occurred in Area A. The next harvest occurred in Area C (Carr's Run) and in Area E (Straight Creek) in 2016. In 2017 Area B received a timber harvest also in 2017 a pine plantation in Area D was completely removed. The timber harvests addressed all the timber in all the parcels with an intermediate cutting leaving a fully stocked residual of timber going forward. The only other type of harvesting was the removal of mature pine in Area D that was clearcut on 5.8 acres.

Each and every harvest was conducted in a fashion that all timber removed is documented and tallied including any additional timber from harvest damages assessed at the conclusion of the harvest. This data is also available for the 2007 trespass that occurred in Area C. Regarding this report based upon site index and the forest growth one can literally project or grow the forest from the initial data in 2006 to the point of the harvests. The timber volume of the harvests can be deducted from the volumes at the time of harvest and then based upon site index the new stand following the timber harvest can be grown to now (2021). The site index and growth projections will account for this. Field evaluations of the various areas indicate that this is not an unreasonable approach to determine the value of the various areas and conditions found within each stand or area. A more detailed evaluation of each area will follow and illustrate this methodology.

It should be noted that in the Crocker management plans some areas are listed as open. These "open" areas are on rich sites in bottomland locations and were probably part of farming operations at one time. The majority of these open areas should now be considered forest and are rapidly regenerating into very desirable woodland exhibiting excellent growth. To qualify as woodland for the Ohio Forest Tax Law one needs 300 trees per acre of commercial species. These areas easily qualify for that standard with a nice mix of tulip poplar, walnut and sycamore. A few small patches or openings can be found in the mix that served as log loading areas or agricultural impact zones but the openings are not

TIMBER REPORT INFORMATION

significant to the overall forest condition occurring on the property. In addition a few structures can be found in Area C along Carr's Run Road. One structure is severely damaged from a large pine tree that hit the barn around 2016. The other larger structure is deteriorating but still significant. This report does not evaluate these structures and it is not certain if they can be fixed up and become assets or if they are possible liabilities going forward.



Structures along Carr's Run in Area C

A few observations while conducting field reconnaissance might be worth noting. Some nice timber can be found in all areas. Stocking levels of the various stands is good meaning that trees have plenty of room to grow and spacing between trees is good. The species mix is excellent with a good mixture of oaks and other commercial species being found. Logging debris and a massive flush of vegetation including desirable new tree regeneration makes hiking and traversing the properties quite difficult. Some blowdown has occurred. Blowdown is not unexpected following timber harvests however it can be distressing to see nice trees on the ground. The blowdown that has and is occurring is found across all areas on the property so its more of a uniform condition than specific to one particular spot. Boundary lines are marked in some areas better than in other spots. Marking the boundary lines and keeping them maintained is a really good management practice. Along and near the property is a major cut across ATV corridor that follows the ridgeline between Straight Creek and Carr's Run. Erosion, trespass and especially litter and dumping is horrendous within this corridor. User developed trails and access often occurs along corridors such as this. Some user developed incursions were observed and

TIMBER REPORT INFORMATION

they are very close to this property. This would be a good activity to discourage. The heavy vegetation and blowdown impeding access and travel upon the property is a good thing in this regard. Most all logging impacts have stabilized and rehab has been positive from the logging operations. Undesirable invasive species observed included ailanthus, multi-flora rose, paulownia, autumn olive, bush honeysuckle, garlic mustard, stilt grass and barberry. Planned openings from the logging operations were very successful and are regenerating to desirable trees quite nicely. Ticks and chiggers can and are to be found in all locations take prudent precautions accordingly. Some human entry activity here and there was observed but its minor with no dumping or serious problems observed. Hunting is definitely an important part of these ownerships.



Major ATV corridor along boundary Straight Creek parcel



Nice opening regeneration Carr's Run

TIMBER REPORT INFORMATION

AREA STATISTICS AND CALCULATIONS

Area A - Carr's Run 140.4 Acres

Area A represents a large uniform block of land along the west side of Carr's Run Road. The first two timber harvests that occurred in 2014 occurred upon this portion of the ownership. These two harvests are separate from each other (removing different volumes) thus the statistics for Area A are presented as two separate calculations Area A-1 and Area A-2 to reflect this.

AREA A-1 - 75 ACRES FIRST HARVEST DOYLE SCALE

Volume in Area A-1 in 2006	427,500 BF
Volume in Area A-1 prior to harvest in 2014(eight growing seasons)	504,824 BF
Site index 1 = 36.8 Acres x eight growing seasons x156.25 BF/Acre = 46,000 BF	
Site index 2 = 38.2 Acres x eight growing seasons x102.50 BF/Acre = 31,324 BF	
2014 Timber harvest removed marked tally	230,078 BF
2014 Additional removals from actual timber operation	<u>6,546 BF</u>
TOTAL removals for 2014 A-1 timber harvest	<u>236,624 BF</u>
Volume of A-1 following timber harvest in 2014 (504,824BF – 236,624BF)	268,200 BF
Growth from 2015 to 2021 seven growing seasons	75,978 BF
Site index 1 = 36.8 Acres x seven growing seasons x 160.00 BF/Acre = 41,216 BF	
Site index 2 = 38.2 Acres x seven growing seasons x 130.00 BF/Acre = 34,762 BF	
TOTAL VOLUME IN 2021 FOR AREA A-1- 75 ACRES (4,589 BF Acre)	<u>344,178 BF</u>



