

67[±] Acres

Offered in 5 Tracts,
Combinations or
as a Whole

Diversified Jackson Area LAND AUCTION

- Beautiful Settings • Potential Build Sites
- Excellent Hunting • Development Upside
- Quality Farm for Hay Production & Cattle

INFORMATION BOOK

Thursday, March 26 • 6pm

SCHRADER
Real Estate and Auction Company, Inc.



ONLINE BIDDING AVAILABLE

800.451.2709 • www.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: Ryan Cottrill



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:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 67± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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 at closing.

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

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

Schrader Real Estate and Auction Company, Inc. #REC.0000314452 (Jeffersonville, OH), #BBB.2010001376 (Irwin, OH)

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, Indiana 46725 #63198513759,

BOOKLET INDEX

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, MARCH 26, 2026

67± ACRES – JACKSON 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
67± Acres • Jackson 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 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) 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.

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, March 19, 2026**. 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.

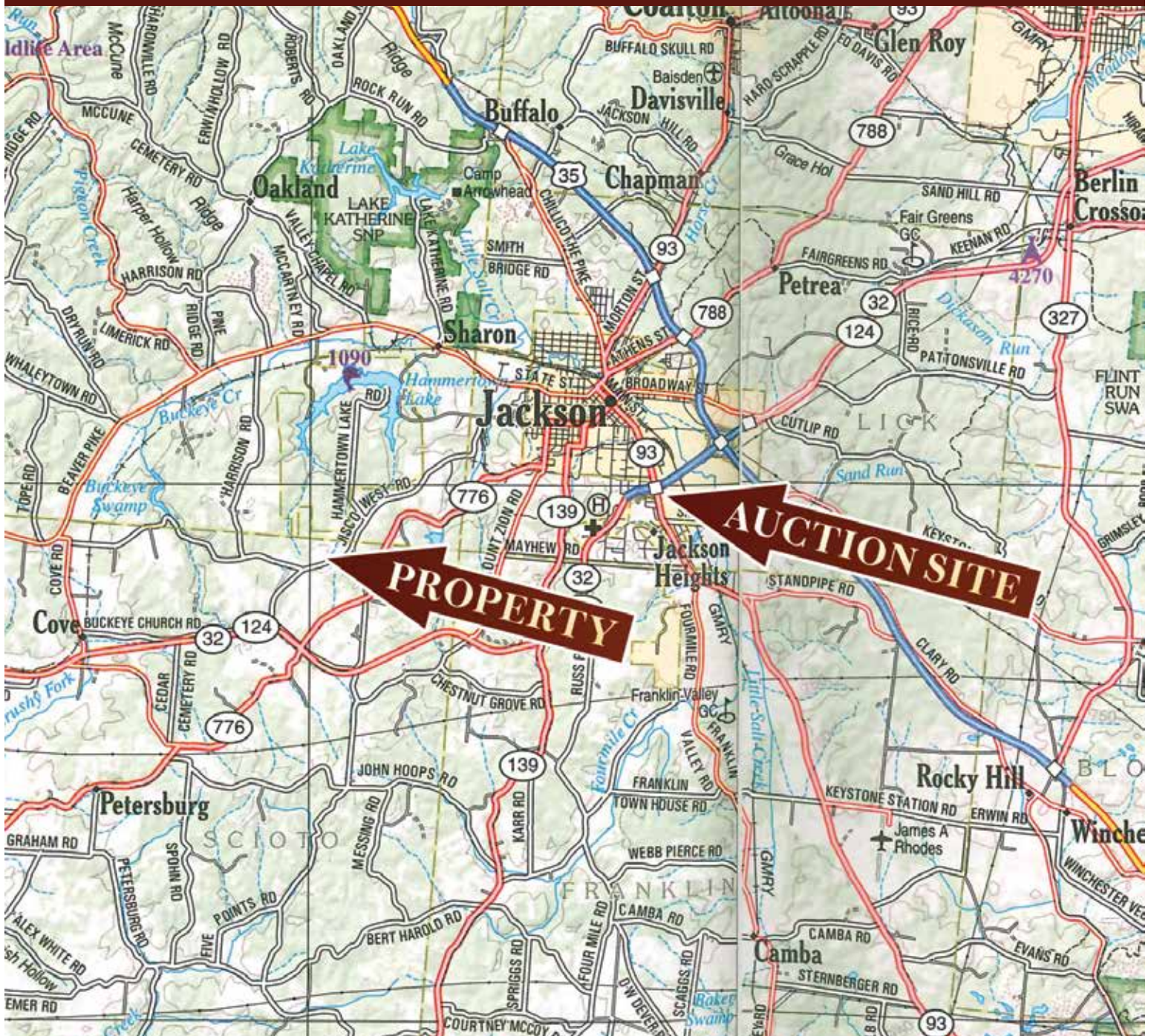
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