Area A Carr's Run

TIMBER REPORT INFORMATION

AREA A-2 – 65.4 ACRES SECOND HARVEST DOYLE SCALE

Volume in Area A-2 in 2006	372,780 BF
Volume in Area A-2 prior to harvest in 2014 (eight growing seasons)	442,877 BF
Site index 1 = 38.3 Acres x eight growing seasons x 156.25 BF/Acre = 47,875 BF	
Site index 2 = 27.1 Acres x eight growing seasons x 102.50 BF/Acre = 22,222 BF	
2014 Timber harvest removed marked tally	219,321 BF
2014 Additional removals from actual timber operation	<u>8,063 BF</u>
TOTAL removals for 2014 A-2 timber harvest	<u>227,384 BF</u>
Volume of A-2 following timber harvest in 2014 (442,877BF – 227,384 BF)	215,493 BF
Growth from 2015 to 2021 seven growing seasons	67,557 BF
Site index 1 = 38.3 Acres x seven growing seasons x 160.00 BF/Acre = 42,896 BF	
Site index 2 = 27.1 Acres x seven growing seasons x 130.00 BF/Acre = 24,661 BF	
TOTAL VOLUME IN 2021 FOR AREA A-2 – 65.4 ACRES (4,328 BF/Acre)	<u>283,050 BF</u>
<u>TOTAL VOLUME IN 2021 FOR AREA A -140.4 ACRES (4,467 BF/ACRE)</u>	<u>627,228 BF</u>



Carr's Run Area A

2029 15 years

TIMBER REPORT INFORMATION

AREA B – 47.4 ACRES FOURTH HARVEST DOYLE SCALE

Volume in Area B in 2006 191,686 BF
Volume in Area B in 2017 prior to harvest in 2017 (eleven growing seasons) 250,155 BF

Site index 1 = 8.5 Acres x eleven growing seasons x 156.25 BF/Acre = 14,609 BF
Site index 2 = 38.9 Acres x eleven growing seasons x 102.50 BF/Acre = 43,860 BF

2017 Timber harvest removed marked tally 122,525 BF
2017 additional removals from actual timber operation 3,734 BF
TOTAL removals for 2017 Area B timber harvest 126,259 BF

Volume of Area B following timber harvest in 2017 (250,155 BF – 126,259 BF) 123,896 BF

Growth from 2018 to 2021 four growing seasons 25,668 BF

Site index 1 = 8.5 Acres x four growing seasons x 160.00 BF/Acre = 5,440 BF

Site index 2 = 38.9 Acres x four growing seasons x 130.00 BF/Acre = 20,228 BF

TOTAL VOLUME IN 2021 FOR AREA B – 47.4 ACRES (3,155 BF/ACRE) 149,564 BF



Area B Carr's Run

TIMBER REPORT INFORMATION

AREA C AND D – 36.5 ACRES THIRD AND FIFTH HARVEST DOYLE SCALE/TONS

Volume in Area C in 2006	142,862 BF
Timber trespass in 2007 estimated removals of 13,774 BF	
Volume in Area C in 2007	129,088 BF
Volume in Area C prior to harvest three in 2016	167,288 BF

Site index 1 = 12.9 Acres x ten growing seasons x 156.25 BF/Acre = 20,160 BF
 Site index 2 = 17.6 Acres x ten growing seasons x 102.50 BF/Acre = 18,040 BF

- *Site index 1 = 4.9 Acres x eleven growing seasons (clearcut pine plantation fifth harvest)
- *Site index 2 = 0.9 Acres x eleven growing seasons (clearcut pine plantation fifth harvest)
- *Site index 3 = 0.2 non timber (building footprint)

2016 Timber harvest removed 52,110 BF marked tally Area C	52,110 BF
2016 Additional timber removals from actual timber operation	0 BF
TOTAL removals for 2016 Area C timber harvest	<u>52,110 BF</u>

Volume of Area C following timber harvest in 2016 115,178 BF

Growth from 2016 to 2021 five growing seasons Area C 21,760 BF

Site index 1 = 12.9 Acres x five growing seasons x 160 BF/Acre = 10,320 BF
 Site index 2 = 17.6 Acres x five growing seasons x 130 BF/Acre = 11,440 BF

Growth from 2017 to 2021 four growing seasons Area D 3,604 BF

Site index 1 = 4.9 Acres x four growing seasons x 160 BF/Acre = 3,136 BF
 Site index 2 = 0.9 Acres x four growing seasons x 130 BF/Acre = 468 BF

***TOTAL VOLUME POTENTIALS FOR AREA C&D -36.5 ACRES (3,850 BF/ACRE) 140,542 BF**

* The above total number (140,542 BF) reflects growth of timber following the third and fifth timber harvests for the combined 36.5 acre parcel based upon the growth rates of the site indices found upon the C and D parcels. The 2017 pine harvest (clearcut and the building footprint change the volume for the Area C and D parcel for **2021**). While the 140,542 BF reflects the site potential and the actual growth of volume upon Areas C and D it does not take into account the clearcut and the building footprints thus the actual volume for Area C and D will need to be reduced accordingly when looking at the year **2021**.

The impacts upon the current forest condition as a result of the pine clearcut harvest and the building footprint would reduce the total volume in the year **2021** by an estimated 23,100 BF so a more reasonable estimate of the current **2021** volume in Areas C and D would be (3,218 BF/Acre) **117,442 BF**

TIMBER REPORT INFORMATION

For clarification one should be aware that the growth rate on Area C and D for site index 1 is 160 BF per acre and for site index 2 is 130 BF per acre even thou the trees in the clearcut are only non- commercial saplings and seedlings this is the rate of growth and increment they are developing at. As they mature they will become merchantable and commercially valuable and in 80 years they will constitute a very nice stand of timber.

The pine clearcut harvest in 2017 removed 678.757 tons of cabin logs and pulpwood and 5,341 BF of mixed hardwoods. The 2017 harvest reduces the growing season to four years from five years on 5.8 acres reflecting Area D.



Pine clearcut Area D Carr's Run

TIMBER REPORT INFORMATION

AREA E – 28.9 ACRES THIRD HARVEST DOYLE SCALE

Volume in Area E in 2006	127,825 BF
Volume in Area E prior to harvest in 2016 (ten growing seasons)	171,535 BF
Site index 1 = 26.2 Acres x ten growing seasons x 156.25 BF/Acre = 40,940 BF	
Site index 2 = 2.7 Acres x ten growing seasons x 102.50 BF/Acre = 2,770 BF	
2016 Timber harvest removed marked tally	105,977 BF
2016 Additional removals from actual timber harvest	<u>3,392 BF</u>
TOTAL removals for 2016 timber harvest	109,369 BF
Volume of Area E following timber harvest in 2016 (171,535BF – 109,369BF)	62,166 BF
Growth from 2017 to 2021 five growing seasons	22,715BF
Site index 1 = 26.2 Acres x five growing seasons x 160.00 BF/Acre = 20,960 BF	
Site index 2 = 2.7 Acres x five growing seasons x 130.00 BF/Acre = 1,755 BF	
<u>TOTAL VOLUME IN 2021 FOR AREA E – 28.9 ACRES (2,937 BF/ACRE)</u>	<u>84,881 BF</u>



Interior view Area E Straight Creek

TIMBER REPORT INFORMATION

AREA AND OWNERSHIP SUMMARY

Total Acres in all Areas	253.2 Acres
Area A Volume per Acre 4,467 BF Doyle per Acre (627,228 BF)	140.4 Acres
Area B Volume per Acre 3,155 BF Doyle per Acre (149,564 BF)	47.4 Acres
Area C Volume per Acre 3,850 BF Doyle per Acre (117,442 BF)	30.5 Acres
Area D Volume per Acre 0 BF Doyle per Acre (0 BF)	5.8 Acres
Area C Non Forest	0.2 Acres
Area E Volume per Acre 2,937 BF Doyle per Acre (84,879 BF)	28.9 Acres
Totals/Avg - Vol per Acre 3,867 BF Doyle per Acre (979,113 BF)	253.2 Acres

Over the entire 253.2 Acres Site index 1 consists of 127.6 Acres or 50.3% of the area. Site index 2 consists of 125.4 Acres or 49.5% of the area. The building footprint contains 0.2 Acres of non-timber ground.



Interior timber Area B Carr's Run

979

TIMBER REPORT INFORMATION

U.S. Department of Agriculture
 Natural Resources Conservation Service
 North Carolina

Technical Guide
 Section V
 Rev. April 2002

Table 1.--Yields per acre for upland oak; First thinning at age 20

Age	Residual Stand					Cut Stand					Cumulative total yields (cut stand plus residual stand)		
	Basal Area	Average Tree Diameter	Yield			Basal Area	Yield						
Years	Square Feet	Inches	Cubic Feet	Cords	Board Feet	Square Feet	Cubic Feet	Cords	Board Feet	Cubic Feet	Cords	Board Feet	
SITE INDEX 55													
20	34	2.3	60	0.6	---	---	---	---	---	60	0.6	---	
30	49	4.2	600	5.1	---	15	---	0.9	---	600	6.0	---	
40	58	6.1	1,220	12.2	880	16	300	2.9	---	1,520	16.0	880	
50	66	8.6	1,750	16.0	2,350	15	300	3.2	150	2,350	23.0	2,500	
60	71	10.6	1,980	18.6	3,960	15	360	3.2	570	2,940	28.8	4,680	
70	74	12.1	2,170	20.0	5,810	14	370	3.8	820	3,500	34.0	7,350	
SITE INDEX 65													
20	37	2.8	160	1.6	---	---	18	---	---	178	1.6	---	
30	50	4.6	750	7.4	---	20	132	1.2	---	900	8.6	---	
40	63	7.7	1,760	16.0	1,320	15	290	3.2	---	2,200	20.4	1,320	
50	69	9.8	2,150	19.7	3,500	19	625	4.1	400	3,215	28.2	3,900	
60	73	12.0	2,460	22.5	6,120	18	515	4.4	1,160	4,040	35.4	7,680	
70	77	14.6	2,730	24.2	9,030	16	520	4.9	2,010	4,830	42.0	12,600	
SITE INDEX 75													
20	46	3.6	476	4.4	---	---	218	2.0	---	694	6.4	---	
30	57	5.6	1,275	13.0	---	26	307	3.6	---	1,800	18.6	---	
40	66	8.4	2,140	19.8	2,160	21	535	4.8	240	3,200	30.2	2,400	
50	71	10.8	2,600	24.7	6,450	21	665	5.4	1,160	4,325	40.5	7,850	
60	76	13.4	3,060	28.5	10,680	19	615	4.9	2,020	5,400	49.2	14,100	
70	79	16.3	3,465	31.5	13,720	19	635	5.2	2,740	6,440	57.4	19,880	