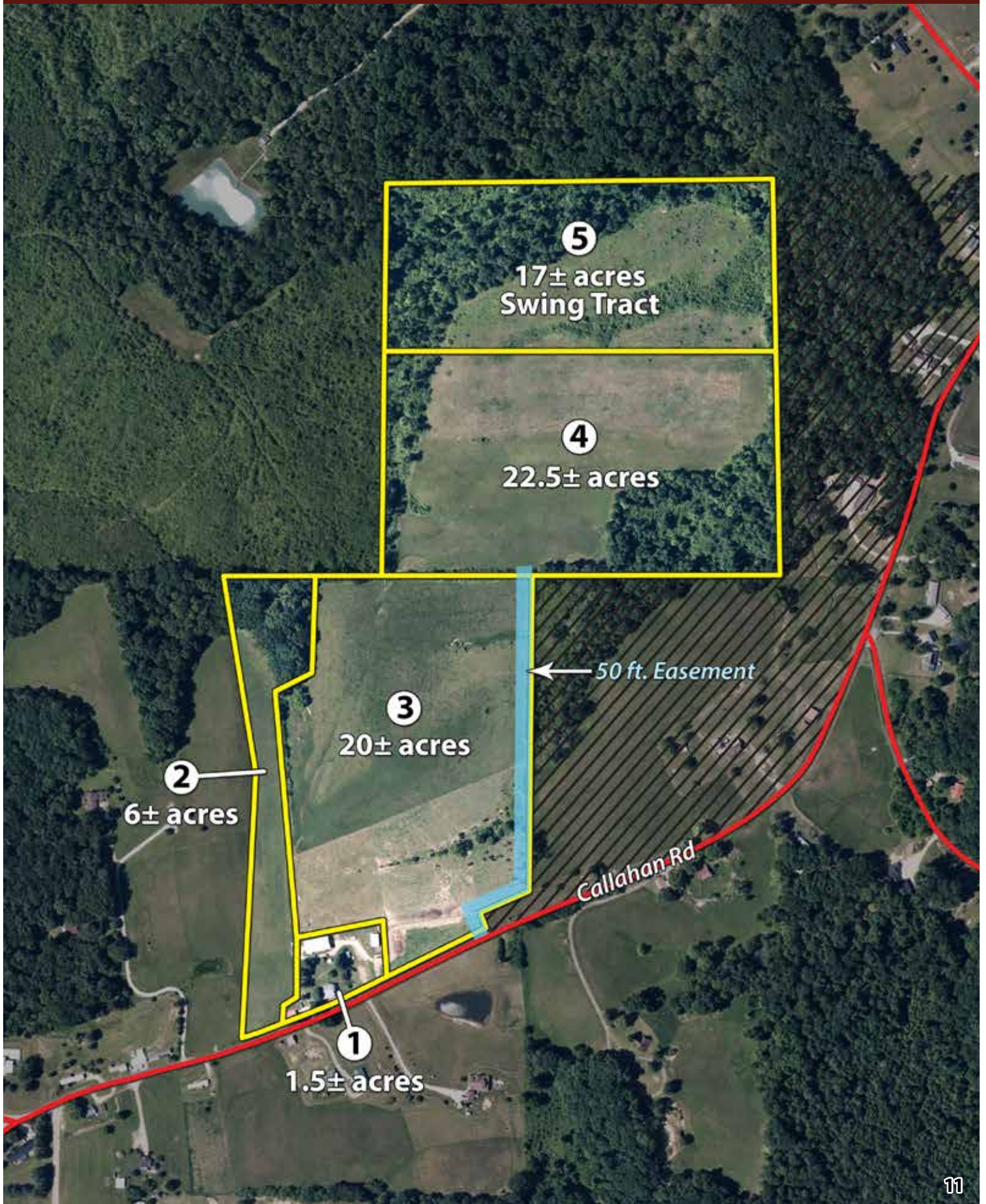
LOCATION MAP



AUCTION LOCATION: La Rosas Pizza Event Room, 966 E Main St, Jackson, OH 45640

PROPERTY LOCATION: 3191 Jisco West Rd, Jackson, OH, 45640-9110. From Jackson, take highway 10 (Jisco West Rd) west out of town. Continue on for approx. 2.5 miles. The property will be on your right.

TRACT MAP



COUNTY TAX INFORMATION

COUNTY TAX INFO - TRACTS 1-3

2/20/26, 12:25 PM

Beacon - Jackson County, OH - Report: K200050010600

Summary

Parcel Number K200050010600
 Location Address 3191 JISCO WEST RD
 City UNINCORPORATED
 Township SCOTTO TOWNSHIP
 School District JACKSON SD
 Neighborhood 00020991
 Legal Description S4LT RESERVE #7
 (Note: Not to be used on legal documents)
 Map Number 0005-00-104-00
 Legal Acres 12.935
 Land Use (111) A - CASH GRAIN OR GENERAL FARM
 Property Class A - AGRICULTURAL
 Range Township Section 19-06-00
 2.5% Homestead Rollback Yes
 Homestead Reduction No

Property Record Card

Property Card

Owners

Owner [COTTRELL RYAN](#) Mailing Address
 COTTRELL RYAN
 3191 JISCO WEST RD
 JACKSON OH 45640

Land

Descr	P	LN	CD	Acres	Frontage	Depth	Base Size	Base Rate	Sq Ft.	Incr /Decr	Land-Val
Homestead	A	1	1	1.0000	0	0	1.00	18,850	43,560	18850 / 18850	\$18,850
TILLABLE	A	2	2	8.8440	0	0	1.00	2,262	985,245	2262 / 2262	\$20,010
PASTURE	A	3	3	2.0110	0	0	1.00	2,262	87,599	2262 / 2262	\$4,550
Woodland	A	4	4	1.0800	0	0	1.00	1,885	47,045	1885 / 1885	\$2,040

Total Acres: 12.9350
 Total Land-Value: \$45,450

Valuation

Assessed Year	2025
Land Value	\$45,450.00
Building Value	\$723,900.00
Total Value (Appraised 100%)	\$1,180,040.00
Land Value	\$15,910.00
Building Value	\$324,100.00
Total Value (Assessed 35%)	\$48,320.00
CALV Value	\$31,700.00
Taxable Value	\$43,510.00

Recent Sales in Area

Sale date range:

From: To:

Distance: Units:

Property Tax

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2025 Pay 2026	\$0.00	\$2,491.18	\$875.16	\$808.01	\$1,616.02
2024 Pay 2025	\$0.00	\$2,561.01	\$1,685.85		
2023 Pay 2024	\$0.00	\$1,699.57	\$1,699.57		
2022 Pay 2023	\$0.00	\$1,230.08	\$1,230.08		
2021 Pay 2022	\$0.00	\$1,229.14	\$1,229.14		
2020 Pay 2021	\$0.00	\$1,235.78	\$1,235.78		
2019 Pay 2020	\$0.00	\$1,319.38	\$1,319.38		
2018 Pay 2019	\$0.00	\$1,272.34	\$1,272.34		
2017 Pay 2018	\$0.00	\$1,218.94	\$1,218.94		
2016 Pay 2017	\$0.00	\$1,195.50	\$1,195.50		
2015 Pay 2016	\$0.00	\$1,202.34	\$1,202.34		
2014 Pay 2015	\$0.00	\$1,172.92	\$1,172.92		
2013 Pay 2014	\$0.00	\$1,028.10	\$1,028.10		