Table 2.--Yields per acre for upland oak; No thinning

Age	Basal Area	Trees	Average Tree Diameter ¹	Yields		
				Cubic Feet	Cords	Board Feet
Years	Square Feet	No.	Inches			
SITE INDEX 55						
20	55	2,500	2.0	60	0.6	---
30	75	1,260	3.3	583	5.3	---
40	87	790	4.5	1,320	12.1	---
50	97	480	6.1	2,150	19.7	400
60	104	357	7.3	2,520	22.9	900
70	108	295	8.2	2,730	24.4	2,800
80	112	242	9.2	2,880	25.6	5,400
SITE INDEX 65						
20	59	1880	2.4	178	1.6	---
30	81	930	4.0	1,200	10.6	---
40	96	505	5.9	1,840	18.2	440
50	105	342	7.5	2,800	26.9	2,150
60	111	262	8.8	3,300	30.8	5,160
70	115	215	9.9	3,700	33.3	7,200
80	117	187	10.7	3,950	35.6	8,200
SITE INDEX 75						
20	70	1,425	3.0	694	6.4	---
30	89	680	4.9	1,670	16.7	---
40	101	400	6.8	2,440	23.7	1,380
50	110	279	8.5	3,315	30.1	4,100
60	114	222	9.7	4,140	37.7	9,288
70	117	187	10.7	4,760	43.0	11,200
80	120	166	11.5	5,160	46.5	12,500

1. The diameter of the tree of average basal area.

TIMBER REPORT INFORMATION

U.S. Department of Agriculture
 Natural Resources Conservation Service
 AP Resource Areas

Technical Guide
 Section V
 Rev. April 2002

LPLAND OAKS
 ESTIMATED POTENTIAL YIELDS PER ACRE
 WELL-STOCKED EVEN-AGED MANAGED STANDS - SITE CLASSES 50, 60, 70, 80
 TABLE I: AGE, VOLUME, AND YEARLY GROWTH ^{1/}

Average Stand Diam.	Average Volume Per Acre - Standard Cords and Board Feet (Doyle)						Cumulative Yield	Average Yearly Growth
	After Cut	Before Cut	This Cut	Cumulative Cut	Cumulative Yield	Average Yearly Growth		
SITE 80 (CUTTING CYCLE - 6 YEARS)								
6	12	18	6 CDS**	6 CDS	18	18	0.8	CDS
8	17	24	7 "	"	32	32	1.1	"
10	21	29	8 "	"	42	42	1.2	"
12	2,700	3,500	800 BF	BF	3,500	3,500	80	BF
14	3,700	4,700	1,000 "	"	5,500	5,500	110	"
16	5,000	7,000	1,200 "	"	8,800	8,800	160	"
18	7,600	9,100	1,500 "	"	12,100	12,100	200	"
20	9,300	10,900	1,600 "	"	15,400	15,400	230	"
22	11,100	12,800	1,700 "	"	18,900	18,900	260	"
24	14,300	14,300	14,300 "	"	22,100	22,100	280	"
SITE 70 (CUTTING CYCLE - 7 YEARS)								
6	12	18	6 CDS	6 CDS	18	18	0.6	CDS
8	15	22	7 "	"	28	28	0.8	"
10	20	28	8 "	"	41	41	1.0	"
12	2,700	3,500	800 BF	BF	3,500	3,500	70	BF
14	3,500	4,400	900 "	"	5,200	5,200	90	"
16	5,500	6,600	1,100 "	"	8,300	8,300	130	"
18	7,400	8,800	1,400 "	"	11,600	11,600	170	"
20	9,900	9,900	9,900 "	"	14,100	14,100	180	"
SITE 60 (CUTTING CYCLE - 8 YEARS)								
6	9	14	5 CDS	5 CDS	14	14	0.4	CDS
8	16	22	6 "	"	27	27	0.7	"
10	20	27	7 "	"	38	38	0.8	"
12	2,300	3,000	700 BF	BF	3,000	3,000	50	BF
14	3,300	4,100	800 "	"	4,800	4,800	70	"
16	5,100	6,100	1,000 "	"	6,600	6,600	90	"
18	7,900	7,900	7,900 "	"	10,400	10,400	130	"
SITE 50 (CUTTING CYCLE - 9 YEARS)								
6	7	11	4 CDS	4 CDS	11	11	0.3	CDS
8	14	19	5 "	"	23	23	0.5	"
10	19	26	7 "	"	35	35	0.6	"
12	2,000	2,700	700 BF	BF	2,700	2,700	40	BF
14	3,100	3,900	800 "	"	4,500	4,500	60	"
16	5,400	5,400	5,400 "	"	6,900	6,900	90	"

^{1/} Adapted from USDA Technical Bulletin #60 by S. E. Chiswick.