Payments

Date	Price
10/22/2025	(\$875.14)
3/9/2025	(\$795.60)
9/27/2024	(\$890.25)
2/23/2024	(\$809.32)
7/23/2023	(\$615.04)
3/2/2023	(\$615.04)
8/8/2022	(\$614.57)
3/22/2022	(\$614.57)
7/30/2021	(\$617.89)
3/10/2021	(\$617.89)
8/2/2020	(\$659.49)
3/13/2020	(\$659.49)
7/29/2019	(\$636.17)
2/28/2019	(\$636.17)
7/27/2018	(\$609.47)
2/26/2018	(\$609.47)
7/25/2017	(\$597.75)
3/1/2017	(\$597.75)
7/22/2016	(\$601.17)
3/1/2016	(\$601.17)
7/24/2015	(\$586.44)
3/10/2015	(\$586.44)
7/29/2014	(\$514.05)
2/11/2014	(\$514.05)

Improvements

Card 1 Type	Description	Year Built	Dimensions	Grade	Condition	Price Per Sq Ft	Appraised Value	Assessed Value
AP1	FOUR SIDE CLOSED MTL POLE BLDG	1950	24 x 30	D	A	11.5139	\$1,660	\$580
AP1	FOUR SIDE CLOSED MTL POLE BLDG	2013	40 x 80	D	A	12.9156	\$0	\$0
TOTAL VALUE							\$1,660	\$580

Residential

Card	1	Percent Complete	100
Number of Stories	2	Style	OTHER
Year Built	1950	Year Remodeled	0
Appraised Value	90,930	Number of Bedrooms	3
Total Number of Rooms	6	Number of Half Baths	0
Number of Full Baths	2	Basement	PART
Number of Family Rooms	0	Heating System Type	
Exterior Wall	ALLUM/WHYL	Attic	NONE
Heat	BASIC	Property Class	A
Heating Fuel Type	ELECTRIC	Ground Floor Area	760
Grade	D	Unfinished Area	0
Total Living Area (Includes Finished Basement)	1976	Finished Basement Area	0
Recreation Room Area	0	Fireplace Stacks	0
Brick/Stone Trim	0	Pre-Fab Fireplaces	1
Fireplace Openings	0		

COUNTY TAX INFO - TRACTS 1-3

2/20/26, 12:25 PM

Beacon - Jackson County, OH - Report: K200050010600

Agricultural

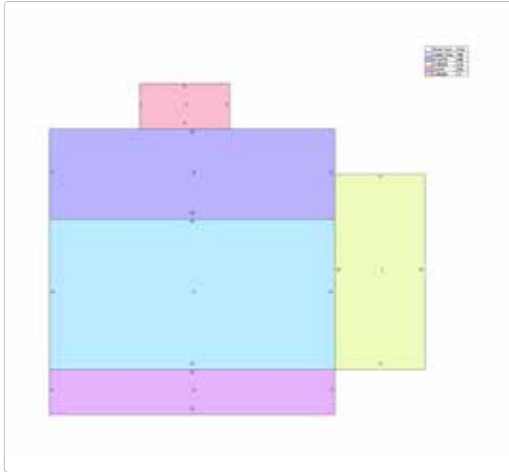
Soil Type	Use Type	Acres	Agricultural Use Value
WHC	Crop	3.5000	\$3,360
WEB	Pasture	2.0110	\$3,680
RBD2	Woods	1.0800	\$250
HM1		1.0000	\$18,850
RBC2	Crop	2.8520	\$1,000
WEB	Crop	2.4920	\$4,560

Land Use Type Totals:

Total Acres:
12,9250
Total Agricultural Use Value
\$31,700

Sketches

To magnify the Sketch, you may right click on the image to download or to open the image in a new tab. These options will then allow you to zoom in.



Map



No data available for the following modules: Sales, Special Assessments, Permits, Commercial, Commercial Features, Commercial Construction, Photos.

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COUNTY TAX INFO - TRACTS 1, 3 & 4

2/20/26, 12:25 PM

Beacon - Jackson County, OH - Report: K200050010700

Summary

Parcel Number K200050010700
 Location Address JISCO WEST RD
 City UNINCORPORATED
 Township SCOTTO TOWNSHIP
 School District JACKSON SD
 Neighborhood 00020991
 Legal Description S41/2 RESERVE #6
 Map Number 0005-00-107-00
 Legal Acres 14.343
 Land Use (190) A - OTHER AGRICULTURAL USE
 Property Class A - AGRICULTURAL
 Range Township Section 19-06-00
 2.5% Homestead Rollback No
 Homestead Reduction No

Property Record Card

Property Card

Owners

Owner **COTTRELL RYAN**
 Mailing Address COTTRELL RYAN
 3191 JISCO WEST RD
 JACKSON OH 45640

Land

Descr	P	LN	CD	Acres	Frontage	Depth	Base Size	Base Rate	Sq Ft.	Incr / Decr	Land-Val
Woodland	A	3	4	2.6100	0	0	1.00	1.885	113,692	1885 / 1885	\$4,920
TILLABLE	A	1	2	3.4870	0	0	1.00	2.262	151,894	2262 / 2262	\$7,890
PASTURE	A	2	3	8.2460	0	0	1.00	2.262	359,196	2262 / 2262	\$18,650

Total Acres: 14.3430
 Total Land-Value: \$31,460

Valuation

Assessed Year	2025
Land Value	\$31,460.00
Building Value	\$1,410.00
Total Value (Appraised 100%)	\$32,870.00
Land Value	\$11,010.00
Building Value	\$490.00
Total Value (Assessed 35%)	\$11,500.00
CAUV Value	\$9,740.00
Taxable Value	\$3,900.00

Recent Sales in Area

Sale date range:

From: To:

Distance: Units:

Property Tax

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2025 Pay 2026	\$0.00	\$227.60	\$80.00	\$73.80	\$147.60
2024 Pay 2025	\$0.00	\$234.11	\$154.11		
2023 Pay 2024	\$0.00	\$155.36	\$155.36		
2022 Pay 2023	\$0.00	\$84.84	\$84.84		
2021 Pay 2022	\$0.00	\$84.80	\$84.80		
2020 Pay 2021	\$0.00	\$85.24	\$85.24		
2019 Pay 2020	\$0.00	\$102.58	\$102.58		
2018 Pay 2019	\$0.00	\$99.00	\$99.00		
2017 Pay 2018	\$0.00	\$95.00	\$95.00		
2016 Pay 2017	\$0.00	\$181.88	\$181.88		
2015 Pay 2016	\$0.00	\$182.92	\$182.92		
2014 Pay 2015	\$0.00	\$178.76	\$178.76		
2013 Pay 2014	\$0.00	\$80.34	\$80.34		

Payments

Date	Price
10/22/2025	(\$80.00)
3/9/2025	(\$72.73)
9/27/2024	(\$81.38)
2/23/2024	(\$73.98)
7/23/2023	(\$42.42)
3/2/2023	(\$42.42)
8/8/2022	(\$42.40)
3/22/2022	(\$42.40)
7/30/2021	(\$42.62)
3/10/2021	(\$42.62)
8/3/2020	(\$51.29)
3/13/2020	(\$51.29)
7/29/2019	(\$49.50)
2/28/2019	(\$49.50)
7/27/2018	(\$47.50)
2/26/2018	(\$47.50)
7/25/2017	(\$90.94)
3/1/2017	(\$90.94)
7/22/2016	(\$91.46)
3/1/2016	(\$91.46)
7/24/2015	(\$89.38)
3/10/2015	(\$89.38)
7/29/2014	(\$40.17)
2/11/2014	(\$40.17)

Improvements

Card 1	Type	Description	Year Built	Dimensions	Grade	Condition	Price Per Sq Ft	Appraised Value	Assessed Value
AP3		ONE SIDE OPEN MTL POLE BLDG	2000	22 x 40	D	P	10.6477	\$1,610	\$490
		TOTAL VALUE						\$1,610	\$490

Agricultural

Soil Type	Use Type	Acres	Agricultural Use Value
WHC	Pasture	8.2460	\$7,920
RBD2	Woods	2.6100	\$600
RBC2	Crop	3.4870	\$1,220

Land Use Type Totals:

Total Acres: 14.3430
 Total Agricultural Use Value: \$9,740

COUNTY TAX INFO - TRACTS 1, 3 & 4

2/20/26, 12:25 PM

Beacon - Jackson County, OH - Report: K200050010700

Map



No data available for the following modules: Sales, Special Assessments, Permits, Residential, Commercial, Commercial Features, Commercial Construction, Photos, Sketches.

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[Contact Us](#)

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COUNTY TAX INFO - TRACTS 4 & 5

2/20/26, 12:24 PM

Beacon - Jackson County, OH - Report: G110080011800

Summary

Parcel Number G110080011800
 Location Address JISCO WEST RD
 City UNINCORPORATED
 Township LIBERTY TOWNSHIP
 School District JACKSON SD
 Neighborhood 00011991
 Legal Description S41 RESERVE #59
 (Note: Not to be used on legal documents)
 Map Number 0008-00-118-00
 Legal Acres 40
 Land Use (115) A - AGRICULTURAL VACANT LAND
 Property Class A - AGRICULTURAL
 Range Township Section 19-07-00
 2.5% Homestead Rollback No
 Homestead Reduction No

Property Record Card

Property Card

Owners

Owner [COTTRELL RYAN](#) Mailing Address
 COTTRELL RYAN
 3191 JISCO WEST RD
 JACKSON OH 45640-9110

Land

Descr	P	LN	CD	Acres	Frontage	Depth	Base Size	Base Rate	Sq Ft.	Incr / Decr	Land-Val
Woodland	A	2	4	20.0000	0	0	1.00	1.885	871,200	1885 / 1885	\$37,700
TILLABLE	A	1	2	20.0000	0	0	1.00	2.262	871,200	2262 / 2262	\$45,240

Total Acres: 40.0000
 Total Land-Value: \$82,940

Valuation

Assessed Year	Land Value	Building Value	Total Value (Appraised 100%)
2025	\$82,940.00	\$0.00	\$82,940.00
2024	\$82,940.00	\$0.00	\$82,940.00
2023	\$82,940.00	\$0.00	\$82,940.00
2022	\$82,940.00	\$0.00	\$82,940.00
2021	\$82,940.00	\$0.00	\$82,940.00
2020	\$82,940.00	\$0.00	\$82,940.00
2019	\$82,940.00	\$0.00	\$82,940.00
2018	\$82,940.00	\$0.00	\$82,940.00
2017	\$82,940.00	\$0.00	\$82,940.00
2016	\$82,940.00	\$0.00	\$82,940.00
2015	\$82,940.00	\$0.00	\$82,940.00
2014	\$82,940.00	\$0.00	\$82,940.00
2013	\$82,940.00	\$0.00	\$82,940.00

Recent Sales in Area

Sale date range:

From: To:

[Search Sales by Neighborhood](#)

Distance:

Units: [Search Sales by Distance](#)

Property Tax

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2025 Pay 2025	\$0.00	\$228.57	\$81.73	\$74.92	\$149.84
2024 Pay 2025	\$0.00	\$241.86	\$160.13		
2023 Pay 2024	\$0.00	\$160.61	\$160.61		
2022 Pay 2023	\$0.00	\$164.46	\$164.46		
2021 Pay 2022	\$0.00	\$163.60	\$163.60		
2020 Pay 2021	\$0.00	\$164.56	\$164.56		
2019 Pay 2020	\$0.00	\$167.90	\$167.90		
2018 Pay 2019	\$0.00	\$161.96	\$161.96		
2017 Pay 2018	\$0.00	\$154.32	\$154.32		
2016 Pay 2017	\$0.00	\$298.20	\$298.20		
2015 Pay 2016	\$0.00	\$299.94	\$299.94		
2014 Pay 2015	\$0.00	\$298.02	\$298.02		
2013 Pay 2014	\$0.00	\$277.32	\$277.32		

Payments

Date	Price
10/22/2025	(\$81.73)
3/9/2025	(\$76.00)
9/27/2024	(\$84.13)
2/23/2024	(\$76.48)
7/23/2023	(\$82.23)
3/2/2023	(\$82.23)
8/8/2022	(\$81.80)
3/22/2022	(\$81.80)
7/30/2021	(\$82.28)
3/10/2021	(\$82.28)
8/3/2020	(\$83.95)
3/13/2020	(\$83.95)
7/29/2019	(\$80.98)
2/28/2019	(\$80.98)
7/27/2018	(\$77.16)
2/26/2018	(\$77.16)
7/25/2017	(\$149.10)
3/1/2017	(\$149.10)
7/22/2016	(\$149.97)
3/1/2016	(\$149.97)
7/24/2015	(\$149.01)
3/10/2015	(\$149.01)
7/29/2014	(\$138.66)
2/11/2014	(\$138.66)

Agricultural

Soil Type	Use Type	Acres	Agricultural Use Value
WH4	Woods	14.0000	\$3,220
RBC2	Crop	15.0000	\$5,250
WH4	Crop	5.0000	\$1,750
SH4	Woods	2.0000	\$460
RBD2	Woods	4.0000	\$920

Land Use Type Totals:

Total Acres: 40.0000
 Total Agricultural Use Value: \$11,600

COUNTY TAX INFO - TRACTS 4 & 5

2/20/26, 12:24 PM

Beacon - Jackson County, OH - Report: G110080011800

Map



No data available for the following modules: Sales, Special Assessments, Improvements, Permits, Residential, Commercial, Commercial Features, Commercial Construction, Photos, Sketches.

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PRELIMINARY TITLE

PRELIMINARY TITLE

REAL ESTATE OPINION OF TITLE

TO: Schrader Real Estate and Auction Company, Inc.

The undersigned hereby certifies that he has made an examination of the public record indices of Jackson County, Ohio, relating to the real estate described in attached Exhibit "A", said examination covering the period of time from the last 40 years to 2/13/2026 at 8:00 A.M. and finds and certifies that as of the above date and time good and marketable fee simple title to said real estate is vested in: **Ryan Cottrill**, free and clear of all claims, charges, defects, encumbrances, judgments, liens, taxes, assessments, conditions, restrictions and reservations whatsoever, except as stated in this title opinion.

The real estate described herein is subject to the following liens and objections:

1. Note exception of tract for cemetery in Volume 90, Page 48, Jackson County Official Records.
2. Note exception of coal with right to mine and remove same in all deeds in chain of title, and started and was reserved by Albert Johnson in a deed dated 10/8/45 and recorded in Volume 127, Page 472, Jackson County Deed Records.
3. Note exception of 20 foot right of way to the "tank site" in all deeds in chain of title.
4. Mortgage to Farm Credit Services in Volume 90, Page 57, Jackson County Official Records.
5. UCC Financing Statement (Fixture Filing) to Farm Credit Services in Volume 95, Page 2596, Jackson County Official Records. This was also filed as UCC Financing Statement # 201300000020U.
6. Easement to C&SOE in Volume 132, Page 85, Jackson County Deed Records.
7. Easements to Columbus Southern Power in Volume 77, Page 619; Volume 77, Page 722; and Volume 77, Page 725, Jackson County Official Records.
8. Easements to Jackson County Water in Volume 206, P. 105, and Volume 213, Page 663, Jackson County Deed Records.
9. Oil and Gas lease to Columbia Energy dated 4/13/1981 and recorded in Volume 35, Page 719, Jackson County Lease Records.
10. Oil and Gas lease to Dalton & Hannah dated 4/15/1993 and recorded in Volume 39, Page 193, Jackson County Lease Records. This lease was extended for 5 additional years in Volume 40, Page 181, Jackson County Lease Records. This lease was assigned to Burlington Resources Oil & Gas Company in Volume 288, Page 402, Jackson County Mortgage Records.
11. Oil and Gas leases to David Law dated 1/21/64 and recorded in Volume 29, Page 279 and Volume 29, Page 505, Jackson County Lease Records. This lease was assigned to Fairway Petroleum in Volume 6, Page 167, JCAR.

All of the above leases appear to have expired by their own terms unless oil or gas production is taking place.

The records of the Treasurer's Office show the following taxes and assessments against said real estate which constitute a lien against said real estate:

<u>Tract</u>	<u>Parcel Number</u>	<u>Taxes/ Half</u>	<u>Delinquent</u>	<u>Total Value</u>
40 acres	G110080011800	\$74.92	\$0*	\$82,940.
12.935 acres	K200050010600	\$808.01	\$0*	\$138,040.
14.343 acres	K200050010700	\$73.80	\$0*	\$32,870.

*Due for 2025.

PRELIMINARY TITLE

This title opinion does not purport to cover oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception, matters not of record in the public record indices in said County, including but not limited to rights of persons in possession, questions which a correct survey, description or inspection of the premises would disclose, right to file mechanics' liens, special taxes and assessments not shown in the public record indices in said County, easements whether of record or not, rights of access, zoning, environmental protection, and other governmental laws, ordinances, permits and regulations, nor violations of any state, federal, or local environmental laws, ordinances, permits or regulations.

No examination was made in the United States Courts or in any subdivision thereof.

This title opinion is made subject to errors in the public record indices in said County.