TIMBER REPORT INFORMATION



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

2/6/26, 9:28 AM



TRACT 1

=010318000000

Pike County, OH - BEAVER TWP - EASTERN LSD

Enter Parcel or Map Number

Search



Parcel 010318000000

2025 Final Values

Owner Name	TEETERS JONATHAN MARK ET AL	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	CARRS RUN RD C-56	55,230	5,490	0.00	185.80	0.00	0.00	185.80

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TAX CHARGES & PAYMENTS

1st Half Due Date 2/17/2026

2nd Half Due Date 7/16/2026

Mailing Address - 1st Half Tax Bill

TEETERS, JONATHAN MARK ET AL
12833 STATE ROUTE 220
WAVERLY, OH 45690

Mailing Address - 2nd Half Tax Bill

TEETERS, JONATHAN MARK ET AL
12833 STATE ROUTE 220
WAVERLY, OH 45690

ACTIVITY FOR CALENDAR YEAR 2026 ▼

	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	92.90	92.90	0.00	0.00	0.00	0.00	0.00	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	92.90	92.90	0.00	0.00	0.00	0.00	0.00	185.80

Data extracted from County files
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COUNTY TAX INFORMATION

2/6/26, 9:29 AM



TRACT 2

=010317000000

Pike County, OH - BEAVER TWP - EASTERN LSD

Enter Parcel or Map Number



Parcel 010317000000

2025 Final Values

Owner Name	TEETERS JONATHAN MARK ET AL	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	CARRS RUN RD	47,430	6,010	0.00	203.40	0.00	0.00	203.40

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TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 2/17/2026

2nd Half Due Date 7/16/2026

TEETERS, JONATHAN MARK ET AL
 12833 STATE ROUTE 220
 WAVERLY, OH 45690

Mailing Address - 2nd Half Tax Bill
 TEETERS, JONATHAN MARK ET AL
 12833 STATE ROUTE 220
 WAVERLY, OH 45690

ACTIVITY FOR CALENDAR YEAR 2026

	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	101.70	101.70	0.00	0.00	0.00	0.00	0.00	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	101.70	101.70	0.00	0.00	0.00	0.00	0.00	203.40

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COUNTY TAX INFORMATION

Tract 2 - Building



01-031700.0000

TEETERS JONATHAN MARK ET AL
 TEETERS, JONATHAN MARK ET AL
 12833 STATE ROUTE 220
 WAVERLY, OH 45690

BEAVER TWP / EASTERN LSD

LEGAL INFORMATION

20 6 30 **CAUV: N**
 283/387
 Acres:34.4800

Page 1 of 1
Property Class: 111
Neighborhood 0001.001
Township: Range: Section:
Bk:404 Pg:1542

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TEETERS JONATHAN MARK ET	12833 STATE ROUTE 220	WAVERLY	OH	45690	02/26/2025	0	4:DWEX : 105	<input type="checkbox"/>	<input type="checkbox"/>
2	KLINKER ROBERT T ET AL	604 S MARKET ST	WAVERLY	OH	45690	01/12/2021	120,000	4:FI : 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	KLINKER, ROBERT T. ET AL	604 S MARKET ST	WAVERLY	OH	45690	02/15/2011	0	N/C : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: TIME: LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input checked="" type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. OTHER/CD <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. VACANCY <input type="checkbox"/> H. VIEW <input type="checkbox"/> I. CORNER

LAND COMPUTATIONS				CARRS RUN RD					
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	COMMENT
AG:CR:Crop:CF	A 4.1828	3,300	2,050			13,800	8,570		02/25/2025-TRANSFER ON DEATH DESIGNATION AFFIDAVIT FILED DESIGNATING AMELIA H WILLIS AS 1/2 INTEREST TOD BENEFICIARY UPON THE DEATHS OF GILBERT D WILLIS III & TEANA K WILLIS. NC17 AH1, RS1 RAZED 100%, AP1 DA MAGED- UNSOUND CK 18 RAZE OR REHAB JPEG 24-25 12/27/2018-SUBMITTED FOREST MANAGEMENT PLAN, EXPIRES 12/27/2028. CAUV TAX SAVINGS:2025=358.42, 2024=359.56, 2023=355.88: Total=1073.86
AG:CR:Crop:SNF	A .0357	3,300	350			120	10		
AG:ROW:R.O.W.	A .6600		0	0		0	0		
AG:WD:Woodland:SNF	A 25.6953	1,100	230			28,260	5,910		
AG:WD:Woodland:CF	A 1.0338	1,100	1,050			1,140	1,090		
AG:WD:Woodland:CPC	A 2.8724	1,100	230			3,160	660		
Total Acres: 34.4800						TOTAL	46,480	16,240	