I agree to indemnify you and your successors in interest in the Mortgage opined hereto, to the full extent of any attributable to a breach of my duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

RHOADS LAW OFFICE

By: 

Ed Rhoads
305 N. Market Street
Waverly, Ohio 45690
Telephone: (740) 947-7605

PRELIMINARY TITLE

EXHIBIT "A"

Tract One. Situated in the State of Ohio, Jackson County, and Scioto Township, and being Scioto Salt Reserve Lot Seven (7), Township Six (6), Range Nineteen (19), EXCEPT FOR the following six exceptions:

First Exception: Being 9.59 acres thereof described as follows: Beginning at the Southwest corner of Lot No. Seven (7); thence East $89^{\circ} 43.07$ rods; thence North $3\frac{1}{2}^{\circ}$ West 40 rods; thence $78\frac{1}{2}^{\circ}$ West $41\frac{1}{2}$ rods; and thence South 1° West 30.4 rods to the place of beginning.

Second Exception: Being a part of Lot 7 Scioto Salt Reserve Lands, Township 6, Range 19 as follows:

Beginning at the Southwest corner of Lot 7 thence East $89^{\circ} 43.07$ rods;
Thence North $3\frac{1}{2}^{\circ}$ West to the North right-of-way line of County Road Number 10 and the point of beginning;
Thence continuing North $3\frac{1}{2}^{\circ}$ West to the Northeast corner of a tract containing 9.59 acres, more or less conveyed by John B. Garrett to John R. Beatty by deed dated March 24, 1942 recorded in Deed Book 119 at page 268;
Thence $78\frac{1}{2}^{\circ}$ West along the North line of the tract containing 9.59 acres, more or less to the West line of Lot 7;
Thence North along the West line of Lot 7 to a point being 1100 feet as measured from the North right-of-way line of County Road 10;
Thence East and parallel to the North line of Lot 7, 900 feet to a point;
Thence South approximately 1100 feet to a point in the North right-of-way line of County Road 10, 200 feet East of the place of beginning;
Thence Westerly along the North right-of-way line of County Road 10, 200 feet to the place of beginning and containing 20 acres, more or less.

Third Exception: Being a part of Lot 7 Scioto Salt Reserve Lands, Township 6, Range 19 as follows:

Beginning at the Southwest corner of Lot 7 thence East $89^{\circ} 43.07$ rods;
Thence North $3\frac{1}{2}^{\circ}$ West to the South right-of-way line of County Road Number 10 and the point of beginning;
Thence Easterly along the South right-of-way line of County Road 10, 122 feet;
Thence South $3\frac{1}{2}^{\circ}$ East, 355 feet;
Thence Westerly and parallel to the South right-of-way line of County Road 10, 122 feet;
Thence North $3\frac{1}{2}^{\circ}$ West 355 feet containing one acre, more or less lying South of the South right-of-way line of County Road 10 and abutting the East line of a tract containing 9.59 acres, more or less conveyed by John B. Garrett to John R. Beatty by deed dated March 24, 1942 recorded in Deed Book 119 at page 268.

Fourth Exception: Excepting and reserving to Albert L. Johnson, his heirs and assigns, all coal underlying the premises with the right to mine and remove the same and to make openings therefore at any places desired by him for the mining thereof, but without the right of stripping, and no coal operations to be carried on within 500 feet of any buildings now on the premises.

Fifth Exception: The following described tract of land is located in part of Scioto Salt Reserve Lot Number 7, T-06-N, R-19-W, Scioto Township, Jackson County, Ohio, and is part of the land conveyed to Myrtle Conley in Deed Volume 152, Page 211, as recorded at the Jackson County Recorder's Office. It is more particularly bounded and described as follows:

Commencing at a Five-Eighths Inch ($5/8$ ") Iron Pin Found with identification cap stamped "7084" at the Northwest Corner of Scioto Salt Reserve

PRELIMINARY TITLE

Lot Number 7, the Iron Pin Found also being the Point of Beginning of the tract of land herein described and conveyed;

Thence, along the north line of S.S.R. 7, S 85° 27' 08" E, a distance of 778.58 feet to an Iron Pin Set;

Thence, departing the north line and with a new division, S 05° 15' 24" E, a distance of 611.64 feet to an Iron Pin Set;

Thence, N 85° 27' 08" W, a distance of 436.87 feet to an Iron Pin Set;

Thence, S 16° 09' 49" E, a distance of 57.89 feet to an Iron Pin Set;

Thence N 85° 27' 08" W, a distance of 474.24 feet to a point in the west line of S.S.R. Lot 7 which bears N 05° 14' 15" E, a distance of 3.75 feet from an Iron Pin Set in the west line;

Thence, N 05° 14' 15" E, a distance of 656.90 feet to the Point of Beginning. This tract contains 12.120 Acres and is part of Auditor's Parcel Number K20-005-00-106-00.

The above-described tract is subject to all easements and legal rights-of-way of record. Bearings are based on a survey done by Dana Exline, P.S. 7060, recorded in the Mountain Meadow Estates Subdivision recorded at the Jackson County Recorder's Office.

Iron pins set are Reinforcing Bars 5/8" in diameter by 30" in length with caps stamped "Miller's Surveying, LLC, Melissa Miller, P.S. 8187".

The above description was prepared from the results of an actual survey made in January, 2008 by Miller's Surveying, LLC.

Sixth Exception: The following described tract of land is located in part of Scioto Salt Reserve Lot Number 7, T-06-N, R-19-W, Scioto Township, Jackson County, Ohio, and is part of the land conveyed to Myrtle Conley in Deed Volume 152, Page 211, as recorded at the Jackson County Recorder's Office. It is more particularly bounded and described as follows:

Commencing at a Five-Eighths Inch (5/8") Iron Pin Found with identification cap stamped "7084" at the Northwest Corner of Scioto Salt Reserve Lot Number 7;

Thence, along the north line of S.S.R. 7, S 85° 27' 08" E, a distance of 778.58 feet to an Iron Pin Set;

Thence, departing the north line, S 05° 15' 24" E, a distance of 611.64 feet to an Iron Pin Set, the Iron Pin Set also being the Point of Beginning of the tract of land herein described and conveyed;

Thence, continuing S 05° 15' 24" E, a distance of 54.95 feet to an Iron Pin Set:

Thence N 85° 27' 08" W, a distance of 425.75 feet to an Iron Pin Set;

Thence, N 16° 09' 49" W, a distance of 57.89 feet to an Iron Pin Set;

Thence, S 85° 27' 08" E, a distance of 436.87 feet to the Point of Beginning. This tract contains 0.536 Acre and is part of Auditor's Parcel Number K20-005-00-106-00.

The above-described tract is subject to all easements and legal rights-of-way of record. Bearings are based on a survey done by Dana Exline, P.S. 7060, recorded in the Mountain Meadow Estates Subdivision recorded at the Jackson County Recorder's Office.

Iron pins set are Reinforcing Bars 5/8" in diameter by 30" in length with caps stamped "Miller's Surveying, LLC, Melissa Miller, P.S. 8187".

The above description was prepared from the results of an actual survey made in January, 2008 by Miller's Surveying, LLC.

Tract One contains after exceptions, 19.844 acres, more or less. The Auditor's permanent parcel number is K20-005-00-106-00.

Tract Two. Situated in the State of Ohio, Jackson County, and Scioto Township, and being Scioto Salt Reserve Lot Six (6), Township Six (6), Range Nineteen (19), EXCEPT FOR the following four exceptions:

PRELIMINARY TITLE

First Exception: Being 40 acres off of the East side of Scioto Salt Reserve Lot Six (6), Scioto Township.

Second Exception: Being a part of Scioto Salt Reserve (SSR) Lot Six (6), Township 6-N, Range 19-W, and being a tract of realty 100 feet long and 100 feet wide, and more particularly bounded and described as follows: Beginning at the corner of SSR Lots 6, 7, 10, and 11; thence South $81^{\circ} 49'$ East 490 feet more or less along the South line of SSR Lot No. 6 and the North line of SSR Lot No. 11, to the property line between the lands of Willard Conley and William E. Downey; thence North $8^{\circ} 11'$ East 805 feet more or less, along the aforementioned property line to an iron pin and the point of beginning of the tract to be described; thence South $70^{\circ} 30'$ West 100 feet to an iron pin; thence North $8^{\circ} 11'$ East 100 feet to an iron pin on the South right-of-way of County Road No. 10-E; thence continuing North $8^{\circ} 11'$ East 30 feet to the centerline of County Road No. 10-E, to a point; thence North $70^{\circ} 30'$ East 100 feet and along the centerline of County Road 10-E; thence South $8^{\circ} 11'$ West 30 feet to an iron pin in the South right-of-way line of the road and in the property line fence between Willard Conley and William E. Downey; thence continuing along the property line South $8^{\circ} 11'$ West 100 feet to the place of beginning of the tract of land herein described containing 0.23 acres more or less, subject to all easements and legal rights-of-way.

Also, a 20-foot right-of-way for a means of ingress and egress to the tank site, over and most easy accessible route.

Third Exception: Excepting and reserving to Albert L. Johnson, his heirs and assigns, all coal underlying the premises with the right to mine and remove the same and to make openings therefore at any places desired by him for the mining thereof, but without the right of stripping, and no coal operations to be carried on within 500 feet of any buildings now on the premises.

Fourth Exception: Excepting the private cemetery as described as follows:

The following described tract of land is located in the North Half of Scioto Salt Reserve Lot Number 06, T-06-N, R-19-W, Scioto Township, Jackson County, Ohio, and is part of the land conveyed to Willard Conley in Deed Volume 152, Page 211, as recorded at the Jackson County Recorder's Office. It is more particularly bounded and described as follows:

Commencing at an Iron Pin Set at the Northeast Corner of Scioto Salt Reserve Lot Number 06;

Thence, along an existing fence line, N- $83^{\circ} 44' 09''$ W, a distance of 822.58 to a wooden corner post;

Thence, along another fence line, S- $07^{\circ} 28' 25''$ W, passing an Iron Pin Set at 1013.28 feet, for a total distance of 1052.95 feet to a corner fence post and also being the Point of Beginning of the tract of land herein described and conveyed;

Thence, S- $07^{\circ} 28' 25''$ W, passing an Iron Pin Set at 60.32 feet, for a total distance of 90.31 feet to a Mag Nail Set in the centerline of County Road 82 (Jisco West Road);

Thence, along the centerline of the road, S- $72^{\circ} 26' 10''$ W, a distance of 131.36 a Mag Nail Set;

Thence, departing the centerline, N $15^{\circ} 25' 00''$ W, passing an Iron Pin Set at 17.00 feet, for a total distance of 83.50 feet to a corner fence post;

Thence, along an existing fence line, N $72^{\circ} 59' 32''$ E, a distance of 166.46 feet to the Point of Beginning and containing 0.283 Acre and being part of Auditor's Parcel Number K20-005-00-107-00.

The above described tract is subject to all easements and legal rights-of-way of record. Bearings are based on a survey done by Dana Exline, P.S. 7060, approved by the Jackson County Engineer on September 15, 1993, and are for angular purposes only.

Iron pins set are Re-Bar 5/8" in diameter by 30" in length with blue caps stamped "Miller's Surveying, LLC, Melissa Miller, P.S. 8187".

PRELIMINARY TITLE

The above description was prepared from the results of an actual survey made in August, 2004 by Miller's Surveying, LLC.

Tract Two contains after exceptions 23.487 acres, more or less. The Auditor's permanent parcel number is K20-005-00-107-00.