VALUATION SUMMARY									
VALUE YEAR (EFF RATE)	2025 (37.11)	2025 (37.11)	2024 (37.23)	2024 (37.23)	2023 (36.88)	2023 (36.88)	2022 (38.24)	2022 (38.24)...	
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV	RAPP	CAUV	MISC	
APPRAISED VALUE	LAND 16,240	46,480	16,240	46,480	16,240	46,480	10,080	42,300	
	IMPR 950	950	950	950	950	950	950	950	
	TOTAL 17,190	47,430	17,190	47,430	17,190	47,430	11,030	43,250	
ASSESSED VALUE	LAND 5,680	16,270	5,680	16,270	5,680	16,270	3,530	14,810	
	IMPR 330	330	330	330	330	330	330	330	
	TOTAL 6,010	16,600	6,010	16,600	6,010	16,600	3,860	15,140	
NET GEN+ADJ	203.40	203.40	204.06	204.06	201.98	201.98	134.50	134.50	

Appraisal Research Corporation
 BF649(98217)

RESIDENTIAL/AGRICULTURAL
 Printed: 01/20/2026 13:31 By: billy

David K. Brown, Pike

COUNTY TAX INFORMATION

2/6/26, 9:30 AM



Tract 3

=010315000000

Pike County, OH - BEAVER TWP - EASTERN LSD

Enter Parcel or Map Number

Search



Parcel 010315000000

2025 Final Values

Owner Name	TEETERS JONATHAN MARK ET AL	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	CARRS RUN RD	155,820	13,500	0.00	456.92	0.00	0.00	456.92

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- New Search

TAX CHARGES & PAYMENTS

Mailing Address - 1st Half Tax Bill

1st Half Due Date 2/17/2026

2nd Half Due Date 7/16/2026

TEETERS, JONATHAN MARK ET AL
12833 STATE ROUTE 220
WAVERLY, OH 45690

Mailing Address - 2nd Half Tax Bill

TEETERS,
JONATHAN
MARK ET
AL
12833
STATE
ROUTE
220
WAVERLY,
OH 45690

ACTIVITY FOR CALENDAR YEAR 2026

	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	228.46	228.46	0.00	0.00	0.00	0.00	0.00	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	228.46	228.46	0.00	0.00	0.00	0.00	0.00	456.92

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COUNTY TAX INFORMATION

2/6/26, 9:31 AM



Tract 4

=010316000000

Pike County, OH - BEAVER TWP - EASTERN LSD

Enter Parcel or Map Number

Search



Parcel 010316000000

2025 Final Values

Owner Name	Market Taxable Value			Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
TEETERS JONATHAN MARK ET AL	31,460	2,300	0.00	77.84	0.00	0.00	77.84	
Property Location	W SIDE STRAIGHT CREEK RD T-511							

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TAX CHARGES & PAYMENTS

1st Half Due Date 2/17/2026

2nd Half Due Date 7/16/2026

Mailing Address - 1st Half Tax Bill

TEETERS, JONATHAN MARK ET AL
12833 STATE ROUTE 220
WAVERLY, OH 45690

Mailing Address - 2nd Half Tax Bill
TEETERS, JONATHAN MARK ET AL
12833 STATE ROUTE 220
WAVERLY, OH 45690

ACTIVITY FOR CALENDAR YEAR 2026 ▼

	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	38.92	38.92	0.00	0.00	0.00	0.00	0.00	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals:	0.00	38.92	38.92	0.00	0.00	0.00	0.00	0.00	77.84

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https://pikeparcel.appraisalresearchcorp.com/TaxChargesPayments2.aspx?Parcel=010316000000

PRELIMINARY TITLE

PRELIMINARY TITLE



REPORT OF TITLE

January 27, 2026

Schrader Real Estate & Auction Company
950 Liberty Drive
Columbia City, IN 46725
Attn: Luke Schrader

RE: Jonathan Teeters and Gill Willis, III
TBD Carr Run Road & Straight Creek Road
Parcel No.: 01-0315000 & 01-0316000 & 01-0317000 & 01-0318000
BesTitle File No.: OH-65594-JACK

Dear Luke:

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:

Real property situated in the County of Pike in the State of Ohio and in the Township of Beaver, known as the Low Chapperal and which is more particularly described as follows:

TRACT I

Situate, lying and being all of the NE-1/4 and all of the SE-1/4 of fractional section 19 and that part of the NW-1/4 and the SW-1/4 of the SE-1/4 of fractional section 19 lying west of Carrs Run Road in Twp. 6N, Rg 20 in Beaver Twp., Pike County, Ohio bounded and described as follows:

Beginning at a railroad spike in the center of Carrs Run Road on the east-west ½ section line of fractional section 19, 2.25 miles north of the centerline intersection with Old SR 124; thence N 86 degrees 01' W with the east-west ½ section line of fractional section 19 and passing thru an iron pin at the west side of Carrs Run Road at 30 feet, a total distance of 2286.19 to an iron pin in the 20-21 Range Line; thence S 4 degrees 30'W with the 20-21 Range Line, 2800 feet to an iron pin at the NW corner of fractional section 30; thence S 84 degrees 06' E with the north line of fractional section 30, passing thru an iron pin at the west side of Carrs Run Road at 2003.27 feet, a total distance of 228.27 feet to a railroad spike in the center of Carrs Run Road; thence with the center of Carrs Run Road the following 8 courses; N 26 degrees 56' W, 80.04 feet to a railroad spike; N 3 degrees 08' W, 239.5 feet to a railroad spike; N 6 degrees 58' W, 301.83 feet to a railroad spike; N 24 degrees 50' E, 274.43 feet to a railroad spike; N 9 degrees 28' E, 367.55 feet to a railroad spike; N 13 degrees 54' E, 380.38 feet to a railroad spike; N 7 degrees 44' E, 582.62 feet to a railroad spike' N 16 degrees 56'

PRELIMINARY TITLE

E, 608.06 feet to the point or place of beginning and containing 135.17 acres and being all of the First, Second and Third Tracts conveyed to Hazel Deis, aka Hazel Deis Morris, as recorded in Pike County Deed Vol 153 on Page 171, dated July 11, 1963.