FURTHER SAVE AND EXCEPT FROM TRACTS ONE AND TWO THE FOLLOWING TWO EXCEPTIONS:

Further Exception Number One: The following described tract of land is located in parts of Scioto Salt Reserve Lot Numbers 6 and 7, T-06-N, R-19-W, Scioto Township, Jackson County, Ohio, and is part of the land conveyed to Myrtle Conley in Deed Volume 152, Page 211, as recorded at the Jackson County Recorder's Office. It is more particularly bounded and described as follows:

Commencing at a Five-Eighths Inch (5/8") Iron Pin Found with identification cap stamped "Dana Exline 7060" at the Southeast Corner of Scioto Salt Reserve Lot Number 7;

Thence, along the south line of S.S.R. Lot 6, S 84° 00' 31" E, a distance of 183.82 feet to an Iron Pin Set, the Iron Pin Set also being the Point of Beginning of the tract of land herein described and conveyed; Thence, departing the south line and with a new division, N 12° 37' 08" W, passing an Iron Pin Set at 681.91 feet, for a total distance of 701.52 feet to a Mag Nail Set in the centerline of County Road 82;

Thence, along the centerline, being approximated by the following three courses and distances:

(L1) N 67° 51' 27" E, a distance of 255.76 feet;

(L2) N 68° 54' 34" E, a distance of 211.92 feet;

(L3) N 70° 00' 57" E, a distance of 31.36 feet;

Thence, departing the centerline and along the west line of the Jackson County Water Company, Inc. Lot (V.213, P.663), S 05° 03' 12" W, passing an Iron Pin Set at 33.11 feet, for a total distance of 130.00 feet to an Iron Pin Set;

Thence, along the south line of the Water Company Lot, N 70° 00' 57" E, a distance of 100.00 feet to a One-Half Inch Iron pin Found with no identification cap;

Thence, along Marvin Downey's West Line (V.222, P.929), S 05° 03' 12" W, a distance of 809.58 feet to an Iron Pin Set in the south line of S.S.R. Lot 6;

Thence, along the south line, N 84° 00' 31" W, a distance of 323.82 feet to the Point of Beginning. This tract contains a total of 8.022 Acres, with 7.970 acres being in S.S.R. Lot 6 and being part of Auditor's Parcel Number K20-005-00-107-00 and 0.052 acre being in S.S.R. Lot 7 and being part of Auditor's Parcel Number K20-005-00-106-00.

The above described tract is subject to all easements and legal rights-of-way of record. Bearings are based on a survey done by Dana Exline, P.S. 7060, recorded in the Mountain Meadow Estates Subdivision recorded at the Jackson County Recorder's Office.

Iron Pins set are Reinforcing Bars 5/8" in diameter by 30" in length with caps stamped "Miller's Surveying, LLC, Melissa Miller, P.S. 8187"

The above description was prepared from the results of an actual survey made in January, 2008 by Miller's Surveying, LLC.

Further Exception Number Two: The following described tract of land is located in parts of Scioto Salt Reserve Lot Numbers 6 and 7, T-06-N, R-19-W, Scioto Township, Jackson County, Ohio, and is part of the land conveyed to Myrtle Conley in Deed Volume 152, Page 211, as recorded at the Jackson County Recorder's Office. It is more particularly bounded and described as follows:

Commencing at a Five-Eighths Inch (5/8") Iron Pin Found with identification cap stamped "Dana Exline 7060" at the Southeast Corner of Scioto Salt Reserve Lot Number 7, the Iron Pin Found also being the Point of Beginning of the tract of land herein described and conveyed;

PRELIMINARY TITLE

Thence, along the south line of S.S.R. 7, N 85° 24' 00" W, a distance of 602.98 feet to a Five-Eighths Inch (58") Iron Pin Found with identification cap stamped "Dale Exline 6722";

Thence, N 00° 01' 31" W, a distance of 48.02 feet to an Iron Pin Set at the Southwest Corner of Joe Malone's Lot as recorded in V.293, P.780;

Thence, along the Malone tract the following three courses and distances;

N 77° 24' 21" E, a distance of 122.00 feet to an Iron Pin Set;

N 00° 01' 31" W, a distance of 355.00 feet to an Iron Pin Set in the south right-of-way of County Road 82 (Jisco West Road);

S 77° 24' 21" W, a distance of 122.00 feet to an Iron Pin Set in the south right-of-way;

Thence, N 00° 01' 31" W, a distance of 31.95 feet to a Mag Nail Set in the centerline of County Road 82;

Thence along the centerline, being approximated by the following four courses and distances:

(L1) N 77° 44' 43" E, a distance of 199.48 feet;

(L2) N 75° 10' 36" E, a distance of 189.20 feet;

(L3) N 70° 43' 06" E, a distance of 201.55 feet;

(L4) N 68° 27' 15" E, a distance of 67.42 feet to a Mag Nail Set.

Thence, departing the centerline and with a new division, S 12° 37' 08" E, passing an Iron Pin Set at 19.61 feet, for a total distance of 701.52 feet to an Iron Pin Set in the south line of S.S.R. Lot 6;

Thence, along the south line, N 84° 00' 31" W, a distance of 183.82 feet to the Point of Beginning. This tract contains a total of 8.031 Acres, with 1.174 acres being in S.S.R. Lot 6 and being part of Auditor's Parcel Number K20-005-00-107-00 and 6.857 acres being in S.S.R. Lot 7 and being part of Auditor's Parcel Number K20-005-00-106-00.

The above described tract is subject to all easements and legal rights-of-way of record. Bearings are based on a survey done by Dana Exline, P.S. 7060, recorded in the Mountain Meadow Estates Subdivision recorded at the Jackson County Recorder's Office.

Iron pins set are Reinforcing Bars 5/8" in diameter by 30" in length with caps stamped "Miller's Surveying, LLC, Melissa Miller, P.S. 8187".

The above description was prepared from the results of an actual survey made in January, 2008 by Miller's Surveying, LLC.

Tract Three. Situated in the State of Ohio, Jackson County, and Liberty Township, and being the South half of Scioto Salt Reserve Lot Fifty-nine (59), Township Seven (7), Range Nineteen (19), EXCEPT FOR the following exception:

Excepting and reserving to Albert L. Johnson, his heirs and assigns, all coal underlying the premises with the right to mine and remove the same and to make openings therefore at any places desired by him for the mining thereof, but without the right of stripping, and no coal operations to be carried on within 500 feet of any buildings now on the premises.

Tract Three contains 40 acres, more or less. The Auditor's permanent parcel number is G11-008-00-118-00.

After the further exceptions, Tract One contains 12.935 acres with parcel number K20-005-00-106-00, Tract Two contains 14.343 acres with parcel number K20-005-00-107-00, and Tract Three contains 40 acres with parcel number G11-008-00-118-00.

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950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
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