And being the same premises surveyed and platted by Ronald P. Henry, RLS #4607, Waverly, Ohio. Save and except such easements or rights of way for roads, highways and utilities as may exist or be of record.

TRACT II

Situate, lying and being a part of the NW-1/4 of fractional Section 30, Twp. 6N, Rg. 20W, which lies West of Carrs Run and the north part of the SW-1/4 of the NE-1/4 of fractional Sec. 30 lying West of Carrs Run and the north part of the NE-1/4 of fractional Sec. 30 in Beaver Twp., Pike County, Ohio bounded and described as follows:

Beginning at a railroad spike in the center of Carrs Run Road 1.7 miles north of the centerline intersection with Old SR 124; thence with 5 courses of Caldwell's 4 acre tract, a wire fence S 71 degrees 26' W passing thru an iron pin at the west side of Carrs Run Road at 30 feet, a total distance of 492.73 feet to an iron pin; S 10 degrees 01' W, 535.94 feet to an iron pin; S 36 degrees 09' W, 152.02 feet to an iron pin; S 1 degree 40' W, 96.89 feet to an iron pin; S 7 degrees 50' E, 113.11 feet to an iron pin at a fence corner, southeast corner of Caldwell's 48 acre tract; thence N 87 degrees 28' W with Caldwell's south line 1481.6 feet to an iron pin in the 20-21 Rg. line; thence S 4 degrees 30' W with the 20-21 Rg. line, 281.43 feet to an iron pin; thence S 86 degrees 40' E with the north line of a 6.4 acre lot extended westerly, and passing thru an iron pin at the west side of Carrs Run Road at 2656.2 feet, a total distance of 2688.7 feet to a railroad spike in the center of Carrs Run Road; thence northerly with the following 8 courses of the center of Carrs Run Road; N 17 degrees 45" E, 84.86 feet to a railroad spike; N 1 degree 36' W, 74.00 feet to a railroad spike; N 18 degrees 17' W, 69.1 feet to a railroad spike; N 48 degrees 04' W, 89.9 feet to a railroad spike; N 49 degrees 21' W, 92 feet to a railroad spike; N 27 degrees 36' W, 715 feet to a railroad spike; N 9 degrees 06' W, 383 feet to a railroad spike; N 26 degrees 46' W, 40.22 feet to the point or place of beginning and containing 34.48 acres. And being 5.64 acres conveyed to Robert and Francis Klinker by O. Threlkeld as recorded in Pike County Deed Vol 159 on Page 468; 10.36 acres conveyed to Robert and Francis Klinker by Virgil and Edna Selvage as recorded in Pike County Deed Vol. 127 on Page 249; 0.90 acres conveyed to Robert and Francis Klinker by Virgil and Edna Selvage as recorded in Pike County Deed Vol 121 on Page 417; 18.641 acres as conveyed to Robert F. and Francis E. Klinker as recorded in Pike County Deed Vol. 189 on Page 129. And being the same premises surveyed and platted by Ronald P. Henry, RLS #4507, Waverly Ohio.

Save and except such easements or rights of way for roads, highways and utilities as may exist or be of record.

TRACT III

Situate, lying and being part of the NW-1/4 and the NE-1/4 of fractional section 30, Twp. 6 W, Rg. 20 W, lying east of Carrs Run Road in Beaver Twp., Pike County, Ohio bounded and described as follows:

Beginning at a railroad spike in the center of Carrs Run Road 1.8 miles North of the centerline intersection of Old SR 124; thence S 85 degrees 46' E, 2329.96 feet to the southwest corner of Mead property; thence S 25 degrees 40' W, 1331.4 to an iron pin, corner to Dick Cavis 118.84 acre tract; thence with 11 courses of the North line of Dick Cavis 118.84 acre tract; N 86 degrees 30' W, 566.86 feet to an iron pin; N 3 degrees 30' E, 10 feet to the center of a drain; down the center of the drain N 63 degrees 04' W, 31.97 to a point; N 50 degrees 25' W, 52.89 to a point; N 70 degrees 57' W, 134.98 to a point; N 49 degrees 25' W, 37.87 to a point; N 69 degrees 05' W, 29.97 to a point;

PRELIMINARY TITLE

S 58 degrees 38' W, 71.16 to a point; S 86 degrees 40' W, 65.78 to a point; S 64 degrees 17' W, 156.32 to a point; N 86 degrees 30' W, 59.0 feet to a railroad spike in the center of Carts Run Road 1.5 miles northerly from the centerline intersection with Old SR 124; thence with the following six courses of the centerline intersection with Old SR 124; thence with the following six courses of the centerline of Carrs Run Road; N 18 degrees 17' W, 69.1 feet to a railroad spike; N 48 degrees 04' W, 89.9 feet to a railroad spike; N 49 degrees 21' W, 92 feet to a railroad spike; N 27 degrees 36' W, 715 feet to a railroad spike; N 9 degrees 05' W, 383 feet to a railroad spike; N 26 degrees 46' W, 117 feet to the point or place of beginning and containing 50.82 acres. And being part of the 51.18 acre lot conveyed to Robert F. and Francis E. Klinker by John S. DiLibera and Garry W. Lyons as recorded in Pike County Deed Vol. 189 on Page 129. And being the same premises surveyed and platted by Ronald P. Henry, RLS #4607, Waverly, Ohio.

Save and except such easements or rights of way for roads, highways and utilities as may exist or be of record.

TRACT IV

Situate, lying and being part of the north ½ of the SE 1/4 of Sec. 22, Twp. 5N, Rg. 21 W in Beaver Twp., Pike County, Ohio bounded and described as follows:

Beginning at a railroad spike in the center of Straight Creek Road (T-511) at the top of Divide Hill and being 2.08 miles north of the centerline intersection of Straight Creek Road (T511) and Olde SR 124; thence with five courses of Straight Creek Road (T-511) N 23 degrees 11' W, 82.6 feet to a point; N 2 degrees 07' W, 71.7 feet to a point; N 11 degrees 28' W, 102.2 feet to a point; N 5 degrees 05' E, 506.4 feet to a point; N 21 degrees 28' W, 234.93 feet to a railroad spike; thence S 89 degrees 50' W, leaving Straight Creek Road (T-5 11) and with the south line of Mead Corporation 3 acre tract, 317.8 feet to an iron pin; thence N 1 degree 0' E with the west line of Mead Corporation 3 acre tract, 363 feet to an iron pin; common corner to two Mead Corporation tracts, thence N 86 degrees 50' W, with Mead Corporation painted south line, 650 feet to an iron pin; thence S 4 degrees 0' W, 1300 feet to an iron pin; thence S 86 degrees 25' E, 1150 feet to the point or place of beginning and containing 28.9 acres.

And being the second description in a deed from Hazel Deis Morris to Robert and Francis Klinker, recorded in Pike County Deed Vol. 168 on Page 310. And being the same premises surveyed and platted by Ronald P. Henry, RLS #4607, Waverly, Ohio in October, 1981.

Parcel Nos.: 1-031600-0000 & 1-031700-0000 & 1-031500-0000 & 1-031800-0000

Property Address: Carrs Run Road & Straight Creek Road

as of 8:00 a.m. on January 20, 2026, is vested in **Jonathan Mark Teeters and Gilbert D. Willis, III and Teanna K. Willis**, by instruments dated February 19, 2025, and recorded in Official Record 404, Page 1542 and instrument dated December 29, 2020, and recorded in Official Record 365, Page 1247, in the Office of the Recorder Pike County, Ohio, subject to the following:

A. Mortgages:

None

B. Judgments:

None

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C. Miscellaneous Defects or Irregularities:

None

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

Parcel No.: 01-0315000

Name: Jonathan Teeters et. al.
Total Assessed Value: \$13,500.00
2025 Taxes (per half): \$228.46
1st Half: Paid Unpaid
2nd Half: Paid Unpaid

CAUV in the amount of \$1,389.00.

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

Assessments are due and payable annually beginning on or about February 1st.

Parcel No.: 01-0316000

Name: Jonathan Teeters et al.
Total Assessed Value: \$2,300.00
2025 Taxes (per half): \$38.92
1st Half: Paid Unpaid
2nd Half: Paid Unpaid

CAUV in the amount of \$294.80.

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

Assessments are due and payable annually beginning on or about February 1st.

Parcel No.: 01-0317000

Name: Jonathan Teeters et. al.
Total Assessed Value: \$6,010.00
2025 Taxes (per half): \$101.70
1st Half: Paid Unpaid
2nd Half: Paid Unpaid

CAUV in the amount of \$358.42

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

Assessments are due and payable annually beginning on or about February 1st.

PRELIMINARY TITLE

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Parcel No.: 01-0318000

Name: Jonathan Teeters et. al.

Total Assessed Value: \$5,490.00

2025 Taxes (per half): \$92.90

1st Half: Paid Unpaid

2nd Half: Paid Unpaid

CAUV in the amount of \$468.42

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

Assessments are due and payable annually beginning on or about February 1st.

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

1. Easement in favor of Buckeye Rural Electric Cooperative Inc., as set forth in an instrument recorded in Deed Book 193, Page 684.
2. Easement in favor of Pike Water Inc., as set forth in an instrument recorded in Deed Book 202, Page 3.
3. Easement in favor of Pike Water Inc., as set forth in an instrument recorded in Official Record 119, Page 742.
4. Terms, provisions, and conditions of the Transfer on Death Designation Affidavit by Gilbert D. Willis, III and Teanna K. Willis, recorded February 26, 2025 in Official Record Volume 404, Page 1496.

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 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

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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 January 20, 2026. 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.


Justin D. Pritt Esq

PHOTOS

PHOTOS



TRACTS 1-3



TRACTS 2 & 3

PHOTOS



PHOTOS



TRACT 3



TRACT 4

PHOTOS



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260-244-7606 or 800-451-2709
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With:

