



Williams County, Edon, OH
DeKalb County, IN

Auction

INFORMATION BOOK

404[±] acres

Offered in 17 Tracts and Combinations*

*Bidding will not be allowed on any tract combination that includes all or any part of Tracts 1-14, combined with Tract 15 or combined with all or any part of Tracts 16-17.

Monday, September 14 • 6pm

Auction Held at the Miller Park Community Center - 300 Miller Park Drive, Edgerton, OH 43517

- Productive Tillable Land
- Homestead with Home, Barns & Pasture
- Wooded Acres
- Potential Country Building Sites

2% Buyer's Premium



ONLINE BIDDING AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

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 Tracts 1-14, 16 & 17: The David L. Nester Estate, Josh Nester & Colin Nester, P.R. & Ryan S. Breininger, Attorney
Seller Tract 15: Colin Nester



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1-17 will be offered in various amalgamations, as follows. Tracts 1-14: Bidding will be permitted on individual tracts & combinations (subject to swing tract limitations). Tract 15: Bidding will be permitted on this tract individually but not in combination with any other tract. Tracts 16-17: Bidding will be permitted on these tracts individually and as a combination, but they cannot be combined with Tracts 1-15. There will be open bidding on all tracts and combinations as described until the close of the auction. The final high bids will be that set of bids resulting in the highest total price.

BUYER'S PREMIUM: There will be a 2% Buyer's Premium added to all successful bids.

DOWN PAYMENT: 10% down payment on the day of the auction w/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 Certificate of Title for the review of the prospective buyer(s). Seller shall provide an owner's title insurance policy in the amount of the purchase price.

Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Personal Representative's Deed(s) &/or Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before October 30, 2026.

POSSESSION: Possession will be delivered at closing but subject to tenant farmer's

2026 crop being harvested. Possession prior to closing w/an additional 10% down & Buyer will sign provided Addendum & show proof of insurance & again, subject to tenant farmer's 2026 crop being harvested.

REAL ESTATE TAXES: Tracts 1-14 & 16 & 17: The 2026 Real Estate Taxes, due in 2027 will be paid by the Seller, the Buyer(s) shall pay all thereafter. Tract 15: The 2026 Real Estate due in 2027 shall be pro-rated to the date of closing.

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 w/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).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any & all easements of record.

ACREAGE: All tract acreage, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres except on Tract 1 & any combination w/Tract 1.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be

staffed w/auction personnel. Please feel free to inspect the land at any other time at your own risk & being careful to respect the tenant farmers' growing crops.

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.

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

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 Manager: Jerry W. Ehle • 260.410.1996 #SAL.2006001035, #2013000026, #AU19300123, #RB14044208

Schrader Real Estate and Auction Company, Inc.

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

#AC63001504, #REC.0000314452 (Jeffersonville,OH), #BBB.2010001376 (Irwin,OH), #CO81291723

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, SEPTEMBER 14, 2026

404± ACRES – WILLIAMS COUNTY, OH

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, September 8, 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
404± Acres • Williams County, Ohio
Monday, September 14, 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 Monday, September 14, 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, Tuesday, September 8, 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.

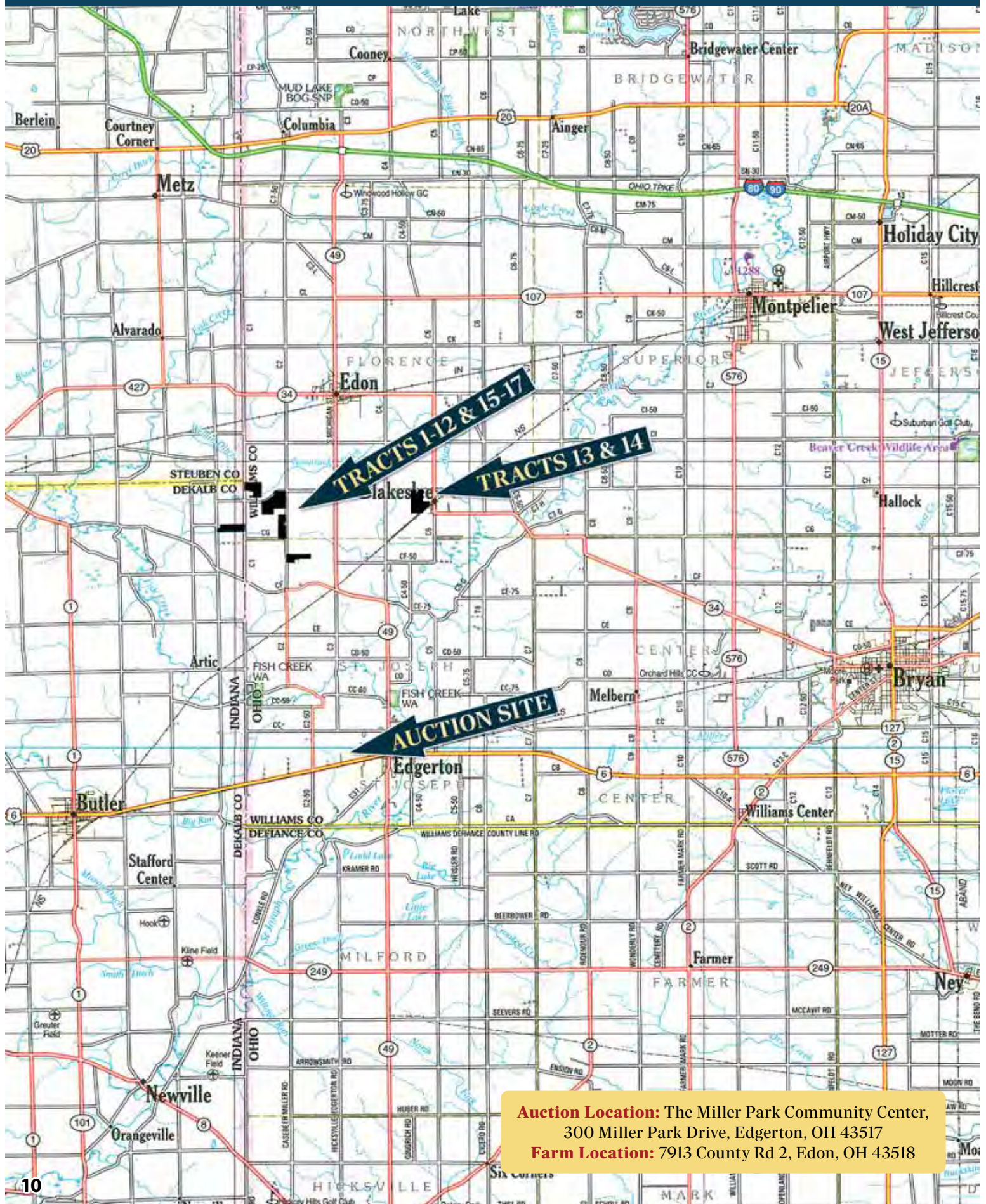
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

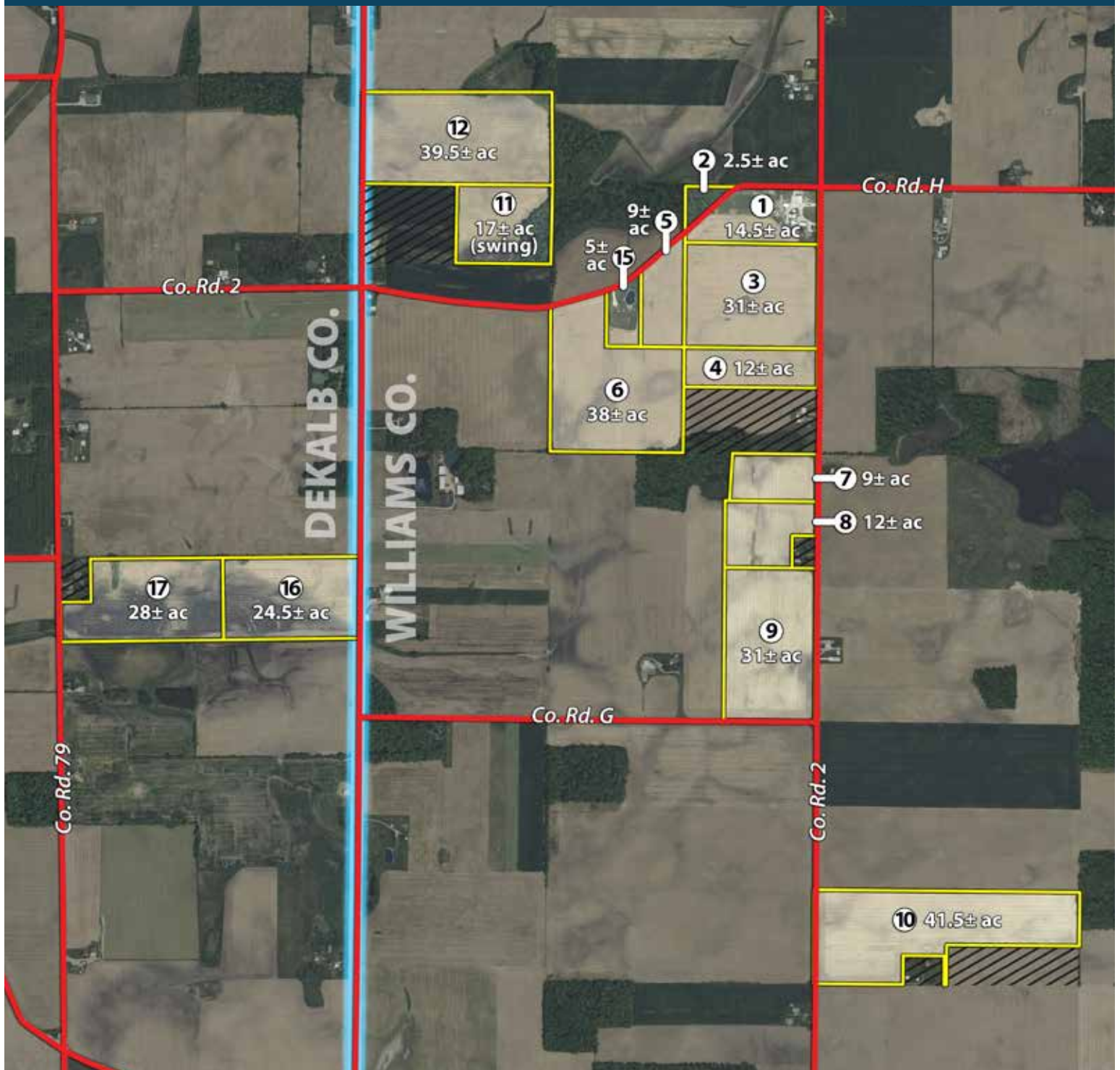
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP



TRACT MAP - TRACTS 1-12, 16 & 17

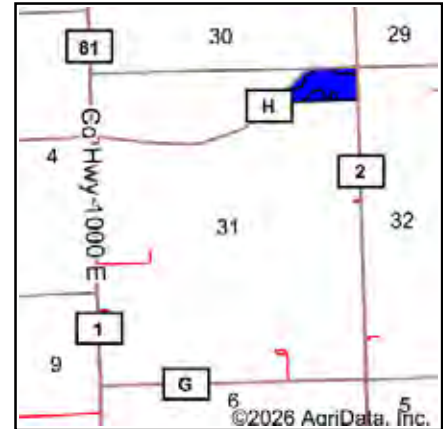
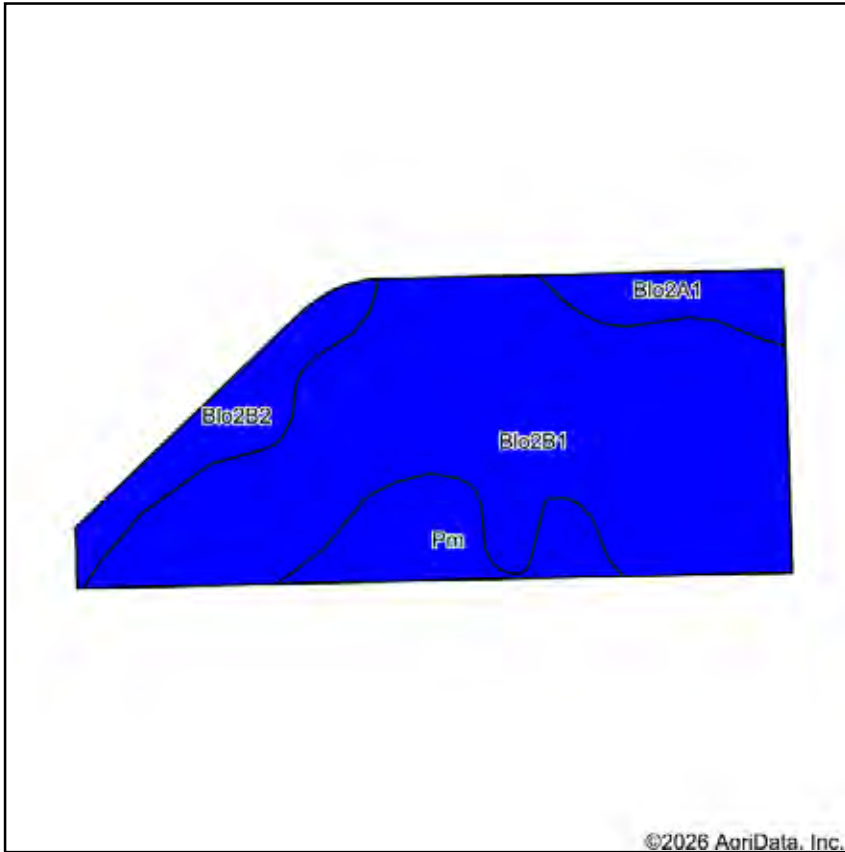


TRACT MAP - TRACTS 13 & 14



SOIL MAPS

SOIL MAP - TRACT 1



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **14.35**
 Date: **8/11/2026**

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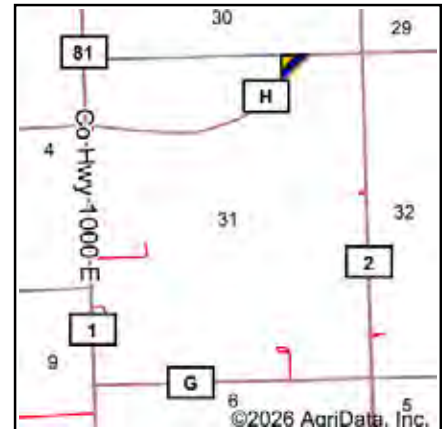
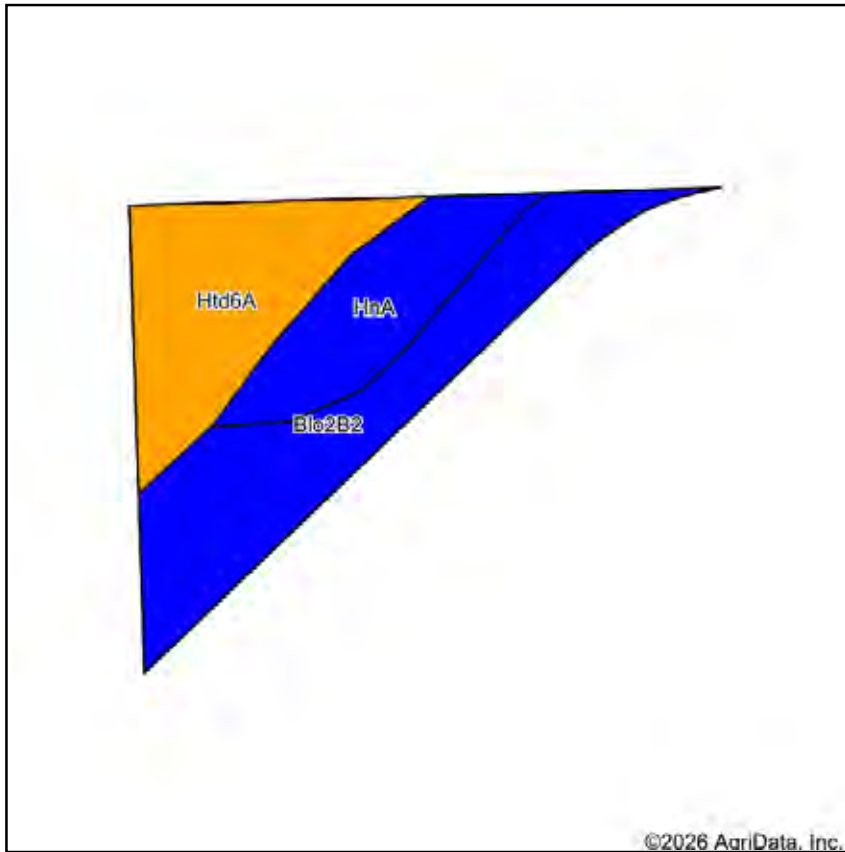


Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	10.31	71.8%		Ile	140	19	4.6		9.2	46	63	74
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	1.59	11.1%		Ilw	157		5	10.5		47	64	84
Blo2B2	Blount loam, 2 to 6 percent slopes, eroded	1.52	10.6%		Ile	137	19	4.5		9	44	61	71
Blo2A1	Blount loam, 0 to 2 percent slopes	0.93	6.5%		Ilw	141	19.2	4.6		9.3	46	63	78
Weighted Average					2.00	141.6	16.9	4.6	1.2	8.2	45.9	62.9	75

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

SOIL MAP - TRACT 2



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **2.52**
 Date: **8/11/2026**

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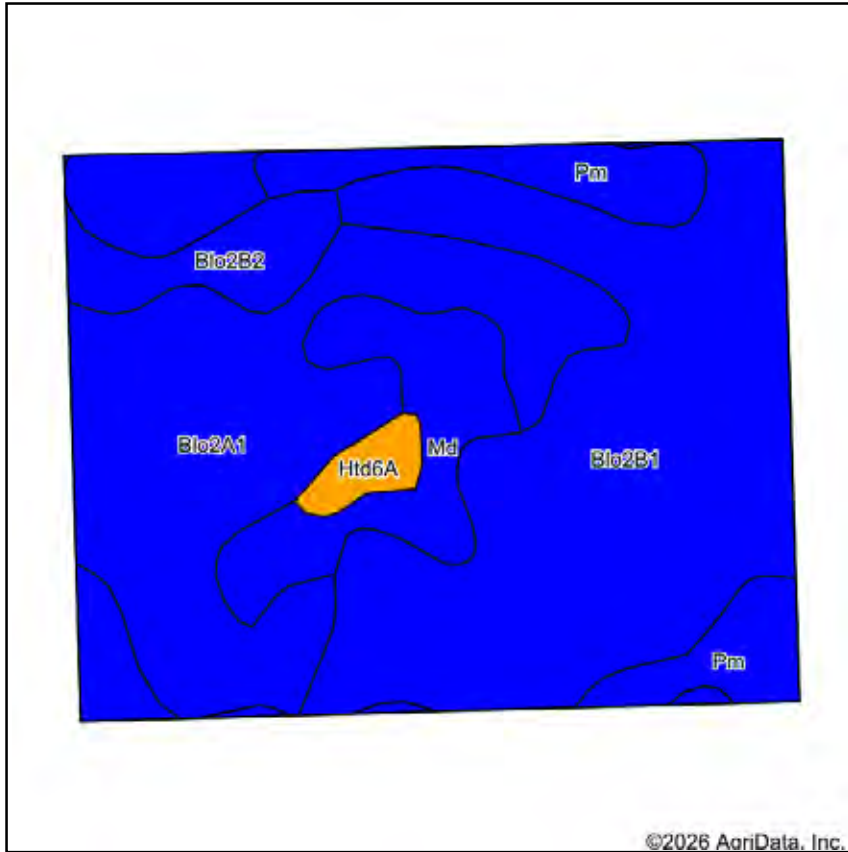


Soils data provided by USDA and NRCS.

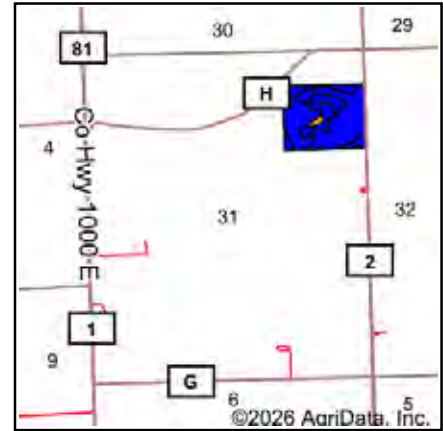
Area Symbol: OH171, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2B2	Blount loam, 2 to 6 percent slopes, eroded	1.08	42.9%		Ile	137	19	4.5		9	44	61	71
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	0.85	33.7%		Illw	158		5.2	10.4		52	51	68
HnA	Haskins loam, 0 to 3 percent slopes	0.59	23.4%		Ilw	158		5.2	10		59	62	77
Weighted Average					2.34	149	8.1	4.9	5.8	3.9	50.2	57.9	71.4

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

SOIL MAP - TRACT 3



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **31.31**
 Date: **8/11/2026**

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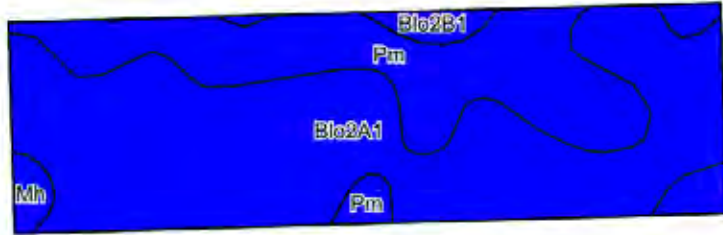


Area Symbol: OH171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	13.89	44.3%		Ile	140	19	4.6			9.2	46			63	74
Blo2A1	Blount loam, 0 to 2 percent slopes	9.13	29.2%		Ilw	141	19.2	4.6			9.3	46			63	78
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.40	10.9%		Ilw	157		5	10.5			47			64	84
Md	Merrill loam	2.84	9.1%		Ilw	125		5.4		85		44	24	28	50	92
Blo2B2	Blount loam, 2 to 6 percent slopes, eroded	1.51	4.8%		Ile	137	19	4.5			9	44			61	71
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	0.54	1.7%		Illw	158		5.2	10.4			52			51	68
Weighted Average					2.02	140.9	14.9	4.7	1.3	7.7	7.2	45.9	2.2	2.5	61.6	77.6

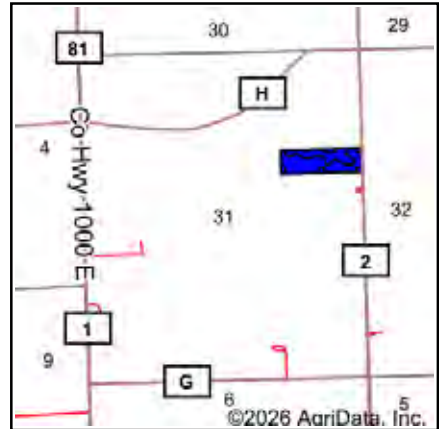
*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

SOIL MAP - TRACT 4



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Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **11.83**
 Date: **8/11/2026**

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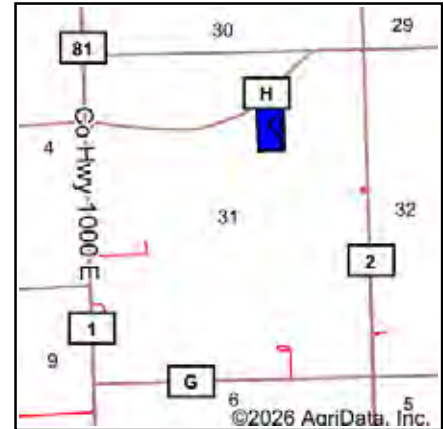
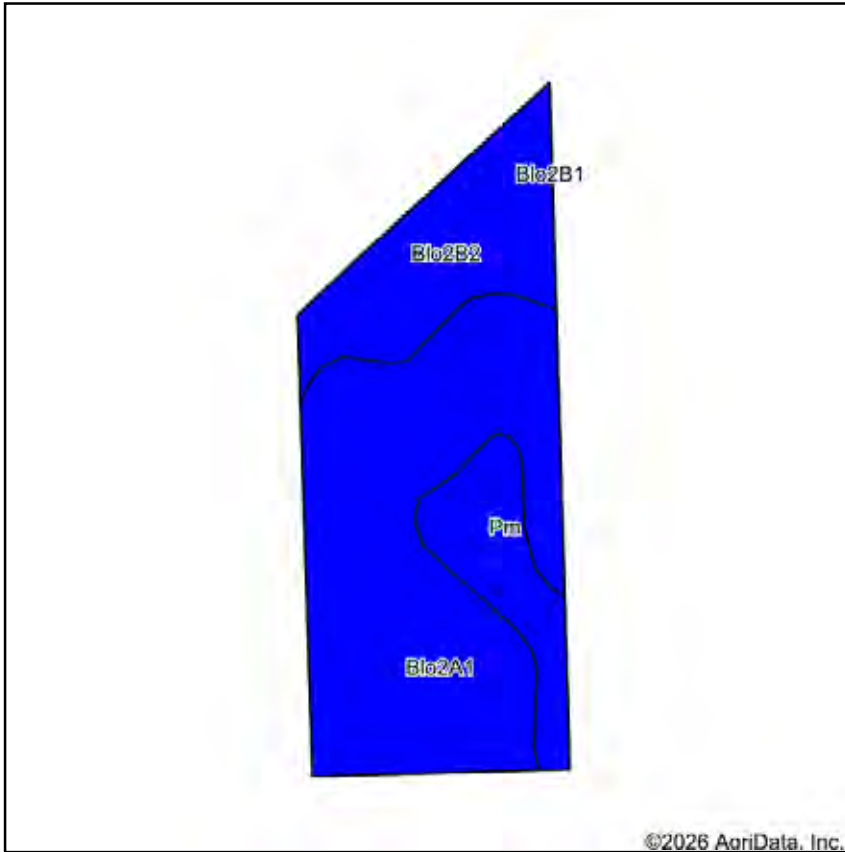


Area Symbol: OH171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	7.47	63.1%		Ilw	141	19.2	4.6			9.3	46			63	78
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.90	33.0%		Ilw	157		5	10.5			47			64	84
Blo2B1	Blount loam, 2 to 6 percent slopes	0.26	2.2%		Ile	140	19	4.6			9.2	46			63	74
Mh	Millgrove loam	0.20	1.7%		Ilw	125		5.4		85		40	23	29	50	100
Weighted Average					2.00	146	12.5	4.7	3.5	1.4	6.1	46.2	0.4	0.5	63.1	80.3

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

SOIL MAP - TRACT 5



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **9.57**
 Date: **8/11/2026**

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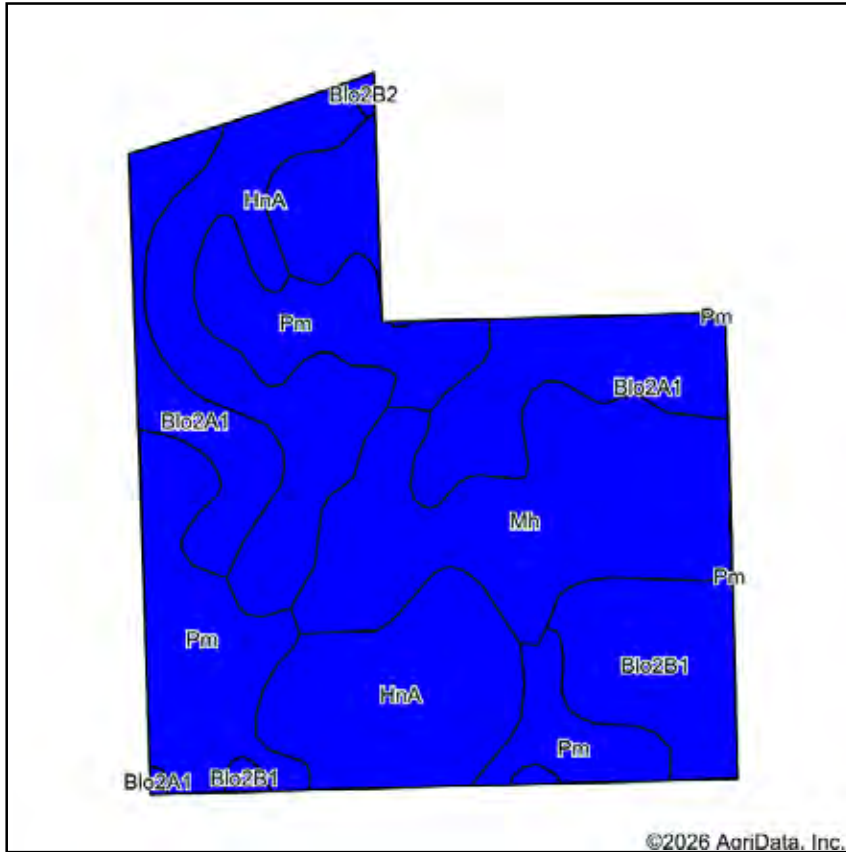


Soils data provided by USDA and NRCS.

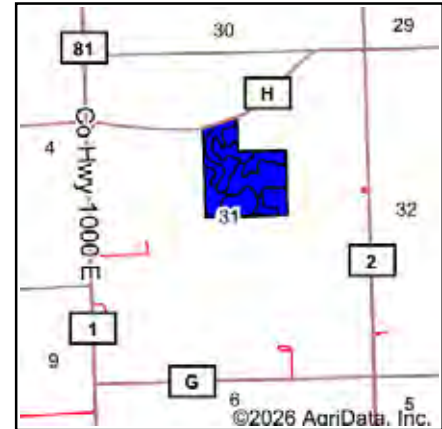
Area Symbol: OH171, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	6.00	62.7%		llw	141	19.2	4.6		9.3	46	63	78
Blo2B2	Blount loam, 2 to 6 percent slopes, eroded	2.26	23.6%		lle	137	19	4.5		9	44	61	71
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	1.31	13.7%		llw	157		5	10.5		47	64	84
Weighted Average					2.00	142.2	16.5	4.6	1.4	8	45.7	62.7	77.2

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

SOIL MAP - TRACT 6



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **37.73**
 Date: **8/11/2026**

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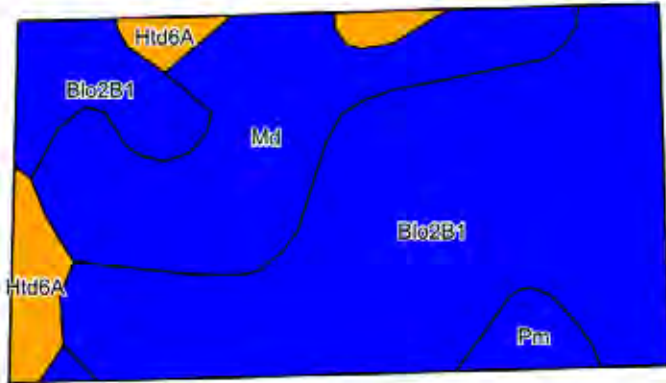


Area Symbol: OH171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
HnA	Haskins loam, 0 to 3 percent slopes	10.19	27.1%		Ilw	158		5.2	10			59			62	77
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	8.38	22.2%		Ilw	157		5	10.5			47			64	84
Mh	Millgrove loam	7.93	21.0%		Ilw	125		5.4		85		40	23	29	50	100
Blo2A1	Blount loam, 0 to 2 percent slopes	7.58	20.1%		Ilw	141	19.2	4.6			9.3	46			63	78
Blo2B1	Blount loam, 2 to 6 percent slopes	3.56	9.4%		Ile	140	19	4.6			9.2	46			63	74
Blo2B2	Blount loam, 2 to 6 percent slopes, eroded	0.09	0.2%		Ile	137	19	4.5			9	44			61	71
Weighted Average						2.00	145.7	5.7	5	5	17.9	2.8	48.5	4.8	6.1	83.3

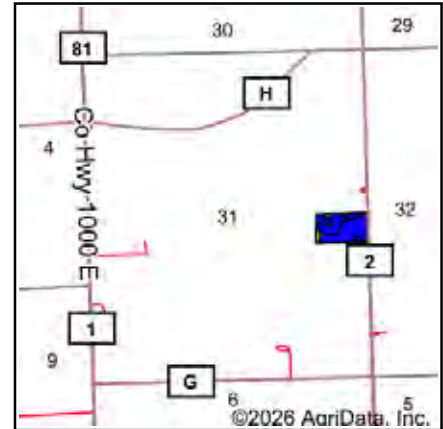
*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

SOIL MAP - TRACT 7



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Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **9.11**
 Date: **8/11/2026**

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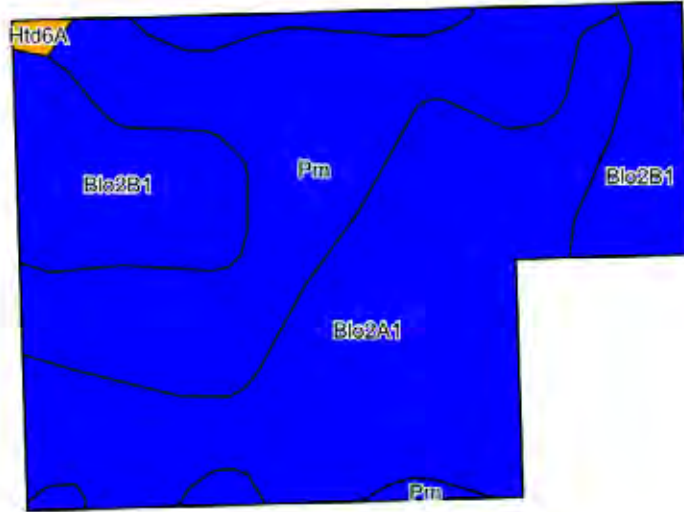


Area Symbol: OH171, Soil Area Version: 22

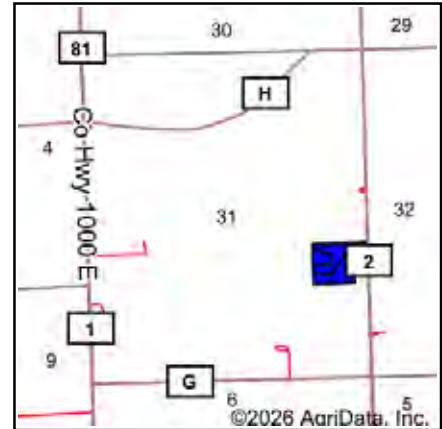
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	5.68	62.4%		Ile	140	19	4.6			9.2	46			63	74
Md	Merrill loam	2.49	27.3%		Ilw	125		5.4		85		44	24	28	50	92
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	0.61	6.7%		Illw	158		5.2	10.4			52			51	68
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.33	3.6%		Ilw	157		5	10.5			47			64	84
Weighted Average					2.07	137.7	11.8	4.9	1.1	23.2	5.7	45.9	6.6	7.7	58.7	78.9

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

SOIL MAP - TRACT 8



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State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **11.95**
 Date: **8/11/2026**

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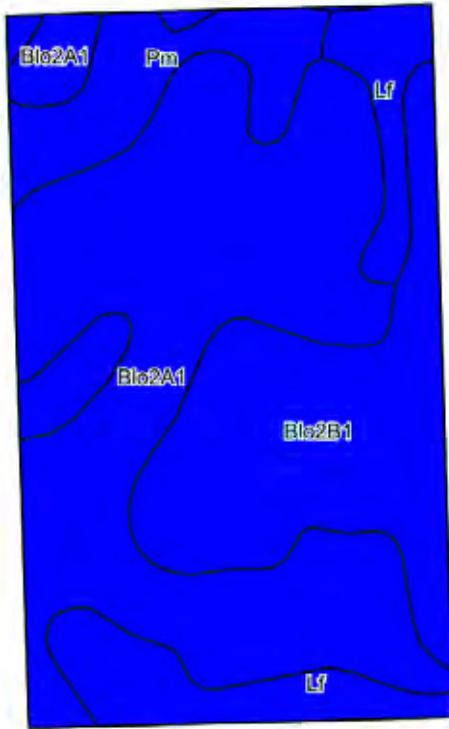


Soils data provided by USDA and NRCS.

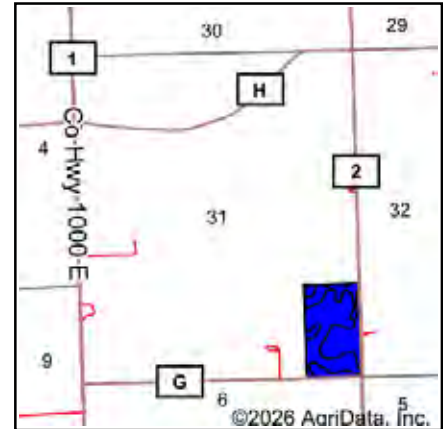
Area Symbol: OH171, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	5.02	42.0%		Ilw	141	19.2	4.6		9.3	46	63	78
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	4.19	35.1%		Ilw	157		5	10.5		47	64	84
Blo2B1	Blount loam, 2 to 6 percent slopes	2.67	22.3%		Ile	140	19	4.6		9.2	46	63	74
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	0.07	0.6%		Illw	158		5.2	10.4		52	51	68
Weighted Average					2.01	146.5	12.3	4.7	3.7	6	46.4	63.3	79.2

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

SOIL MAP - TRACT 9



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State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **31.24**
 Date: **8/11/2026**

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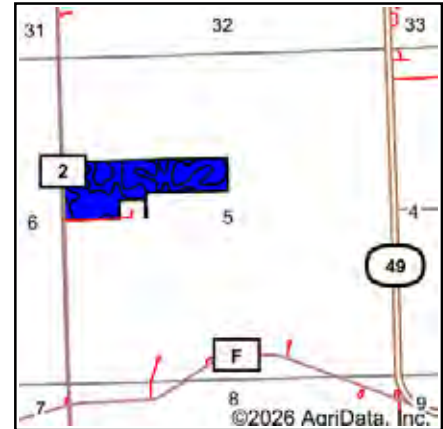
Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	16.21	51.9%		Ilw	141	19.2	4.6			9.3	46		63	78
Blo2B1	Blount loam, 2 to 6 percent slopes	7.73	24.7%		Ile	140	19	4.6			9.2	46		63	74
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	3.65	11.7%		Ilw	120				84		39.9	19.8	45	85
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.65	11.7%		Ilw	157		5	10.5			47		64	84
Weighted Average					2.00	140.2	14.7	4.1	1.2	9.8	7.1	45.4	2.3	61	78.5

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

SOIL MAP - TRACT 10



State: **Ohio**
 County: **Williams**
 Location: **5-6N-1E**
 Township: **St. Joseph**
 Acres: **41.56**
 Date: **8/11/2026**

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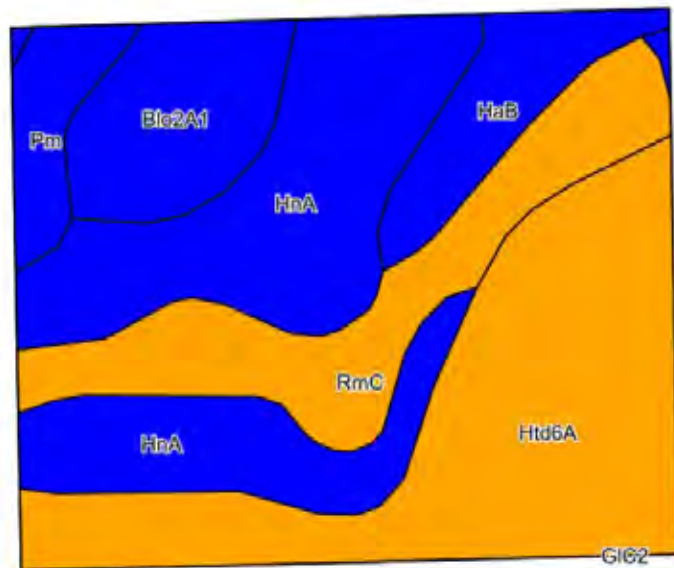


Soils data provided by USDA and NRCS.

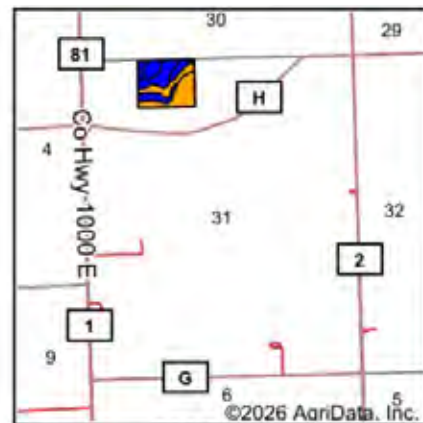
Area Symbol: OH171, Soil Area Version: 22															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	19.25	46.3%		Ilw	141	19.2	4.6			9.3	46		63	78
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	15.55	37.4%		Ilw	120				84		39.9	19.8	45	85
Blo2B1	Blount loam, 2 to 6 percent slopes	6.63	16.0%		Ile	140	19	4.6			9.2	46		63	74
GIB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.13	0.3%		Ile	128	18	4.2	8.1	78		41		55	65
Weighted Average					2.00	132.9	12	2.9	*-	31.7	5.8	43.7	7.4	56.2	79.9

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

SOIL MAP - TRACT 11



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State: Ohio
County: Williams
Location: 31-7N-1E
Township: Florence
Acres: 16.9
Date: 8/11/2026

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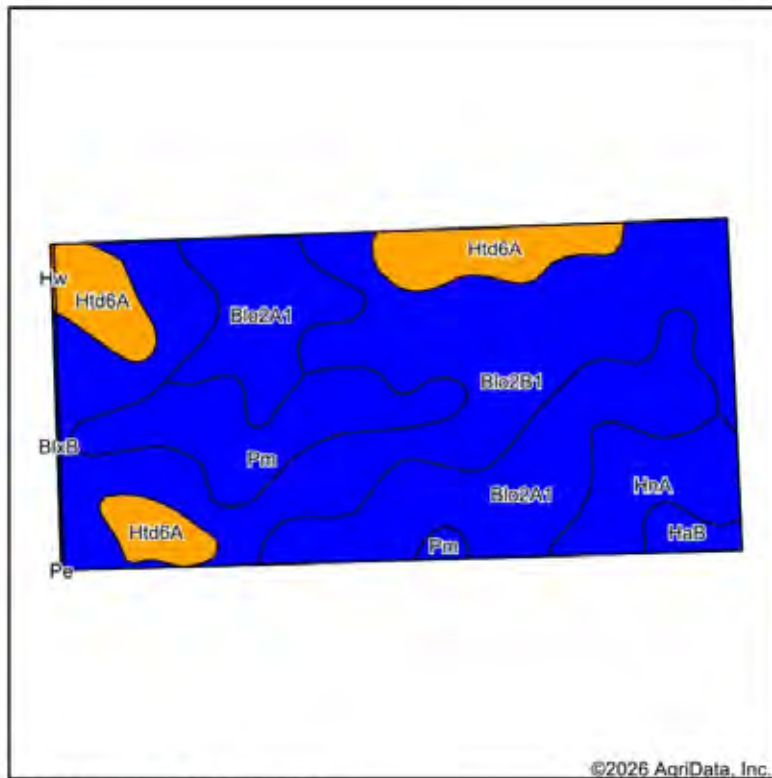
Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 22

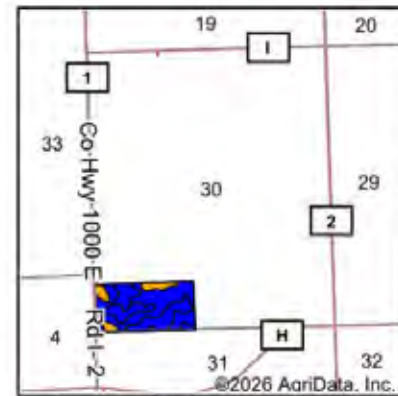
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI	
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	5.29	31.4%		IIIw	158		5.2	10.4			52			51	68	
HnA	Haskins loam, 0 to 3 percent slopes	5.24	31.0%		IIw	158		5.2	10			59			62	77	
RmC	Rawson loam, 6 to 12 percent slopes	2.78	16.4%		IIIe	95		3.8		76		30			38	70	
Blo2A1	Blount loam, 0 to 2 percent slopes	1.66	9.8%		IIw	141	19.2	4.6			9.3	46			63	78	
HaB	Haney loam, 1 to 6 percent slopes	1.19	7.0%		IIe	100		4.4		80		40	12	18	48	71	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.74	4.4%		IIw	157		5	10.5			47			64	84	
Weighted Average						2.48	141.8	1.9	4.8	6.8	18.1	0.9	48.9	0.8	1.3	53.8	73

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

SOIL MAP - TRACT 12



Soils data provided by USDA and NRCS.



State: Ohio
County: Williams
Location: 30-7N-1E
Township: Florence
Acres: 39.44
Date: 8/11/2026

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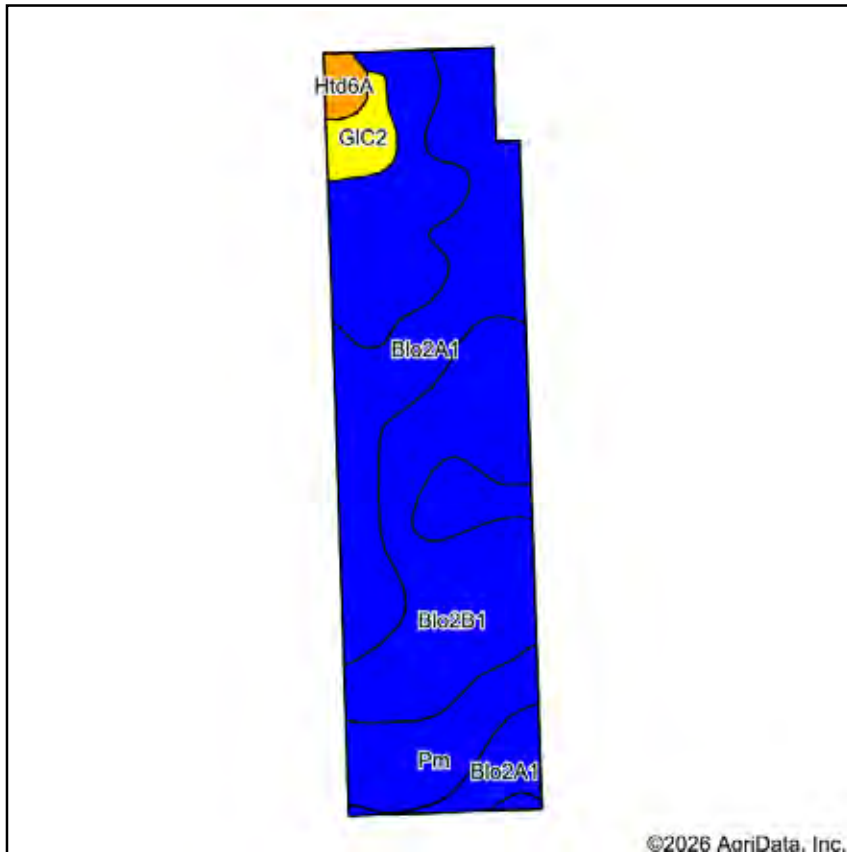


Area Symbol: IN033, Soil Area Version: 30
Area Symbol: OH171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	16.75	42.5%		IIe	140	19	5			9	46			63	74
Blo2A1	Blount loam, 0 to 2 percent slopes	10.13	25.7%		IIlw	141	19	5			9	46			63	78
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	4.49	11.4%		IIlw	157		5	11			47			64	84
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	4.45	11.3%		IIIlw	159		5	10		1	52			52	68
HnA	Haskins loam, 0 to 3 percent slopes	2.85	7.2%		IIlw	158		5	11			59			62	77
HaB	Haney loam, 1 to 6 percent slopes	0.64	1.6%		IIlu	95		4		76		38	11	17	46	71
BlxB	Blount loam, 2 to 6 percent slopes	0.13	0.3%		IIe	140	19	5			9	46			63	
Weighted Average					2.11	144.9	13	5	3.2	1.2	6.3	47.6	0.2	0.3	61.5	75.4

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

SOIL MAP - TRACT 13



State: **Ohio**
 County: **Williams**
 Location: **34-7N-1E**
 Township: **Florence**
 Acres: **40.01**
 Date: **8/11/2026**

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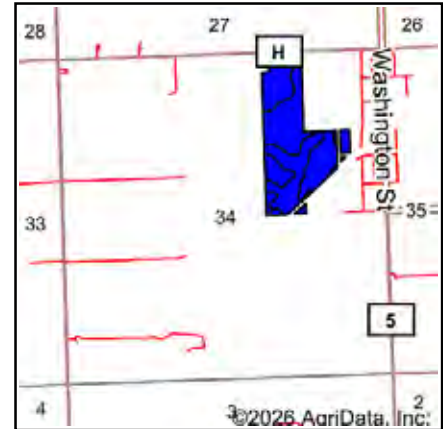
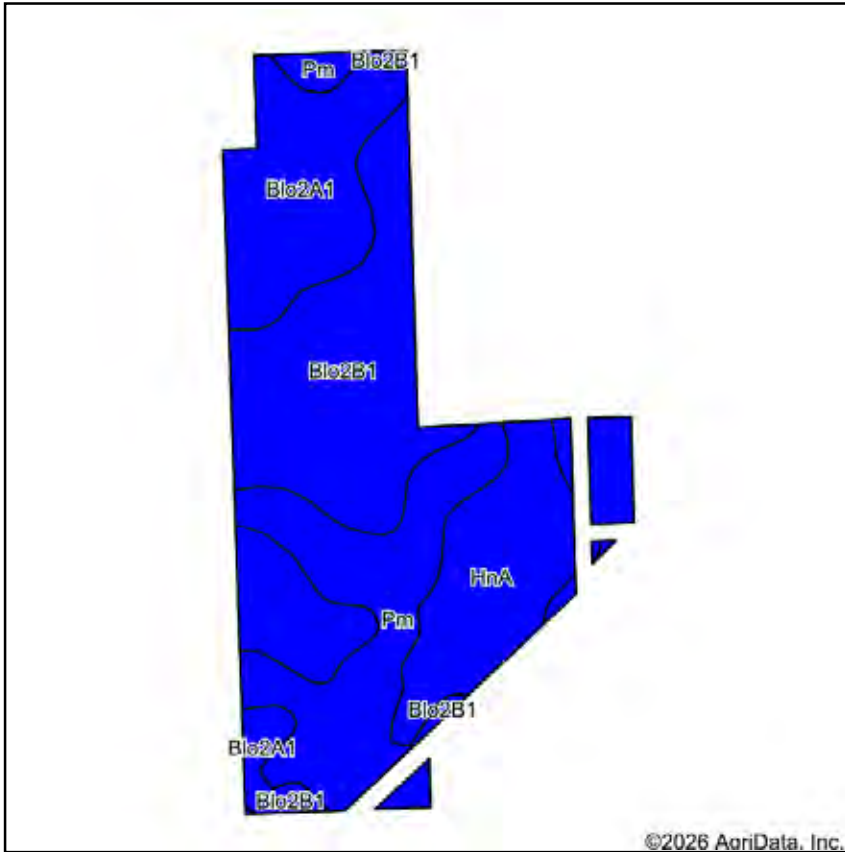


Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 22														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	19.03	47.6%		Ile	140	19	4.6			9.2	46	63	74
Blo2A1	Blount loam, 0 to 2 percent slopes	12.84	32.1%		Ilw	141	19.2	4.6			9.3	46	63	78
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	6.07	15.2%		Ilw	157		5	10.5			47	64	84
GIC2	Glynwood loam, 6 to 12 percent slopes, moderately eroded	1.38	3.4%		IVe	85		3.8		65		28	32	61
Htd6A	Houghton muck, drained, disintegration moraine, 0 to 2 percent slopes	0.69	1.7%		Illw	158		5.2	10.4			52	51	68
Weighted Average					2.09	141.3	15.2	4.6	1.8	2.2	7.4	45.6	61.9	76.2

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

SOIL MAP - TRACT 14



State: **Ohio**
 County: **Williams**
 Location: **34-7N-1E**
 Township: **Florence**
 Acres: **49.44**
 Date: **8/11/2026**

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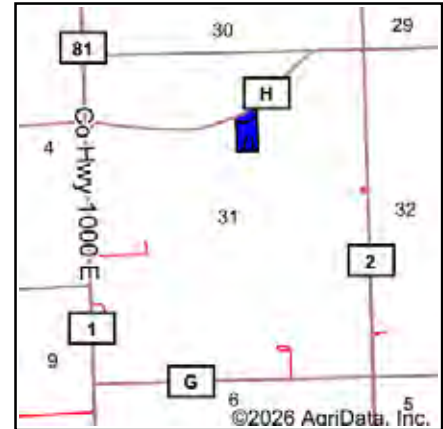
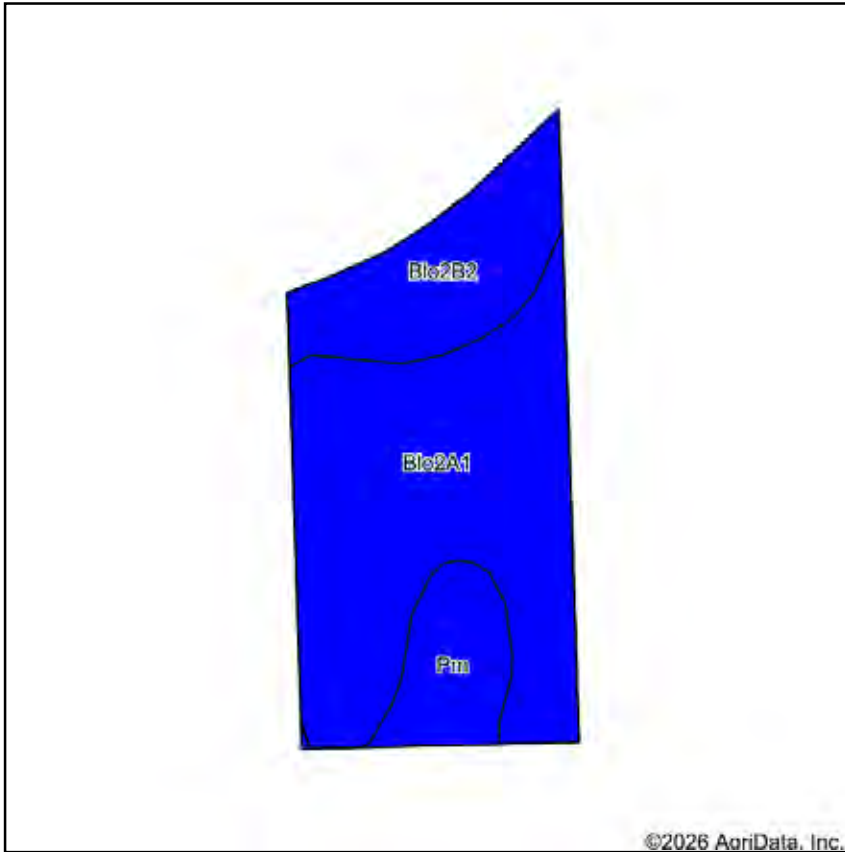


Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2B1	Blount loam, 2 to 6 percent slopes	19.37	39.1%		Ile	140	19	4.6		9.2	46	63	74
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	12.14	24.6%		Ilw	157		5	10.5		47	64	84
Blo2A1	Blount loam, 0 to 2 percent slopes	9.67	19.6%		Ilw	141	19.2	4.6		9.3	46	63	78
HnA	Haskins loam, 0 to 3 percent slopes	8.26	16.7%		Ilw	158		5.2	10		59	62	77
Weighted Average					2.00	147.4	11.2	4.8	4.2	5.4	48.4	63.1	77.7

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

SOIL MAP - TRACT 15



State: **Ohio**
 County: **Williams**
 Location: **31-7N-1E**
 Township: **Florence**
 Acres: **5.03**
 Date: **8/11/2026**

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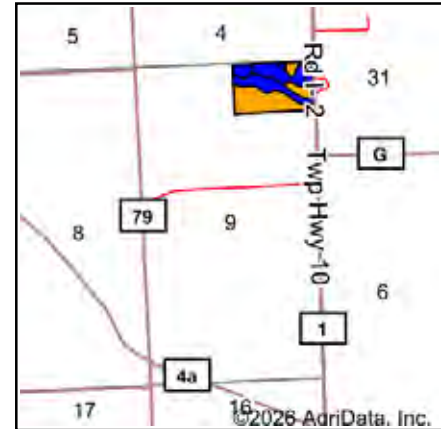
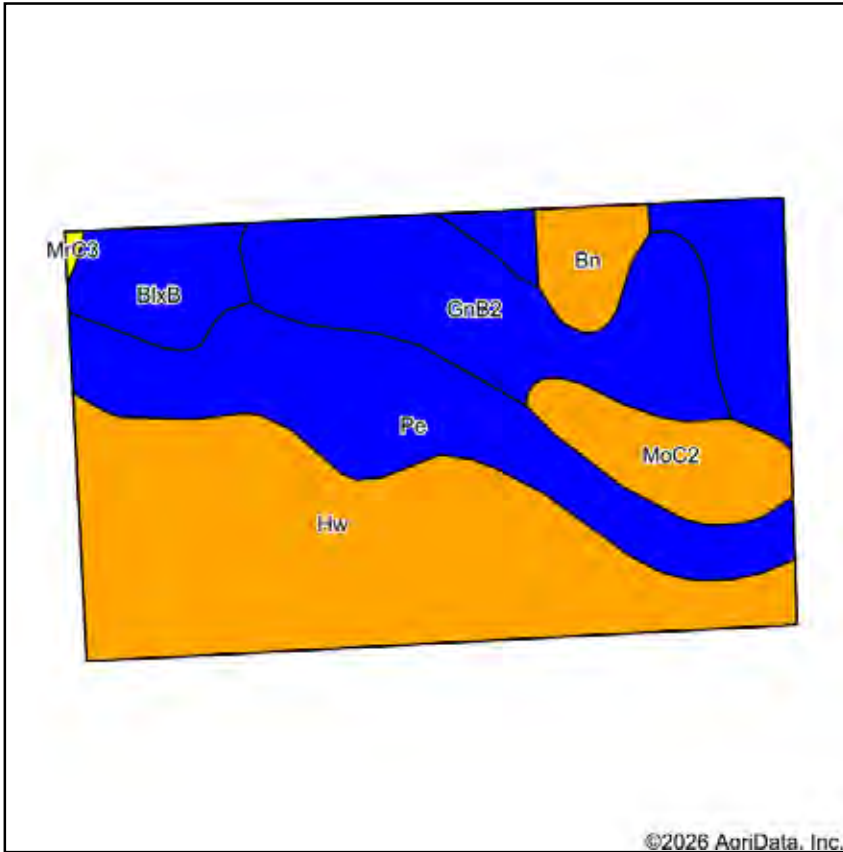


Soils data provided by USDA and NRCS.

Area Symbol: OH171, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*eFOTG PI
Blo2A1	Blount loam, 0 to 2 percent slopes	3.25	64.6%		llw	141	19.2	4.6		9.3	46	63	78
Blo2B2	Blount loam, 2 to 6 percent slopes, eroded	1.15	22.9%		lle	137	19	4.5		9	44	61	71
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.63	12.5%		llw	157		5	10.5		47	64	84
Weighted Average					2.00	142.1	16.7	4.6	1.3	8.1	45.7	62.7	77.2

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

SOIL MAP - TRACT 16



State: **Indiana**
 County: **DeKalb**
 Location: **9-35N-15E**
 Township: **Troy**
 Acres: **25.15**
 Date: **8/11/2026**

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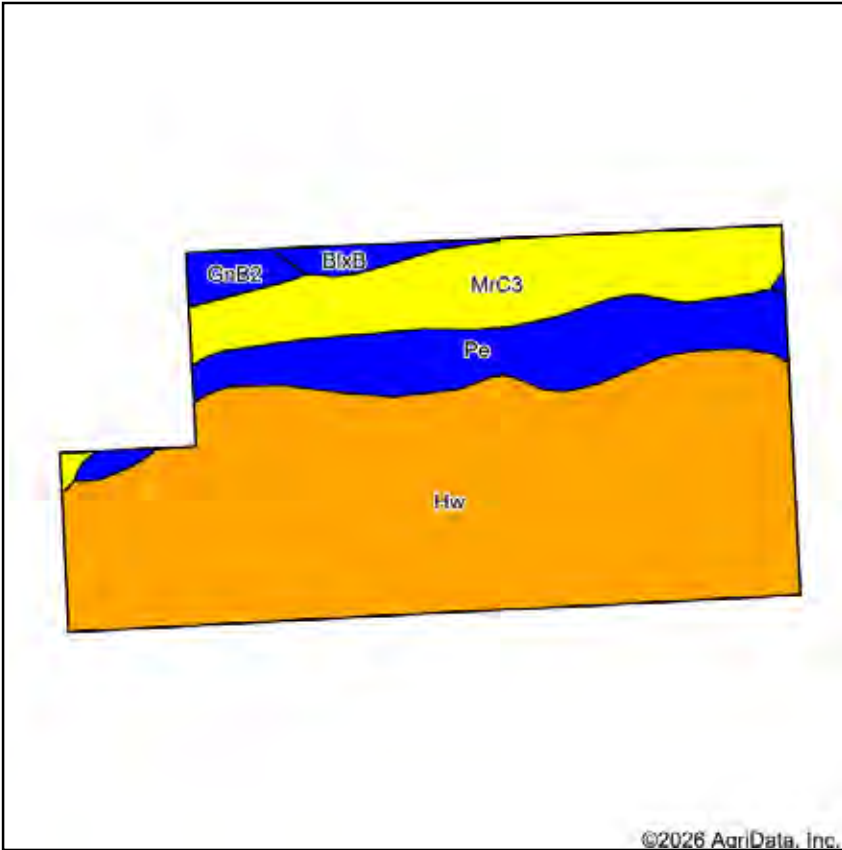


Soils data provided by USDA and NRCS.

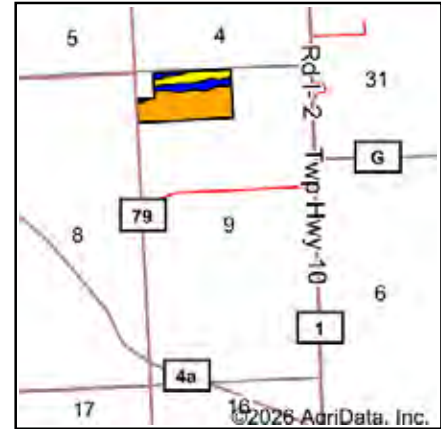
Area Symbol: IN033, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Hw	Houghton muck, drained	9.43	37.4%		Illw	159		5			11	42	64
Pe	Pewamo silty clay	5.15	20.5%		Ilw	155	22	5			10	42	62
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	4.54	18.1%		Ile	128	18	4	8	78		41	56
BlxB	Blount loam, 2 to 6 percent slopes	3.37	13.4%		Ile	140	19	5			9	46	63
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	1.75	7.0%		Ille	118	16	4	8			41	53
Bn	Bono silty clay	0.91	3.6%		Illw	150	21	5			10	40	60
Weighted Average					2.48	146.9	12.2	4.7	2	14.1	7.7	42.2	61.1

SOIL MAP - TRACT 17



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **DeKalb**
 Location: **9-35N-15E**
 Township: **Troy**
 Acres: **27.21**
 Date: **8/11/2026**

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Area Symbol: IN033, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Hw	Houghton muck, drained	17.72	65.1%		Illw	159		5			11	42	64
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	4.62	17.0%		IVe	105	15	4	7			37	47
Pe	Pewamo silty clay	3.94	14.5%		Ilw	155	22	5			10	42	62
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.49	1.8%		Ile	128	18	4	8	78		41	56
BlxB	Blount loam, 2 to 6 percent slopes	0.44	1.6%		Ile	140	19	5			9	46	63
Weighted Average						2.99	148.4	6.4	4.8	1.3	1.4	8.8	60.7

TOPOGRAPHY MAP

TOPOGRAPHY MAP - TRACT 1



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 885.0

Max: 898.8

Range: 13.8

Average: 892.1

Standard Deviation: 2.85 ft

0ft 267ft 534ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 35.96, -84° 47' 25.98

Maps Provided By



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TOPOGRAPHY MAP - TRACT 2



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 869.8

Max: 886.6

Range: 16.8

Average: 876.6

Standard Deviation: 4.27 ft

0ft 159ft 317ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 36.54, -84° 47' 31.02

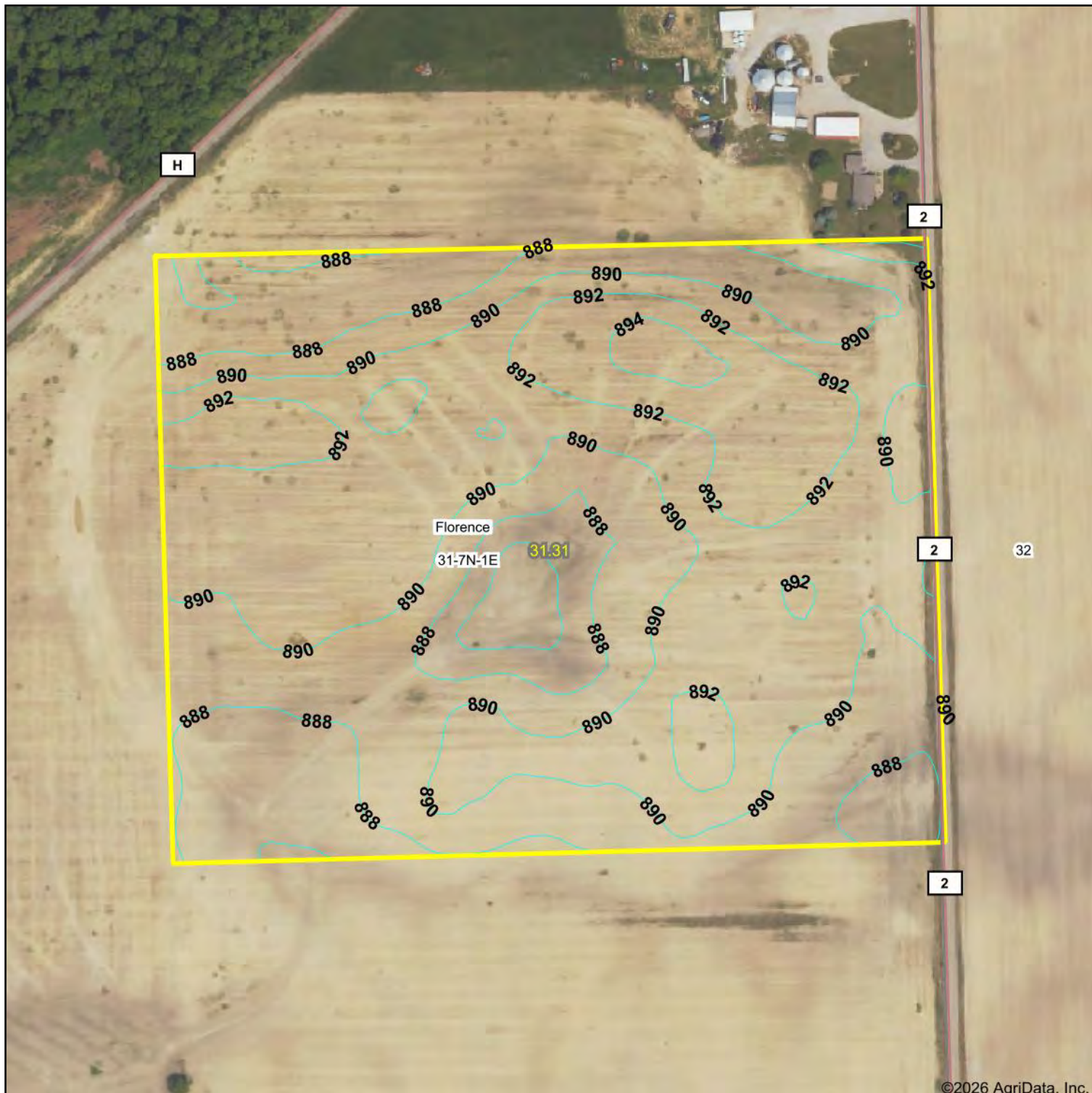
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TOPOGRAPHY MAP - TRACT 3



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 884.7

Max: 894.8

Range: 10.1

Average: 889.9

Standard Deviation: 1.97 ft

0ft 266ft 532ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 28.1, -84° 47' 25.95

Maps Provided By



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TOPOGRAPHY MAP - TRACT 4



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 884.4

Max: 894.0

Range: 9.6

Average: 888.8

Standard Deviation: 2.03 ft

A horizontal number line is shown with major tick marks at 0, 100, 200, 300, 400, 500, and 600. Minor tick marks are placed every 20 units between the major ones. The number 268 is marked with a dot on the line, located between 240 and 280.



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 21.05, -84° 47' 25.91 **35**

35

Maps Provided By:



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TOPOGRAPHY MAP - TRACT 5



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 886.2

Max: 891.9

Range: 5.7

Average: 889.2

Standard Deviation: 1.02 ft

0ft 247ft 494ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 28.66, -84° 47' 37.46

Maps Provided By



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TOPOGRAPHY MAP - TRACT 6



©2026 AgriData, Inc.



Maps Provided By



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www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 883.1

Max: 890.4

Range: 7.3

Average: 885.8

Standard Deviation: 1.61 ft

0ft 315ft 630ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 20.55, -84° 47' 43.31

TOPOGRAPHY MAP - TRACT 7



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 880.2

Max: 889.2

Range: 9.0

Average: 884.8

Standard Deviation: 2 ft

0ft 202ft 403ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 10.35, -84° 47' 22.79

Maps Provided By



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TOPOGRAPHY MAP - TRACT 8



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 880.0

Max: 887.9

Range: 7.9

Average: 883.7

Standard Deviation: 1.38 ft

0ft 207ft 415ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 4.77, -84° 47' 23.07

Maps Provided By



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www.AgriDataInc.com

TOPOGRAPHY MAP - TRACT 9



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 876.2

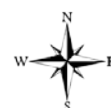
Max: 885.1

Range: 8.9

Average: 881.1

Standard Deviation: 1.51 ft

0ft 300ft 601ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 30' 54.04, -84° 47' 22.98

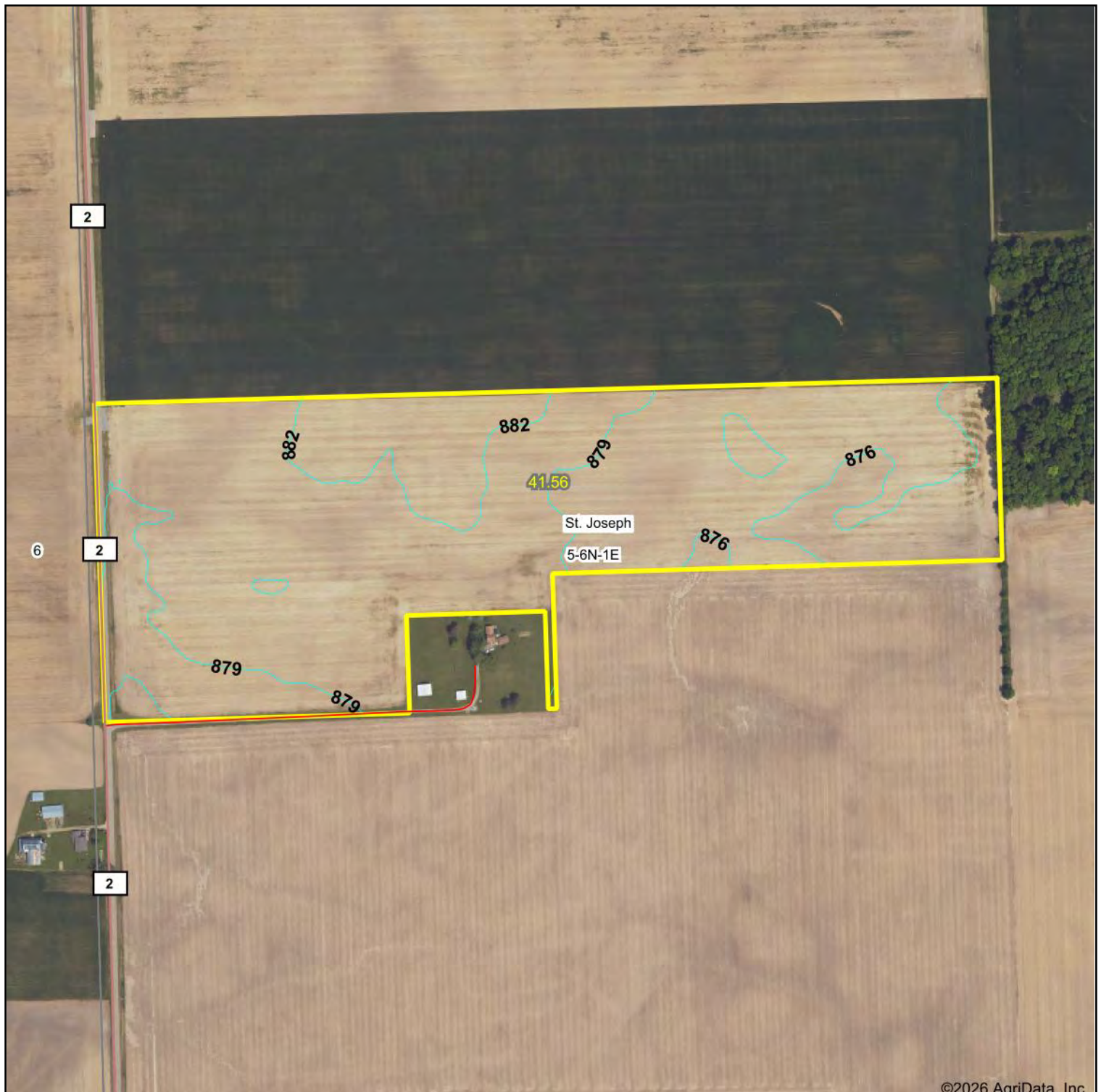
Maps Provided By



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TOPOGRAPHY MAP - TRACT 10



©2026 AgriData, Inc.



Maps Provided By



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www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 873.5

Max: 883.8

Range: 10.3

Average: 879.2

Standard Deviation: 2.26 ft

0ft 455ft 909ft



8/11/2026

5-6N-1E
Williams County
Ohio

Boundary Center: 41° 30' 25.53, -84° 46' 59.5

TOPOGRAPHY MAP - TRACT 11



©2026 AgriData, Inc.



Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 869.7

Max: 895.8

Range: 26.1

Average: 881.8

Standard Deviation: 8.83 ft

0ft 213ft 427ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 34.79, -84° 47' 58.24

TOPOGRAPHY MAP - TRACT 12



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 877.8

Max: 895.2

Range: 17.4

Average: 889.7

Standard Deviation: 3.08 ft

0ft 348ft 696ft



8/11/2026

30-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 43.16, -84° 48' 4.45

Maps Provided By



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TOPOGRAPHY MAP - TRACT 13



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 858.5

Max: 880.8

Range: 22.3

Average: 871.9

Standard Deviation: 6.07 ft

0ft 462ft 925ft



8/11/2026

34-7N-1E
Williams County
Ohio

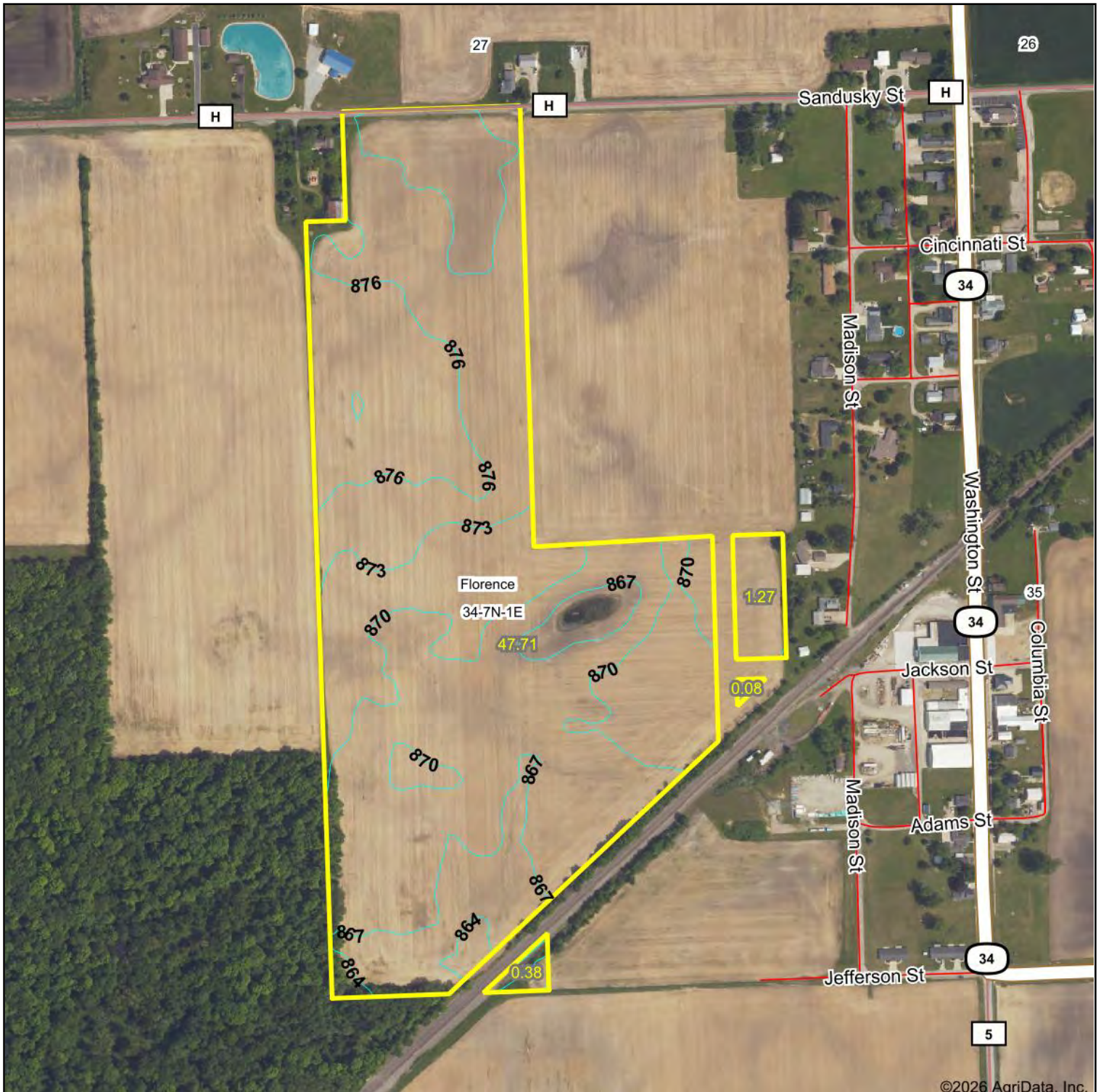
Boundary Center: 41° 31' 26.58, -84° 44' 19.32

Maps Provided By



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TOPOGRAPHY MAP - TRACT 14



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 861.0

Max: 879.3

Range: 18.3

Average: 871.1

Standard Deviation: 3.64 ft

0ft 465ft 929ft



8/11/2026

34-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 26.64, -84° 44' 5.83

Maps Provided By



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www.AgriDataInc.com

TOPOGRAPHY MAP - TRACT 15



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 885.4

Max: 890.3

Range: 4.9

Average: 887.9

Standard Deviation: 1.28 ft

0ft 192ft 385ft



8/11/2026

31-7N-1E
Williams County
Ohio

Boundary Center: 41° 31' 26.78, -84° 47' 42.51

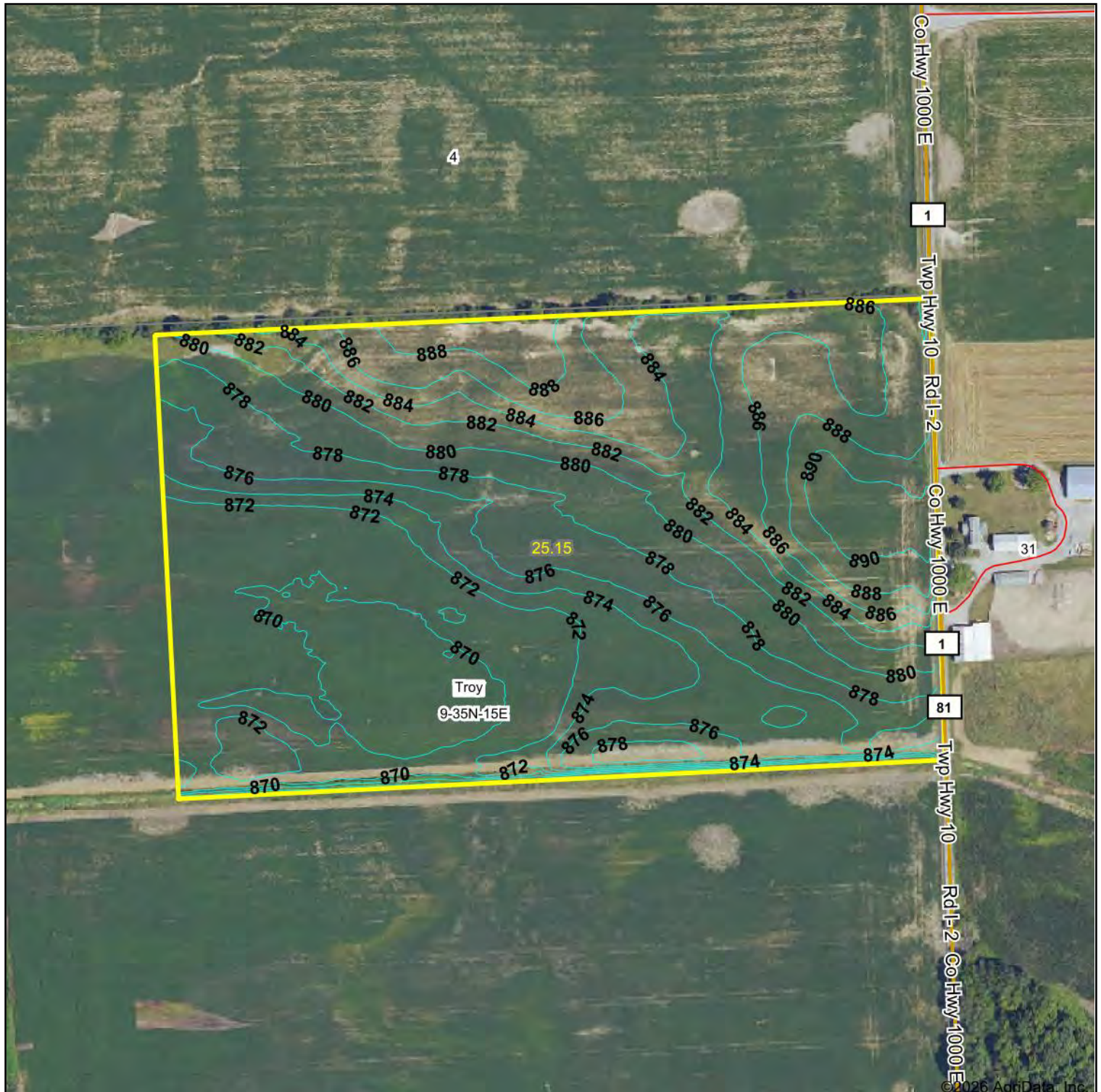
Maps Provided By



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TOPOGRAPHY MAP - TRACT 16



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 865.6

Max: 890.9

Range: 25.3

Average: 878.3

Standard Deviation: 6.56 ft

0ft 273ft 545ft



8/11/2026

9-35N-15E
DeKalb County
Indiana

Boundary Center: 41° 30' 57.93, -84° 48' 25.34

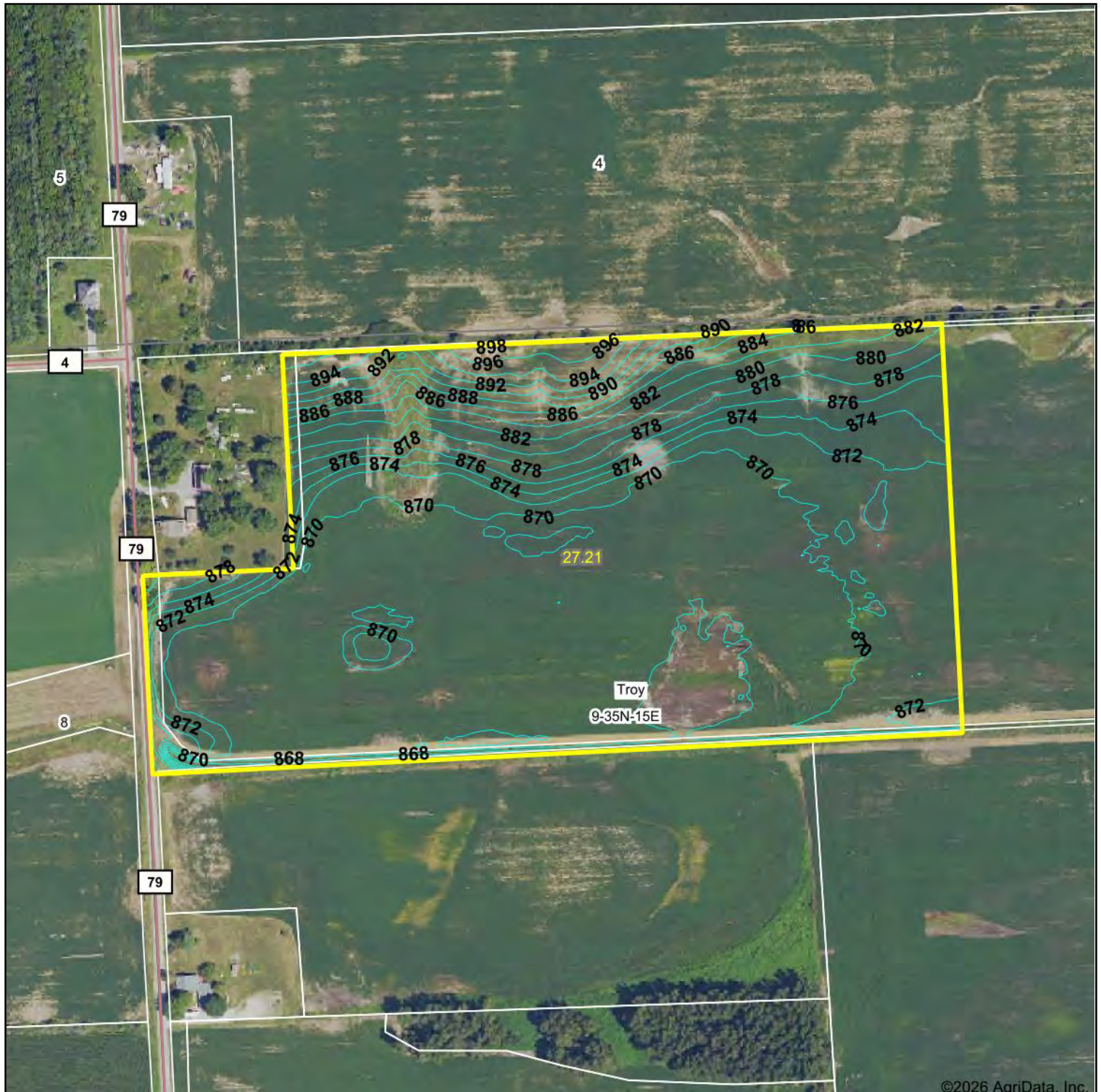
Maps Provided By



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TOPOGRAPHY MAP - TRACT 17



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 864.8

Max: 898.8

Range: 34.0

Average: 873.2

Standard Deviation: 6.86 ft

0ft 309ft 618ft



8/11/2026

9-35N-15E
DeKalb County
Indiana

Boundary Center: 41° 30' 57.58, -84° 48' 44.67

Maps Provided By

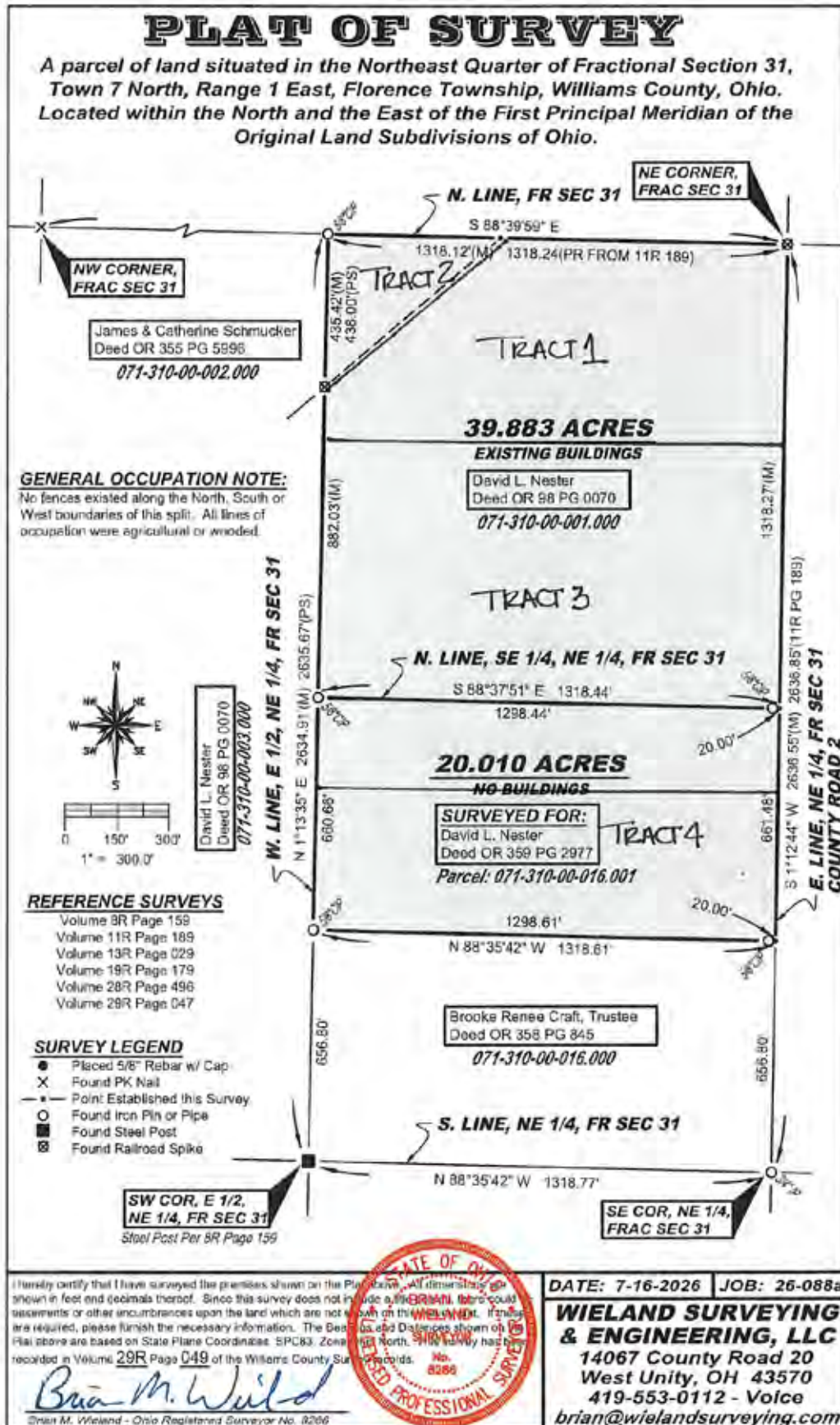


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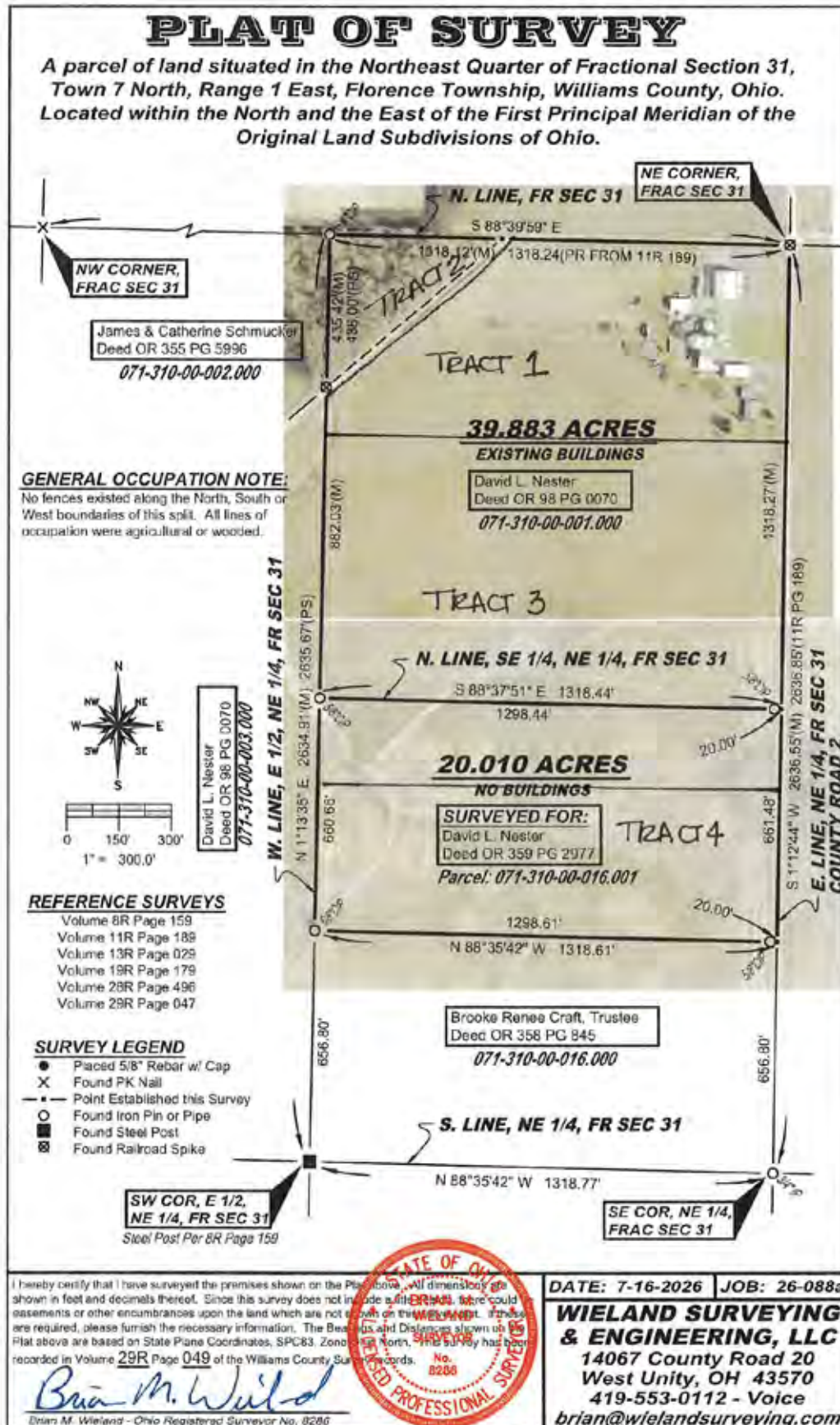
48 Land borders provided by Farm Service Agency as of 5/21/2008.

SURVEYS

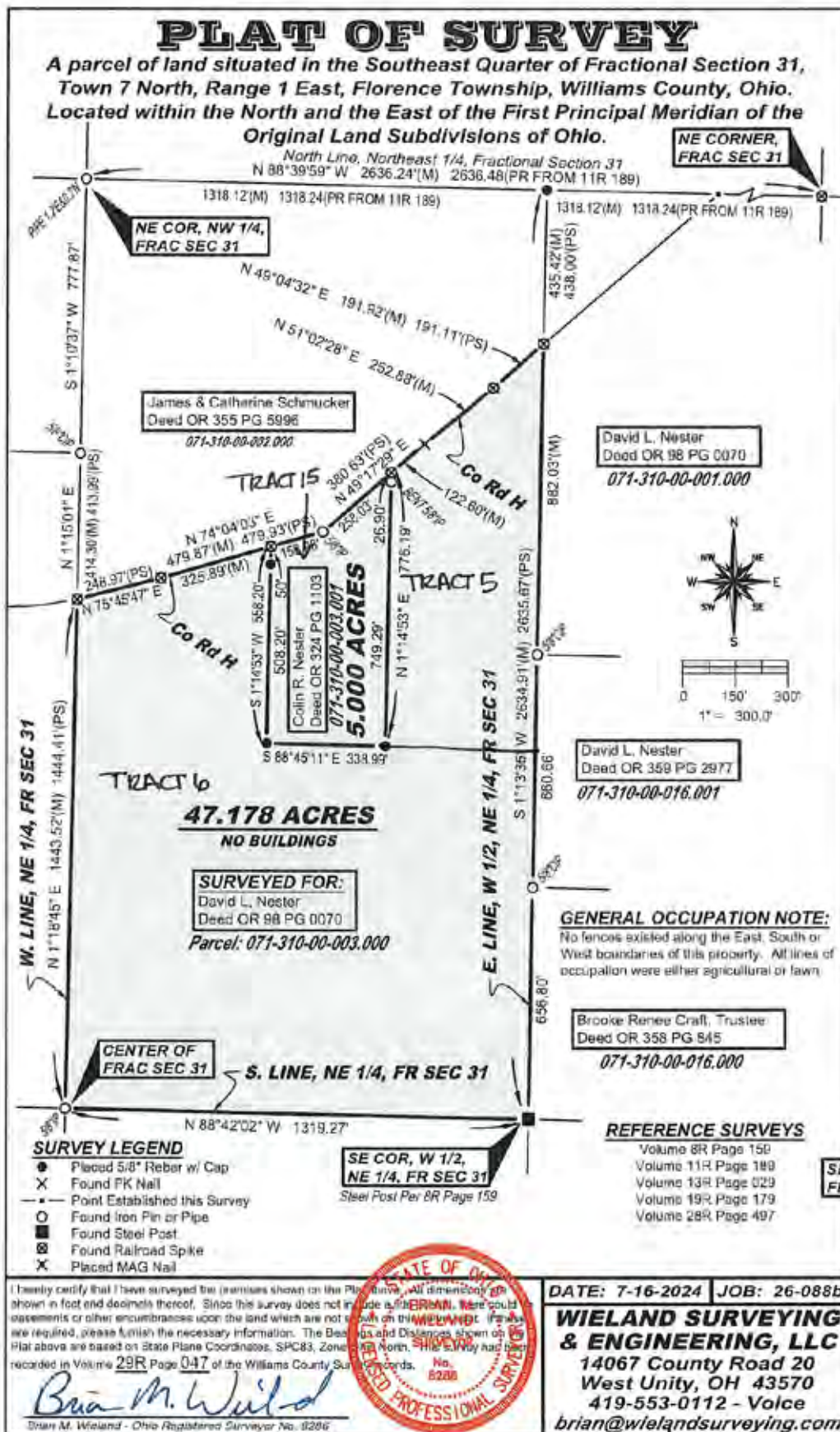
SURVEYS



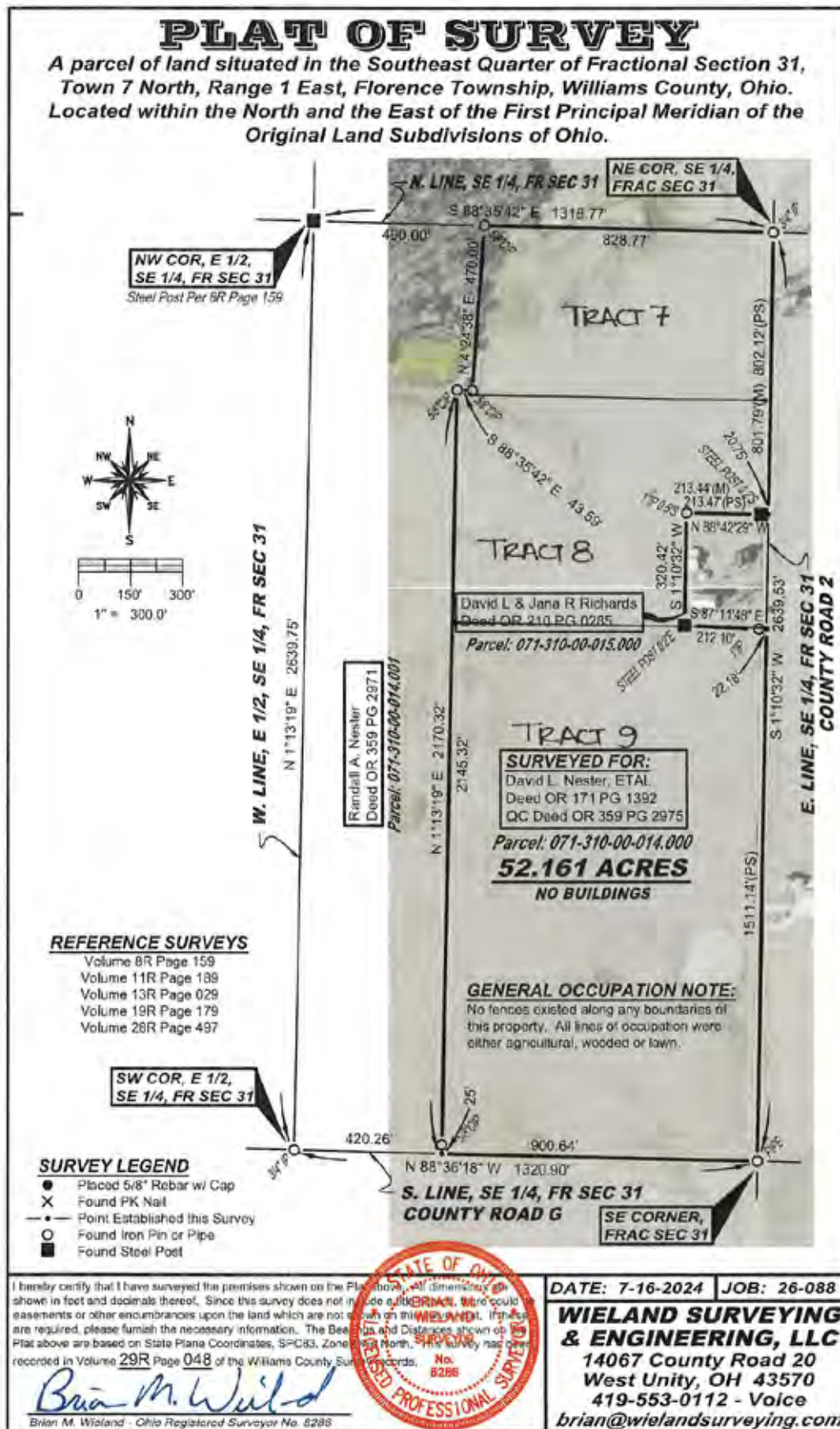
SURVEYS



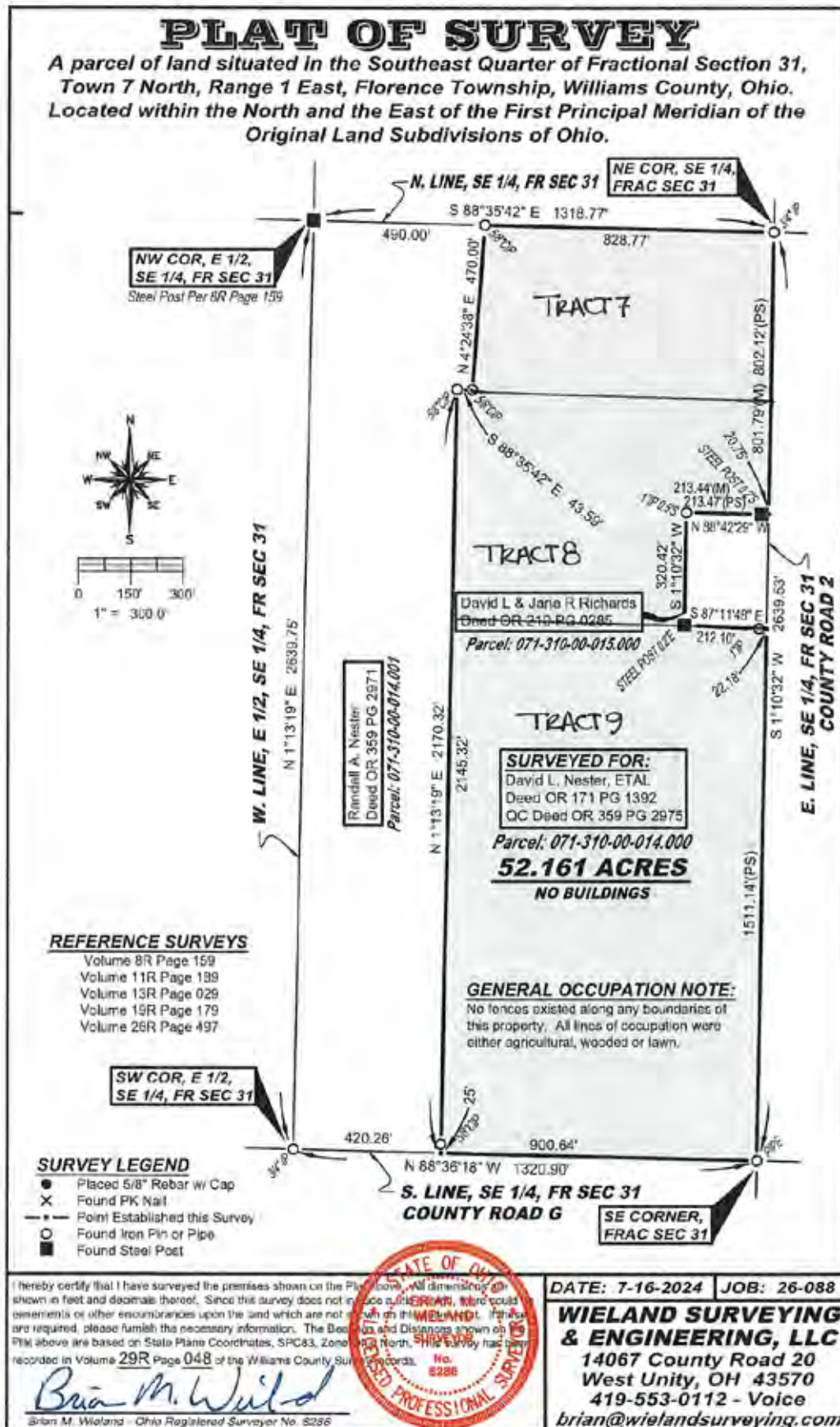
SURVEYS



SURVEYS



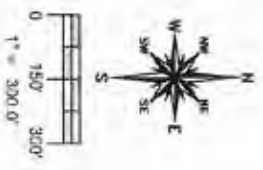
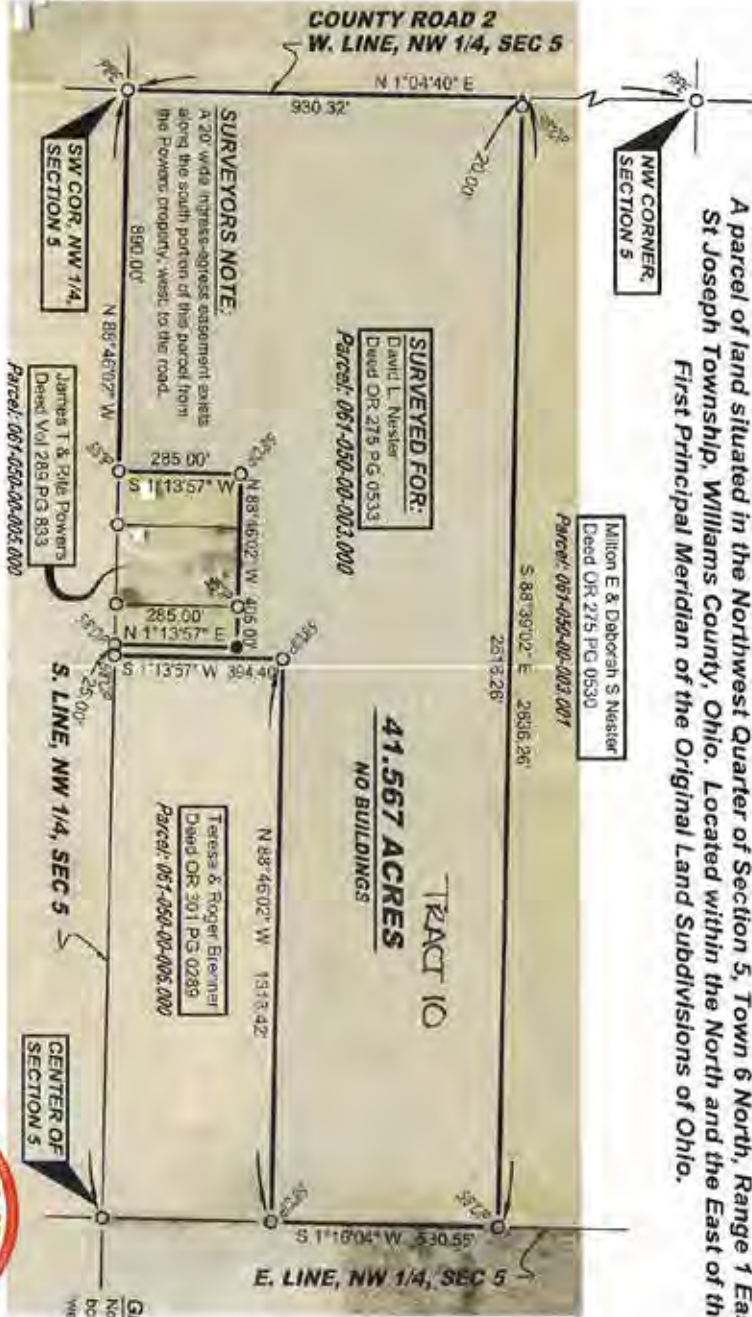
SURVEYS



SURVEYS

PLAT OF SURVEY

A parcel of land situated in the Northwest Quarter of Section 5, Town 6 North, Range 1 East, St Joseph Township, Williams County, Ohio. Located within the North and the East of the First Principal Meridian of the Original Land Subdivisions of Ohio.



GENERAL OCCUPATION NOTE:
No fences existed along the East, South or North boundaries of this property. All tracts of occupation were either agricultural, wooded or lawn.

- SURVEY LEGEND**
- Placed 5/8" Rebar w/ Cap
 - ✕ Found Pk Nail
 - Point Established this Survey
 - Found Iron Pin or Pipe

- REFERENCE SURVEYS**
- Volume 9R Page 109
 - Volume 16R Page 167
 - Volume 17R Page 231
 - Volume 24R Page 300
 - Volume 24R Page 314
 - Volume 25R Page 286
 - Volume 28R Page 007
 - Volume 28R Page 032

I hereby certify that I have surveyed the premises shown on the plat above. All dimensions are shown in feet and decimals thereof. Since this survey does not include a title search, no easements or other encumbrances upon the land shown on this survey are shown. If these are required, please furnish the necessary information. The Bearings and Distances shown on the plat above are based on State Plane Coordinates, SP-CSS, Zone-Ohio North. This survey was recorded in Volume 29R Page 046 of the Williams County Survey records.

Brian M. Wieland

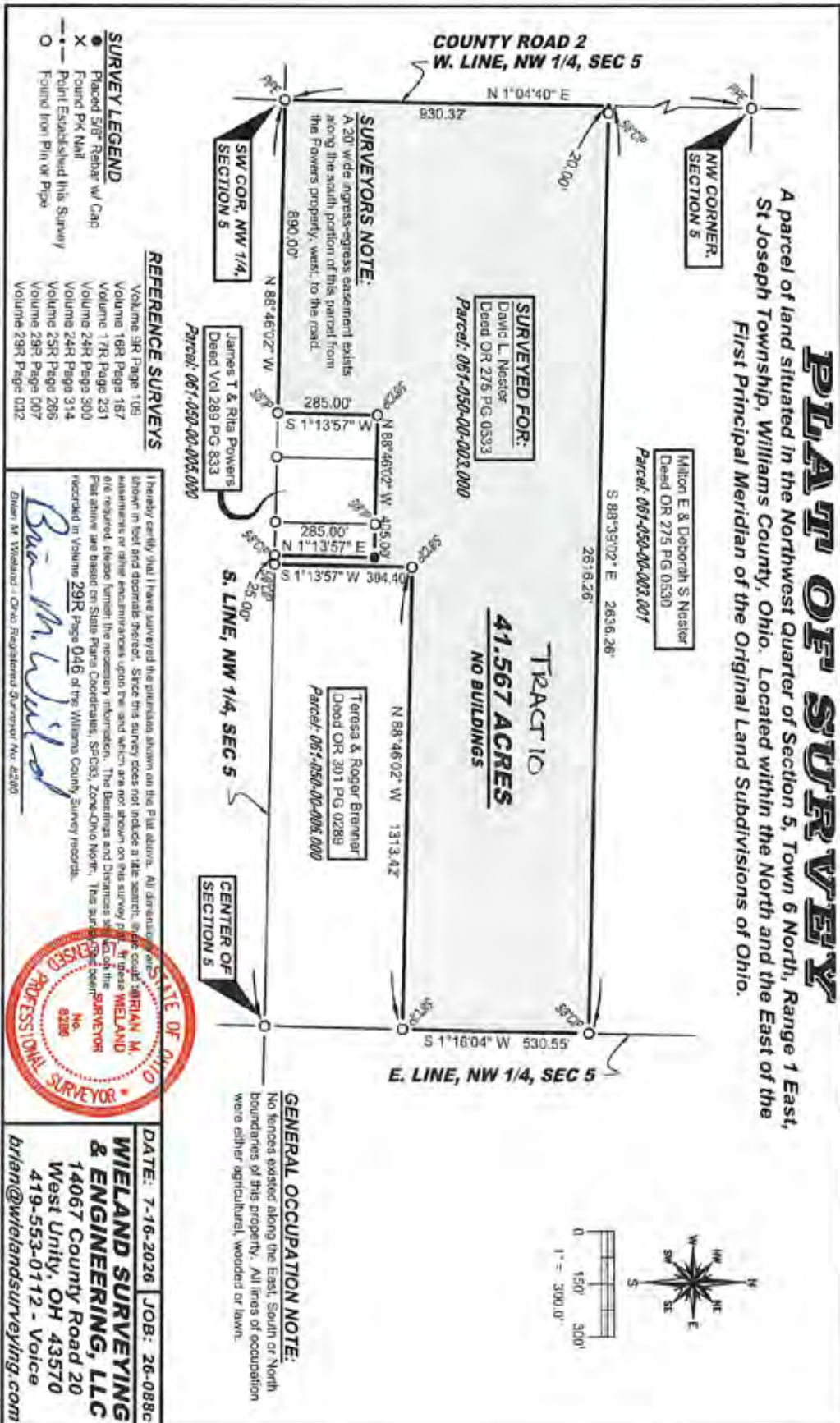
Brian M. Wieland - Ohio Registered Surveyor No. 8286



DATE: 7-16-2026 JOB: 26-088C

WIELAND SURVEYING & ENGINEERING, LLC
14067 County Road 20
West Unity, OH 43570
419-553-0112 - Voice
brian@wielandsurveying.com

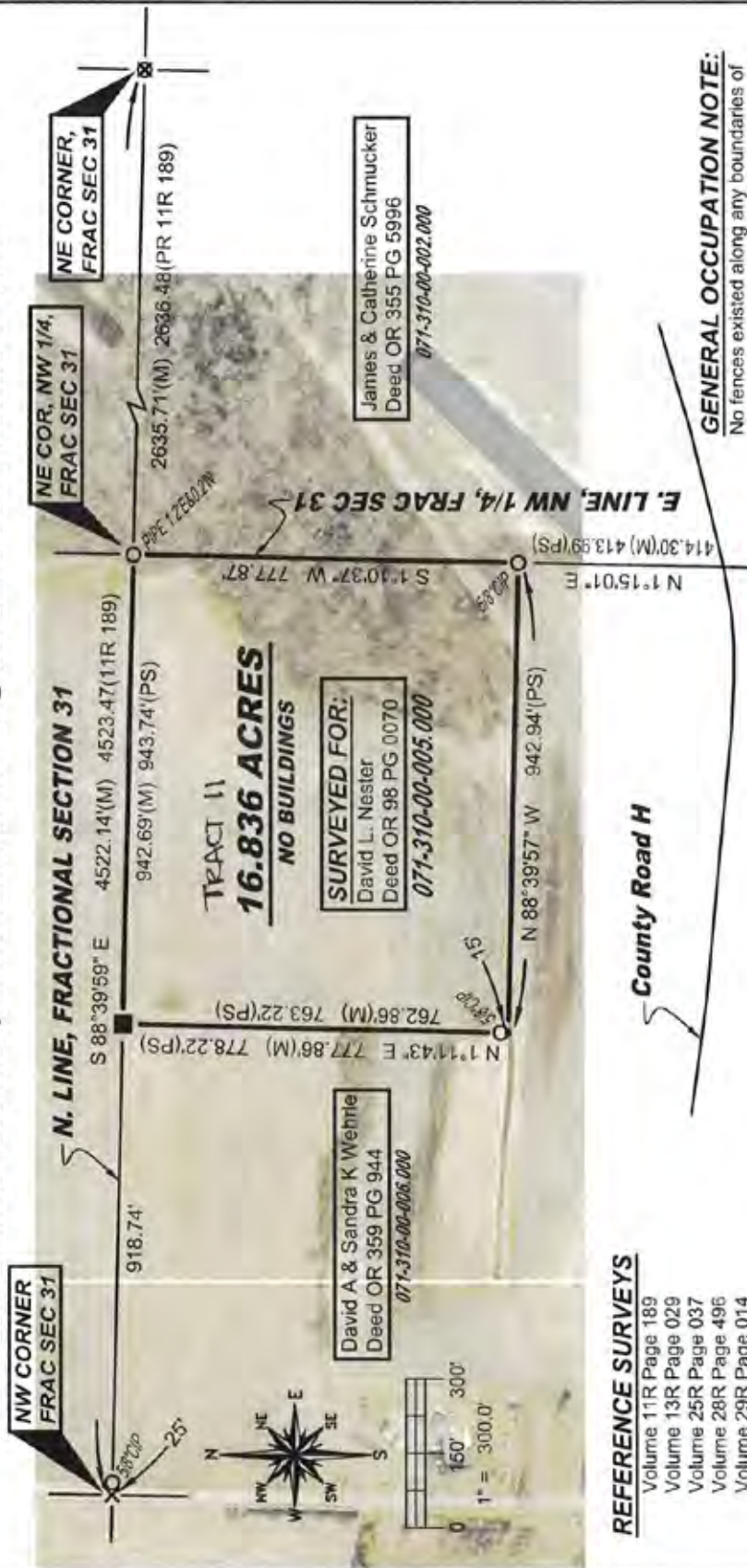
SURVEYS



SURVEYS

PLAT OF SURVEY

A parcel of land situated in the Northwest Quarter of Fractional Section 31, Town 7 North, Range 1 East, Florence Township, Williams County, Ohio. Located within the North and the East of the First Principal Meridian of the Original Land Subdivisions of Ohio.



REFERENCE SURVEYS

- Volume 11R Page 189
- Volume 13R Page 029
- Volume 25R Page 037
- Volume 28R Page 496
- Volume 29R Page 014

SURVEY LEGEND

- Placed 5/8" Rebar w/ Cap
- × Found PK Nail
- Point Established this Survey
- Found Iron Pin or Pipe
- Found Monument Box
- ⊗ Found Railroad Spike
- × Placed MAG Nail
- Found Concrete Post

I hereby certify that I have surveyed the premises shown on the Plat above. All dimensions are shown in feet and decimals thereof. Since this survey does not include a title search, there could be easements or other encumbrances upon the land which are not shown on this Plat. If they are required, please furnish the necessary information. The Bearings and Distances shown on this Plat above are based on State Plane Coordinates, SPC83, Zone 18N North. This survey has been recorded in Volume 29R Page 025 of the Williams County Survey Records.

Brian M. Wieland
Brian M. Wieland - Ohio Registered Surveyor No. 8266

STATE OF OHIO
PROFESSIONAL SURVEYOR
No. 8266

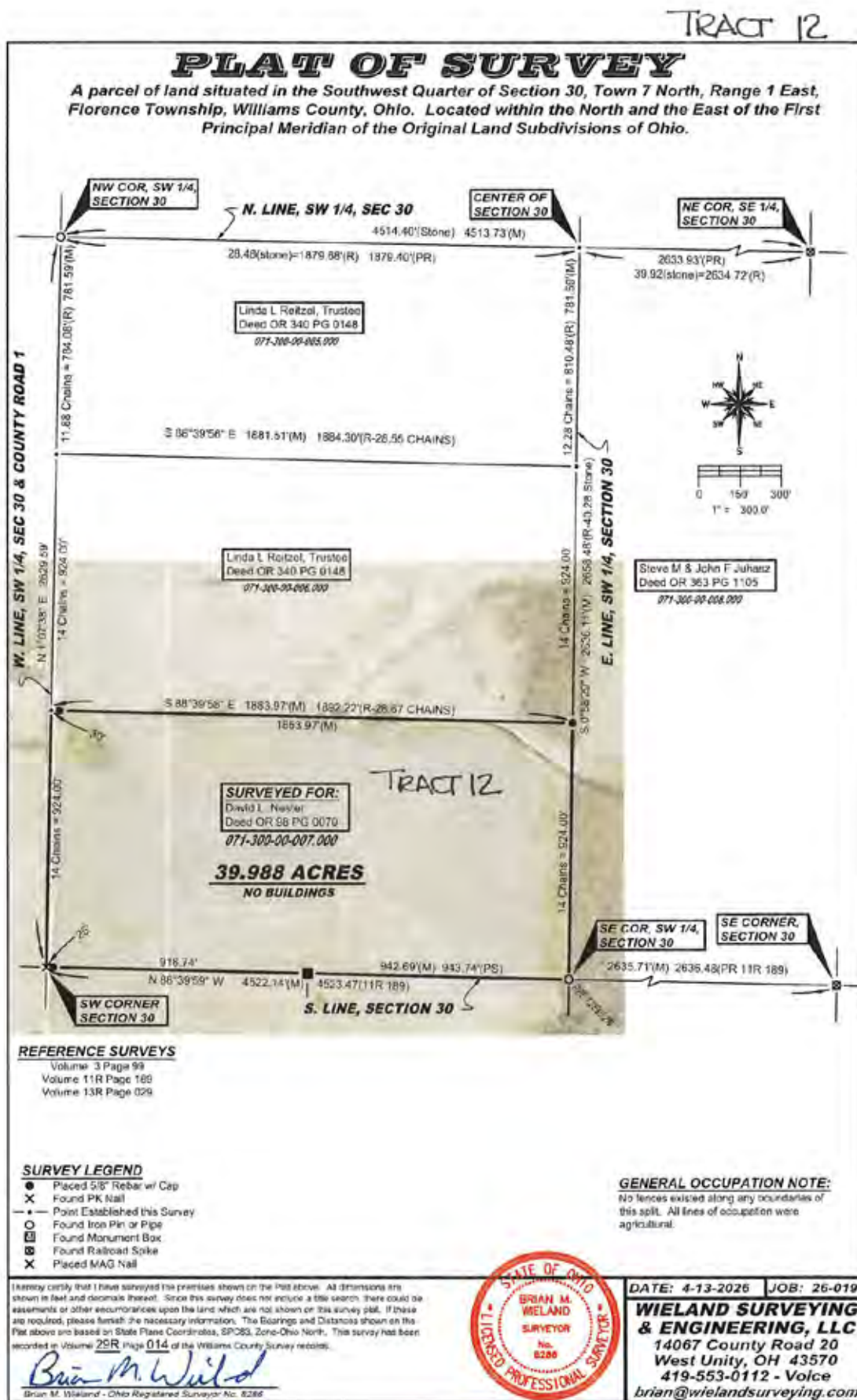
DATE: 5-20-2026 JOB: 26-020

WIELAND SURVEYING & ENGINEERING, LLC

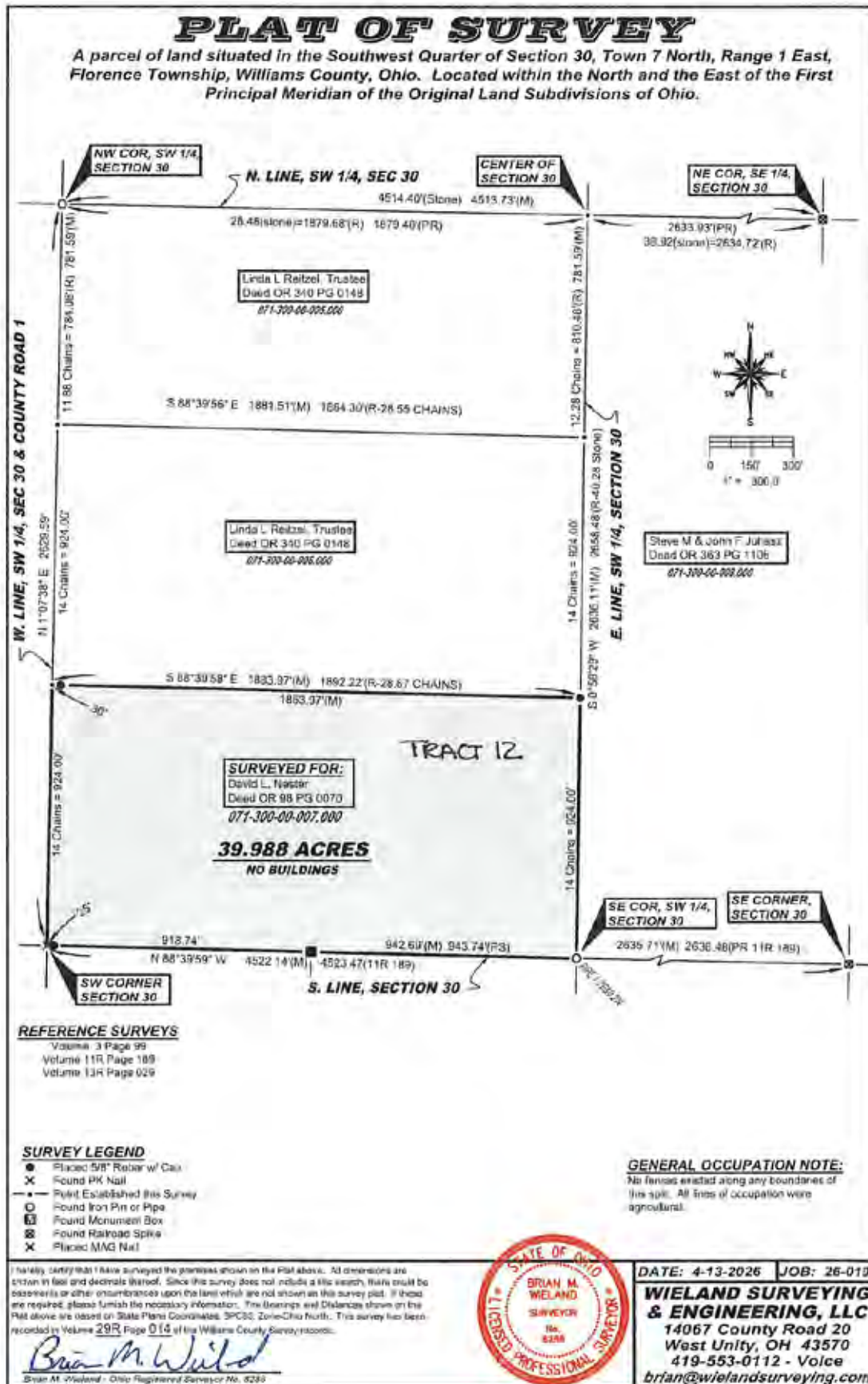
14067 County Road 20
West Unity, OH 43570

419-553-0112 - Voice
brian@wielandsurveying.com

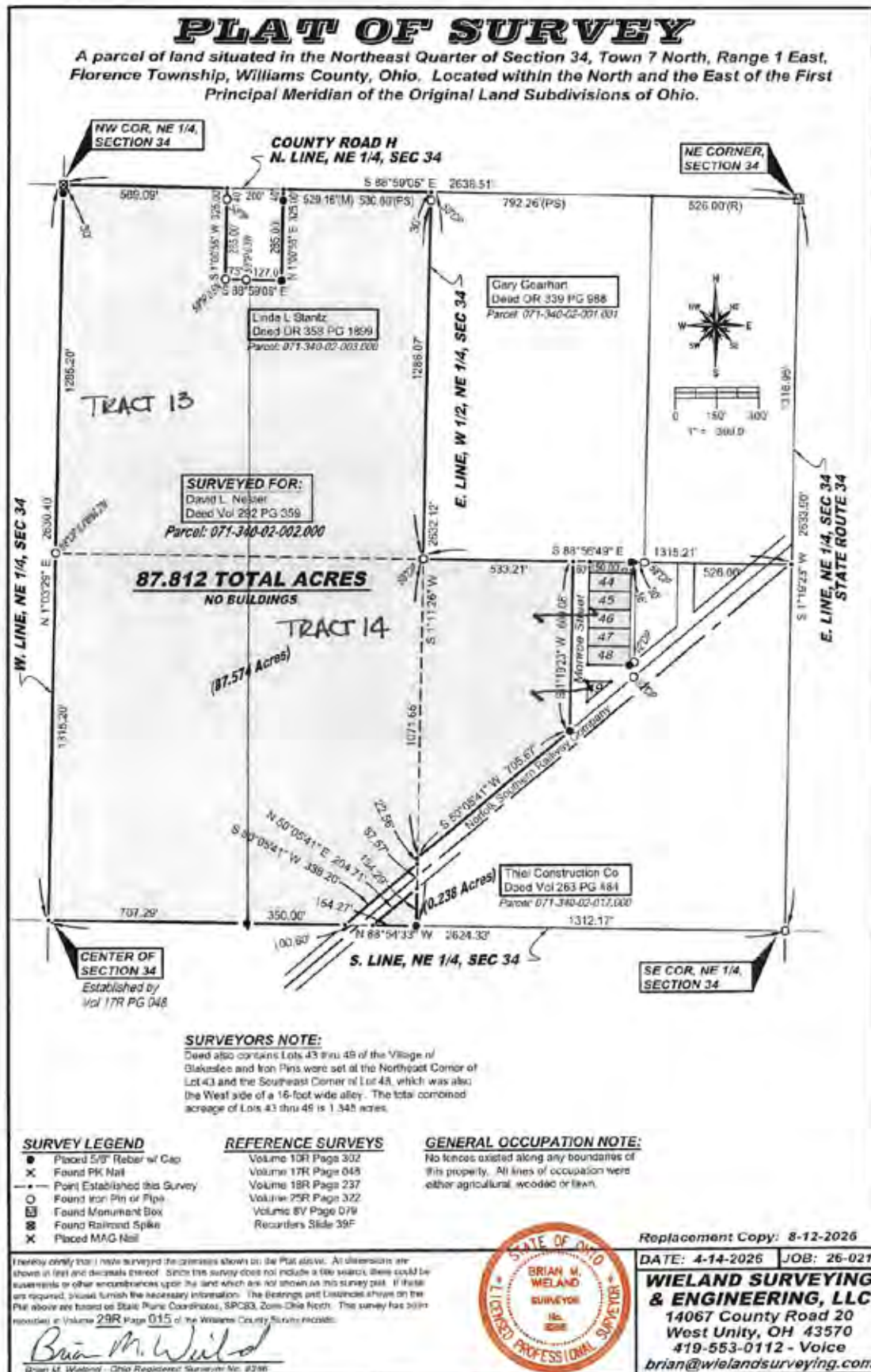
SURVEYS



SURVEYS



SURVEYS



FSA INFORMATION

FSA INFORMATION

OHIO

WILLIAMS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 726

Prepared : 8/6/26 8:10 AM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.42	31.80	31.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	31.80	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	15.90	0.00	125	0
Soybeans	15.90	0.00	34	0
TOTAL	31.80	0.00		

NOTES

Tract Number : 1774

Description : SEC, 31S, FLORENCE
FSA Physical Location : OHIO/WILLIAMS
ANSI Physical Location : OHIO/WILLIAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

FSA INFORMATION

OHIO
WILLIAMS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 726
Prepared : 8/6/26 8:10 AM CST
Crop Year : 2026

Tract Land Data

Tract 1774 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.42	31.80	31.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	31.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.90	0.00	125
Soybeans	15.90	0.00	34

TOTAL 31.80 0.00

NOTES

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FSA INFORMATION

Williams County
Ohio

Farm 726
Tract 1774

Tract Cropland Total: 31.80 acres
Phy. County: Williams, OH

2026 Program Year
2025 imagery
Map Version: 07/28/2026

0 165 330 660 Feet



Tract Boundary
Noncropland
Cropland

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

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FSA INFORMATION

OHIO
WILLIAMS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2222

Prepared : 8/6/26 8:04 AM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.47	71.82	71.82	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	71.82	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	11.70	0.00	62	
Corn	10.30	0.00	103	0
Soybeans	49.80	0.00	36	0
TOTAL	71.60	0.00		

NOTES

Tract Number : 3964
Description : A6/2B SEC. 31S, FLORENCE TWP.
FSA Physical Location : OHIO/WILLIAMS
ANSI Physical Location : OHIO/WILLIAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER
Other Producers : None
Recon ID : None

FSA INFORMATION

OHIO
WILLIAMS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2222
Prepared : 8/6/26 8:04 AM CST
Crop Year : 2026

Tract Land Data

Tract 3964 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.47	71.82	71.82	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	11.70	0.00	62
Corn	10.30	0.00	103
Soybeans	49.60	0.00	36
TOTAL	71.60	0.00	

NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-6992. Submit your completed form or letter to USDA by: (1) Mail, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Williams County
Ohio

Farm 2222
Tract 3964

Tract Cropland Total: 71.82 acres
Phy. County: Williams, OH

2026 Program Year
2025 imagery
Map Created: 07/26/2024

0 165 330 660 Feet



- Tract Boundary
- Noncropland
- Cropland

- Wetland Determination Identifiers
- Restricted Use
 - ▲ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, neither it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data for FSA Program. Wetland identifiers do not represent the size, shape, or specific determination of the wetlands. Refer to your original determination (C71-020 and attached map) for exact boundaries and determinations or contact USDA NRCS. USDA is an equal opportunity provider, employer, and lender.

USDA

FSA INFORMATION

OHIO

WILLIAMS

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8537

Prepared : 8/6/26 8:11 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 39-171-2014-79
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
326.24	297.27	297.27	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	297.27		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	105.56	0.00	123	0
Soybeans	191.71	0.00	37	0
TOTAL	297.27	0.00		

NOTES

Tract Number : 1773
Description : A6/2B SEC. 31S, FLORENCE
FSA Physical Location : OHIO/WILLIAMS
ANSI Physical Location : OHIO/WILLIAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER
Other Producers : None
Recon ID : None

FSA INFORMATION

OHIO
WILLIAMS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8537
Prepared : 8/6/26 8:11 AM CST
Crop Year : 2026

Tract Land Data

Tract 1773 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.59	79.85	79.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.85	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.38	0.00	123
Soybeans	51.47	0.00	37
TOTAL	79.85	0.00	

NOTES

Tract Number : 1814

Description : C6/1B SEC. 34S, FLORENCE
FSA Physical Location : OHIO/WILLIAMS
ANSI Physical Location : OHIO/WILLIAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
90.14	76.46	76.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.46	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.17	0.00	123
Soybeans	49.29	0.00	37
TOTAL	76.46	0.00	

FSA INFORMATION

OHIO
WILLIAMS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8537
Prepared : 8/6/26 8:11 AM CST
Crop Year : 2026

Tract 1814 Continued ...

NOTES

Tract Number : 4246

Description : A6/1B SECTION 30S&31S, FLORENCE TWP.
FSA Physical Location : OHIO/WILLIAMS
ANSI Physical Location : OHIO/WILLIAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.38	50.38	50.38	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.38	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.90	0.00	123
Soybeans	32.48	0.00	37
TOTAL	50.38	0.00	

NOTES

Tract Number : 6038

Description : A6/1C, TROY TOWNSHIP, SECTION 9, SE CORNER CR79&CR
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER

FSA INFORMATION

OHIO
WILLIAMS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8537
Prepared : 8/6/26 8:11 AM CST
Crop Year : 2026

Tract 6038 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
53.23	50.26	50.26	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.86	0.00	123
Soybeans	32.40	0.00	37
TOTAL	50.26	0.00	

NOTES

Tract Number : 7741

Description : Sec 5 St Joseph TWP
FSA Physical Location : OHIO/WILLIAMS
ANSI Physical Location : OHIO/WILLIAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER
Other Producers : None
Recon ID : 39-171-2013-18

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.90	40.32	40.32	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	40.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.25	0.00	123

FSA INFORMATION

OHIO WILLIAMS Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8537 Prepared : 8/6/26 8:11 AM CST Crop Year : 2026
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Tract 7741 Continued ...

Soybeans	26.07	0.00	37
TOTAL	40.32	0.00	

NOTES

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FSA INFORMATION

Tract Number : 6038
Description : A61C, TROY TOWNSHIP, SECTION 9, SE CORNER CR79&CR
FSA Physical Location : INDIANA/DEKALB
ANSI Physical Location : INDIANA/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
NHIL Status : NHIL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID L NESTER

Page: 3 of 5

OHIO
 WILLIAMS
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8537

Prepared : 8/6/26 9:05 AM CST

Crop Year : 2026

Tract 6038 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
53.23	50.26	50.26	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	17.86	0.00	123
Soybeans	32.40	0.00	37

TOTAL 50.26 0.00

NOTES

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FSA INFORMATION

Williams County
Ohio

Farm 8537
Tract 1773

Tract Cropland Total: 79.85 acres
Phy. County: Williams, OH

2026 Program Year

2025 imagery

Map Created 07/26/2026



- Tract Boundary
- Noncropland
- Cropland

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

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FSA INFORMATION

Williams County
Ohio

Farm 8537
Tract 1814

Tract Cropland Total: 76.46 acres
Phy. County: Williams, OH

2026 Program Year

2025 imagery

Map Created 07/26/2026



- Tract Boundary
- Noncropland
- Cropland

- Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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FSA INFORMATION

Williams County
Ohio

Farm 8537
Tract 4246

Tract Cropland Total: 50.38 acres
Phy. County: Williams, OH

2026 Program Year

2025 Imagery

Map Created: 07/28/2026



Tract Boundary
Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

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FSA INFORMATION

**Williams County
Ohio**

Farm 8537
Tract 7741

Tract Cropland Total: 40.32 acres
Phy. County: Williams, OH

2026 Program Year

2025 imagery

Map Created 07/28/2026



United States Department of Agriculture (USDA) from Service Agency (SA) maps are for FSN Program administration only. The map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Generalized Boundary Programs (NBP) inventory. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSN assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSN Programs. The map does not represent the official determination of the area. Before any original determination (CP-020) and attached for exact boundaries and determinations or contact USDA-NRCS. USDA is a reference only to identify private, employee, and teacher school identifiers do not represent the SA map. No specific determination of the area, shape, or specific determination of the area.

FSA INFORMATION

Williams County
Ohio

Farm 8537
Tract 6038

Tract Cropland Total: 50.26 acres
Phy. County: DeKalb, IN

2026 Program Year

2025 Imagery

Map Created 07/28/2026



- Tract Boundary
- Noncropland
- Cropland

- Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Determination Identifiers (WDIs) are not shown on this map. Refer to your original determination (CPD-026 and attached maps) for exact boundaries and determinations or contact USDA NRCS. USDA is an equal opportunity provider, employee and leader.



TAX INFORMATION

TAX INFO - TRACTS 1-3

071-310-00-001.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS 07913 2 RD
DESCRIPTION R.1 T.7 S.31 NE NE 40A 053-05550-000
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 40.0000

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$212,500.00	\$74,380.00
IMPROVEMENTS	\$268,300.00	\$93,910.00
CAUV	\$123,010.00	\$43,050.00
TOTAL	\$391,310.00	\$136,960.00

TAXES

TAXABLE VALUE \$136,960.00
ROLLBACKS Homestead & Owner Occupied
HALF (1ST / 2ND) \$2,414.06 / \$1,974.81
YEAR (TOTAL / BALANCE) \$4,388.87 / \$0.00

SPECIAL ASSESSMENTS

COUNT 7
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$154.89 / \$154.88

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/14/2002	NESTER DAVID L	NESTER DAVID L	6	\$0.00	NO
1/1/1990	NESTER DAVID L	UNKNOWN	0	\$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	34.9500	0	\$192,230.00
0	0	0	2.3500	0	\$240.00
0	0	0	1.7000	0	\$0.00
0	0	0	1.0000	0	\$20,000.00

IMPROVEMENTS

DESCRIPTION	BUILT	DIMS	VALUE
Fr Pole Barn Encl/Slab	2013	60x80	\$60,700.00
Lean to	1995	18x40	\$4,480.00
Lean to	1995	10x40	\$2,490.00
Fr Pole Barn Encl/Slab	1986	40x40	\$17,910.00
Fr Pole Barn Encl/Slab	1979	32x56	\$12,770.00
Fr Pole Barn Encl/Dirt	1975	40x72	\$8,640.00
Utility Shed	1920	12x18	\$210.00

RESIDENTIAL

Building (CARD: 1)	Conventional BUILT 1976	Baths (Full / Half)	1 / 1
Area	1,590 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Finished / Total)	Full Basement / 0 sqft / 1,590 sqft	Stories	1.0
Heat Full Type	Base	Heat/Cool	Central
External Wall	FRwMAS	Fireplace Stacks	1

TAX INFO - TRACTS 1-3

071-310-00-001.000



Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

8/17/2026

Parcel

071-310-00-001.000

111 - CASH - GRAIN OR GEN FAR...

Owner

NESTER DAVID L

SOLD: 1/14/2002 \$0.00

Address

07913 2 RD

FLORENCE TWP

Appraised

\$480,800.00

ACRES: 40.0000

Photos

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



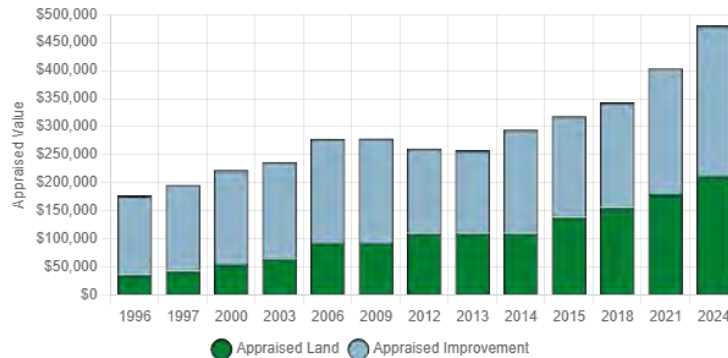
Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$212,500.00 (\$123,010.00 🏠)	\$268,300.00	\$480,800.00	\$74,380.00 (\$43,050.00 🏠)	\$93,910.00	\$136,960.00
2021	\$180,100.00 (\$73,320.00 🏠)	\$223,900.00	\$404,000.00	\$63,040.00 (\$25,660.00 🏠)	\$78,370.00	\$104,030.00

TAX INFO - TRACTS 1-3

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2018	\$157,000.00 (\$87,440.00 📉)	\$186,600.00	\$343,600.00	\$54,950.00 (\$30,600.00 📉)	\$65,310.00	\$95,910.00
2015	\$139,800.00 (\$111,510.00 📉)	\$179,400.00	\$319,200.00	\$48,930.00 (\$39,030.00 📉)	\$62,790.00	\$101,820.00
2014	\$111,100.00 (\$63,290.00 📉)	\$183,900.00	\$295,000.00	\$38,890.00 (\$22,150.00 📉)	\$64,370.00	\$86,520.00
2013	\$111,100.00 (\$63,290.00 📉)	\$147,300.00	\$258,400.00	\$38,890.00 (\$22,150.00 📉)	\$51,560.00	\$73,710.00

Historic Appraised (100%) Values



Legal

Legal Acres	40.0000	Homestead Reduction	Y
Legal Description	R.1 T.7 S.31 NE NE 40A 053-0...	Owner Occupied	Y
Land Use	111 - Cash - grain or gen far...	Foreclosure	N
Neighborhood	00500	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$4,233.98	Divided Property	N

Routing Number

Residential

Dwelling 1

Number Of Stories	1.0	Exterior Wall	FRwMAS
Style	Conventional	Heating	Base
Year Built	1976	Cooling	Central

TAX INFO - TRACTS 1-3

Year Remodeled	0	Basement	Full Basement
Number of Rooms	6	Attic	None
Number of Bedrooms	3	Finished Living Area	1,590 sqft
Number of Full Baths	1	First Floor Area	1,590 sqft
Number of Half Baths	1	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	1,590 sqft
Grade	C	Finished Basement Area	0 sqft
Grade Adjustment	1.00		
Condition	AV AV	Other Fixtures	0
Fireplace Openings	1	Fireplace Stacks	1

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNB	17.0600	\$2,630.00	\$2,630.00	\$2,630.00	\$44,870.00
ZC - ZC	BNA	8.4200	\$2,950.00	\$2,950.00	\$2,950.00	\$24,840.00
ZC - ZC	PM	3.6500	\$3,870.00	\$3,870.00	\$3,870.00	\$14,130.00
ZC - ZC	MD	2.7500	\$4,060.00	\$4,060.00	\$4,060.00	\$11,170.00
ZC - ZC	BNB2	2.5200	\$2,330.00	\$2,330.00	\$2,330.00	\$5,870.00
ZW - ZW	WST	2.3500	\$100.00	\$100.00	\$100.00	\$240.00
ZO - ZO	ROW	1.7000	\$0.00	\$0.00	\$0.00	\$0.00
ZC - ZC	CA	0.5500	\$3,440.00	\$3,440.00	\$3,440.00	\$1,890.00
Totals		39.000				\$103,010.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
1/14/2002	NESTER DAVID L	NESTER DAVID L	21	QE-QUIT CLAIM DEED EXEMPT		/	NO	6	\$0.00
1/1/1990	NESTER DAVID L	Unknown	0	Unknown		/	UNKNOWN	0	\$0.00

Improvements

TAX INFO - TRACTS 1-3

Description	Card	Segment	Size (LxW)	Area	Condition	Year Built	Appraised Value
		ID					(100%)
Fr Pole Barn Encl/Slab	1	17	60x80	4,800	AV AV	2013	\$60,700.00
Fr Pole Barn Encl/Slab	1	11	40x40	1,600	AV AV	1986	\$17,910.00
Fr Pole Barn Encl/Slab	1	09	32x56	1,792	AV AV	1979	\$12,770.00
Fr Pole Barn Encl/Dirt	1	10	40x72	2,880	AV AV	1975	\$8,640.00
Lean to	1	15	18x40	720	AV AV	1995	\$4,480.00
Lean to	1	14	10x40	400	AV AV	1995	\$2,490.00
Utility Shed	1	16	12x18	216	AV AV	1920	\$210.00
Totals							\$107,200.00

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$4,232.06	\$4,232.06	\$8,464.12
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$1,447.31	-\$1,447.31	-\$2,894.62
INFLATION CAP CREDIT		\$0.00	-\$439.24	-\$439.24
NON-BUSINESS CREDIT		-\$236.32	-\$236.32	-\$472.64
OWNER OCCUPANCY CREDIT		-\$27.34	-\$27.34	-\$54.68
HOMESTEAD		-\$184.48	-\$184.48	-\$368.96
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$2,336.61	\$1,897.37	\$4,233.98
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$77.45	\$77.44	\$154.89
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$2,414.06	\$1,974.81	\$4,388.87
NET PAID	\$0.00	-\$2,414.06	-\$1,974.81	-\$4,388.87
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

TAX INFO - TRACTS 1-3

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$1,974.81	\$0.00	Cashier2-08032026-92-4
2/12/2026	1-25	\$0.00	\$2,414.06	\$0.00	\$0.00	Cashier2-02122026-57-4
7/17/2025	2-24	\$0.00	\$0.00	\$2,449.44	\$0.00	Cashier1-07172025-110-9
2/3/2025	1-24	\$0.00	\$2,449.45	\$0.00	\$0.00	Cashier2-02032025-50-1
7/1/2024	2-23	\$0.00	\$0.00	\$2,015.09	\$0.00	Cashier1-07012024-143-4
2/7/2024	1-23	\$0.00	\$2,015.09	\$0.00	\$0.00	Cashier1-02072024-103-4
7/7/2023	2-22	\$0.00	\$0.00	\$1,991.01	\$0.00	Cashier1-07072023-80-5
2/6/2023	1-22	\$0.00	\$1,991.01	\$0.00	\$0.00	Anna1-02062023-14-5

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$16.95	-\$16.95	\$16.95	-\$16.95	\$0.00	\$0.00	\$0.00
11-621 BEAR CREEK	\$0.00	\$0.00	\$23.46	-\$23.46	\$23.46	-\$23.46	\$0.00	\$0.00	\$0.00
11-604 HOLLINGER MAIN	\$0.00	\$0.00	\$5.00	-\$5.00	\$5.00	-\$5.00	\$0.00	\$0.00	\$0.00
11-444 TAMARACK MAIN	\$0.00	\$0.00	\$32.04	-\$32.04	\$32.03	-\$32.03	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$77.45	-\$77.45	\$77.44	-\$77.44	\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 3 & 4

071-310-00-016.001



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS 2 RD
DESCRIPTION R.1 T.7 S.31 NE QTR PCL 016.001 20.01A
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 20.0100

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$108,400.00	\$37,940.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$62,510.00	\$21,880.00
TOTAL	\$62,510.00	\$21,880.00

TAXES

TAXABLE VALUE	\$21,880.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$440.28 / \$370.10
YEAR (TOTAL / BALANCE)	\$810.38 / \$0.00

SPECIAL ASSESSMENTS

COUNT	3
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$66.30 / \$66.30

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
12/30/2024	NESTER DAVID L	CRAFT BROOKE RENEE TRUSTEE	1	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	19.7100	0	\$108,410.00
0	0	0	0.3000	0	\$0.00

IMPROVEMENTS

TAX INFO - TRACTS 3 & 4

071-310-00-016.001



Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

8/17/2026

Parcel

071-310-00-016.001

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 12/30/2024 \$0.00

Address

2 RD

FLORENCE TWP

Appraised

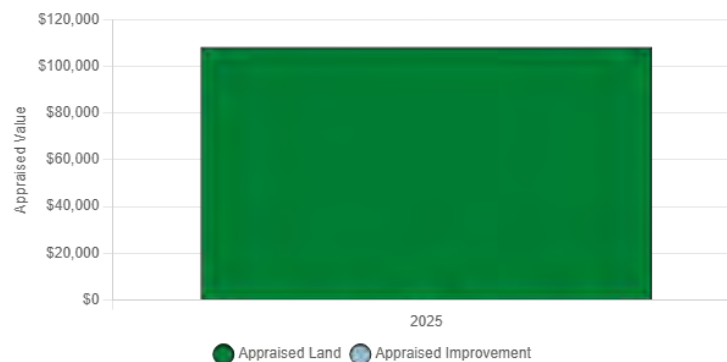
\$108,400.00

ACRES: 20.0100

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$108,400.00 (\$62,510.00 🍂)	\$0.00	\$108,400.00	\$37,940.00 (\$21,880.00 🍂)	\$0.00	\$21,880.00

Historic Appraised (100%) Values



Legal

Legal Acres	20.0100	Homestead Reduction	N
Legal Description	R.1 T.7 S.31 NE QTR PCL 016.0...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N
Neighborhood	00500	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$744.08	Divided Property	N

Routing Number

Agricultural

TAX INFO - TRACTS 3 & 4

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNA	9.3200	\$2,950.00	\$2,950.00	\$2,950.00	\$27,490.00
ZC - ZC	PM	5.5800	\$3,870.00	\$3,870.00	\$3,870.00	\$21,590.00
ZC - ZC	BNB	4.3700	\$2,630.00	\$2,630.00	\$2,630.00	\$11,490.00
ZO - ZO	ROW	0.3000	\$0.00	\$0.00	\$0.00	\$0.00
ZC - ZC	MD	0.2400	\$4,060.00	\$4,060.00	\$4,060.00	\$970.00
ZC - ZC	MH	0.2000	\$4,850.00	\$4,850.00	\$4,850.00	\$970.00
Totals		20.010				\$62,510.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/30/2024	NESTER DAVID L	CRAFT BROOKE RENEE TRUSTEE	833	WD-WARRANTY DEED		/	NO	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	19.7100	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$108,410.00
A0 - Row	0.3000	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	20.0100								\$108,410.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$676.09	\$676.09	\$1,352.18
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$231.21	-\$231.21	-\$462.42
INFLATION CAP CREDIT		\$0.00	-\$70.18	-\$70.18
NON-BUSINESS CREDIT		-\$37.75	-\$37.75	-\$75.50
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 3 & 4

LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$407.13	\$336.95	\$744.08
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$33.15	\$33.15	\$66.30
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$440.28	\$370.10	\$810.38
NET PAID	\$0.00	-\$440.28	-\$370.10	-\$810.38
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$370.10	\$0.00	Cashier2-08032026-92-1
2/12/2026	1-25	\$0.00	\$440.28	\$0.00	\$0.00	Cashier2-02122026-57-1

Special Assessments

	Past		Due				Year Balance		
Project Name	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$1.00	-\$1.00	\$1.00	-\$1.00	\$0.00	\$0.00	\$0.00
11-621 BEAR CREEK	\$0.00	\$0.00	\$13.59	-\$13.59	\$13.59	-\$13.59	\$0.00	\$0.00	\$0.00
11-444 TAMARACK MAIN	\$0.00	\$0.00	\$18.56	-\$18.56	\$18.56	-\$18.56	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$33.15	-\$33.15	\$33.15	-\$33.15	\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 5 & 6

071-310-00-003.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyooh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS H RD
DESCRIPTION R.1 T.7 S.31 TR. 6 47.18A 053-05570-020
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 47.1800

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$256,600.00	\$89,810.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$162,320.00	\$56,810.00
TOTAL	\$162,320.00	\$56,810.00

TAXES

TAXABLE VALUE \$56,810.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$1,141.35 / \$959.15
YEAR (TOTAL / BALANCE) \$2,100.50 / \$0.00

SPECIAL ASSESSMENTS

COUNT 6
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$168.54 / \$168.54

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/14/2002	NESTER DAVID L	NESTER DAVID L	6	\$0.00	NO
10/11/2000	NESTER DAVID L	**PARCEL SPLIT	2	\$0.00	NO
10/11/2000	**PARCEL SPLIT	NESTER DAVID L	2	\$0.00	UNKNOWN
1/1/1990	NESTER DAVID L	UNKNOWN	0	\$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	46.6600	0	\$256,630.00
0	0	0	0.5200	0	\$0.00

IMPROVEMENTS

TAX INFO - TRACTS 5 & 6

071-310-00-003.000



8/17/2026

Parcel

071-310-00-003.000

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 1/14/2002 \$0.00

Vickie L. Grimm

County Auditor

Williams County, Ohio

realestate.williamscountyoh.gov

Address

H RD

FLORENCE TWP

Appraised

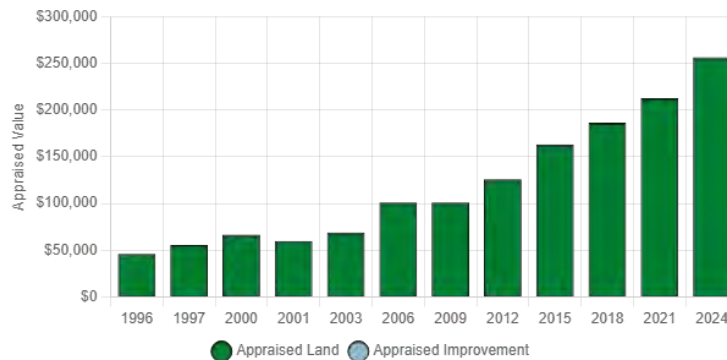
\$256,600.00

ACRES: 47.1800

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$256,600.00 (\$162,320.00 🍷)	\$0.00	\$256,600.00	\$89,810.00 (\$56,810.00 🍷)	\$0.00	\$56,810.00
2021	\$212,800.00 (\$90,120.00 🍷)	\$0.00	\$212,800.00	\$74,480.00 (\$31,540.00 🍷)	\$0.00	\$31,540.00
2018	\$186,600.00 (\$117,080.00 🍷)	\$0.00	\$186,600.00	\$65,310.00 (\$40,980.00 🍷)	\$0.00	\$40,980.00
2015	\$163,200.00 (\$151,090.00 🍷)	\$0.00	\$163,200.00	\$57,120.00 (\$52,880.00 🍷)	\$0.00	\$52,880.00
2012	\$126,000.00 (\$76,600.00 🍷)	\$0.00	\$126,000.00	\$44,100.00 (\$26,810.00 🍷)	\$0.00	\$26,810.00
2009	\$101,000.00 (\$47,680.00 🍷)	\$0.00	\$101,000.00	\$35,350.00 (\$16,690.00 🍷)	\$0.00	\$16,690.00

Historic Appraised (100%) Values



Legal

Legal Acres	47.1800	Homestead Reduction	N
Legal Description	R.1 T.7 S.31 TR. 6 47.18A 053-...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N

TAX INFO - TRACTS 5 & 6

Neighborhood	00500	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$1,931.96	Divided Property	N
Routing Number			

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNB	13.1800	\$2,950.00	\$2,950.00	\$2,950.00	\$38,880.00
ZC - ZC	PM	10.7800	\$3,870.00	\$3,870.00	\$3,870.00	\$41,720.00
ZC - ZC	HNA	10.4300	\$3,250.00	\$3,250.00	\$3,250.00	\$33,900.00
ZC - ZC	MH	7.1800	\$4,850.00	\$4,850.00	\$4,850.00	\$34,820.00
ZC - ZC	BNB	3.7700	\$2,630.00	\$2,630.00	\$2,630.00	\$9,920.00
ZC - ZC	BNB2	1.3200	\$2,330.00	\$2,330.00	\$2,330.00	\$3,080.00
ZO - ZO	ROW	0.5200	\$0.00	\$0.00	\$0.00	\$0.00
Totals		47.180				\$162,320.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	46.6600	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$256,630.00
A0 - Row	0.5200	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	47.1800								\$256,630.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,755.43	\$1,755.43	\$3,510.86
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$600.33	-\$600.33	-\$1,200.66
INFLATION CAP CREDIT		\$0.00	-\$182.20	-\$182.20

TAX INFO - TRACTS 5 & 6

NON-BUSINESS CREDIT		-\$98.02	-\$98.02	-\$196.04
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$1,057.08	\$874.88	\$1,931.96
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$84.27	\$84.27	\$168.54
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$1,141.35	\$959.15	\$2,100.50
NET PAID	\$0.00	-\$1,141.35	-\$959.15	-\$2,100.50
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$959.15	\$0.00	Cashier2-08032026-92-5
2/12/2026	1-25	\$0.00	\$1,141.35	\$0.00	\$0.00	Cashier2-02122026-57-5
7/17/2025	2-24	\$0.00	\$0.00	\$1,157.33	\$0.00	Cashier1-07172025-110-8
2/3/2025	1-24	\$0.00	\$1,157.33	\$0.00	\$0.00	Cashier2-02032025-50-4
7/1/2024	2-23	\$0.00	\$0.00	\$717.70	\$0.00	Cashier1-07012024-143-3
2/7/2024	1-23	\$0.00	\$717.71	\$0.00	\$0.00	Cashier1-02072024-103-3
7/7/2023	2-22	\$0.00	\$0.00	\$686.68	\$0.00	Cashier1-07072023-80-4
2/6/2023	1-22	\$0.00	\$686.68	\$0.00	\$0.00	Anna1-02062023-14-11

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$9.05	-\$9.05	\$9.05	-\$9.05	\$0.00	\$0.00	\$0.00
11-621 BEAR CREEK	\$0.00	\$0.00	\$31.80	-\$31.80	\$31.80	-\$31.80	\$0.00	\$0.00	\$0.00
11-444 TAMARACK MAIN	\$0.00	\$0.00	\$43.42	-\$43.42	\$43.42	-\$43.42	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$84.27	-\$84.27	\$84.27	-\$84.27	\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 7-9

071-310-00-014.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyooh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS 2 RD
DESCRIPTION R.1 T.7 S.31 E 1/2 SE EX PT 52.18A 053-05580-000
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 52.1800

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$278,800.00	\$97,580.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$158,200.00	\$55,370.00
TOTAL	\$158,200.00	\$55,370.00

TAXES

TAXABLE VALUE \$55,370.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$1,060.87 / \$883.28
YEAR (TOTAL / BALANCE) \$1,944.15 / \$0.00

SPECIAL ASSESSMENTS

COUNT 8
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$61.17 / \$61.16

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
12/30/2024	NESTER DAVID L	NESTER DAVID L @2	1	\$195,650.00	NO
12/30/2024	NESTER DAVID L @2	NESTER DAVID L @(3)	1	\$0.00	NO
12/30/2024	NESTER DAVID L @(3)	NESTER DAVID L @(3)	1	\$0.00	NO
12/4/2024	NESTER DAVID L @(3)	NESTER DAVID L @(3)	1	\$0.00	NO
8/29/2024	NESTER DAVID L @(3)	NESTER DAVID L @(3)	1	\$0.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	50.6800	0	\$278,740.00
0	0	0	1.4700	0	\$0.00
0	0	0	0.0300	0	\$30.00

IMPROVEMENTS

TAX INFO - TRACTS 7-9

071-310-00-014.000



8/17/2026

Parcel

071-310-00-014.000

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 12/30/2024 \$195,650.00

Vickie L. Grimm

County Auditor

Williams County, Ohio

realestate.williamscountyoh.gov

Address

2 RD

FLORENCE TWP

Appraised

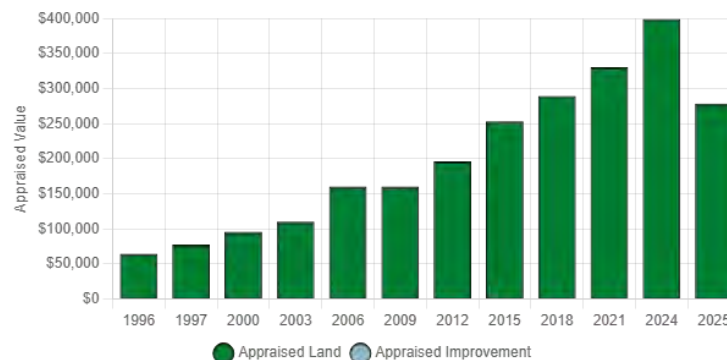
\$278,800.00

ACRES: 52.1800

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$278,800.00 (\$158,200.00 🍷)	\$0.00	\$278,800.00	\$97,580.00 (\$55,370.00 🍷)	\$0.00	\$55,370.00
2024	\$399,500.00 (\$230,840.00 🍷)	\$0.00	\$399,500.00	\$139,830.00 (\$80,790.00 🍷)	\$0.00	\$80,790.00
2021	\$330,400.00 (\$124,260.00 🍷)	\$0.00	\$330,400.00	\$115,640.00 (\$43,490.00 🍷)	\$0.00	\$43,490.00
2018	\$289,700.00 (\$163,600.00 🍷)	\$0.00	\$289,700.00	\$101,400.00 (\$57,260.00 🍷)	\$0.00	\$57,260.00
2015	\$253,600.00 (\$213,630.00 🍷)	\$0.00	\$253,600.00	\$88,760.00 (\$74,770.00 🍷)	\$0.00	\$74,770.00
2012	\$196,200.00 (\$107,700.00 🍷)	\$0.00	\$196,200.00	\$68,670.00 (\$37,700.00 🍷)	\$0.00	\$37,700.00

Historic Appraised (100%) Values



Legal

Legal Acres	52.1800	Homestead Reduction	N
Legal Description	R.1 T.7 S.31 E 1/2 SE EX PT 52.1...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N

TAX INFO - TRACTS 7-9

Neighborhood	00500	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$1,882.98	Divided Property	N
Routing Number			

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNB	21.0500	\$2,950.00	\$2,950.00	\$2,950.00	\$62,100.00
ZC - ZC	BNB	15.1100	\$2,630.00	\$2,630.00	\$2,630.00	\$39,740.00
ZC - ZC	PM	8.1500	\$3,870.00	\$3,870.00	\$3,870.00	\$31,540.00
ZC - ZC	LF	3.2600	\$3,860.00	\$3,860.00	\$3,860.00	\$12,580.00
ZC - ZC	MD	2.4700	\$4,060.00	\$4,060.00	\$4,060.00	\$10,030.00
ZO - ZO	ROW	1.4700	\$0.00	\$0.00	\$0.00	\$0.00
ZC - ZC	CA	0.6400	\$3,440.00	\$3,440.00	\$3,440.00	\$2,200.00
ZW - ZW	BNB	0.0300	\$230.00	\$230.00	\$230.00	\$10.00
Totals		52.180				\$158,200.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
12/30/2024	NESTER DAVID L	NESTER DAVID L @2	832	WD-WARRANTY DEED		/	NO	1	\$195,650.00
12/30/2024	NESTER DAVID L @2	NESTER DAVID L @ (3)		QE-QUIT CLAIM DEED EXEMPT	714	/	NO	1	\$0.00
12/30/2024	NESTER DAVID L @ (3)	NESTER DAVID L @ (3)		QE-QUIT CLAIM DEED EXEMPT	713	/	NO	1	\$0.00
12/4/2024	NESTER DAVID L @ (3)	NESTER DAVID L @ (3)		CT-CERTIFICATE TRANSFER EXEMPT	656	/	NO	1	\$0.00
8/29/2024	NESTER DAVID L @ (3)	NESTER DAVID L @ (3)		WE-WARRANTY DEED EXEMPT	469	/	NO	1	\$0.00
5/14/2024	NESTER DAVID L @ (3)	NESTER DAVID L @ (3)		QE-QUIT CLAIM DEED EXEMPT	273	/	NO	1	\$0.00
4/26/2004	NESTER DAVID L	NESTER WILLIAM L	314	FD-FIDUCIARY DEED		/	NO	1	\$86,086.00
4/26/2004	NESTER WILLIAM L	NESTER RANDALL A	314	FD-FIDUCIARY DEED		/	NO	1	\$86,086.00

TAX INFO - TRACTS 7-9

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
4/26/2004	NESTER DAVID L @ (3)	HARMES C/O NESTER DAVID L	314	FD-FIDUCIARY DEED		/	NO	1	\$86,086.00
1/14/2002	HARMES C/O NESTER DAVID L	NESTER WILLIAM L	21	QE-QUIT CLAIM DEED EXEMPT		/	UNKNOWN	1	\$0.00
1/14/2002	NESTER WILLIAM L	NESTER RANDAL A	21	QE-QUIT CLAIM DEED EXEMPT		/	UNKNOWN	1	\$0.00
1/14/2002	NESTER RANDAL A	HARMES C/O NESTER DAVID L	21	QE-QUIT CLAIM DEED EXEMPT		/	UNKNOWN	1	\$0.00
11/26/1983	HARMES C/O NESTER DAVID L	NESTER WILLIAM L	0	Unknown		/	UNKNOWN	1	\$86,086.00
11/26/1983	NESTER WILLIAM L	NESTER RANDAL A	0	Unknown		/	UNKNOWN	1	\$0.00
11/26/1983	NESTER RANDAL A	Unknown	0	Unknown		/	UNKNOWN	1	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	50.6800	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$278,740.00
A0 - Row	1.4700	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
A8 - Woodland	0.0300	0	0	0	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$30.00
Totals	52.1800								\$278,770.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,710.93	\$1,710.93	\$3,421.86
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$585.11	-\$585.11	-\$1,170.22
INFLATION CAP CREDIT		\$0.00	-\$177.58	-\$177.58
NON-BUSINESS CREDIT		-\$95.54	-\$95.54	-\$191.08
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 7-9

HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$1,030.28	\$852.70	\$1,882.98
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$30.59	\$30.58	\$61.17
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$1,060.87	\$883.28	\$1,944.15
NET PAID	\$0.00	-\$1,060.87	-\$883.28	-\$1,944.15
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$883.28	\$0.00	Cashier2-08032026-92-7
2/12/2026	1-25	\$0.00	\$1,060.87	\$0.00	\$0.00	Cashier2-02122026-57-7
7/17/2025	2-24	\$0.00	\$0.00	\$1,608.45	\$0.00	Cashier1-07172025-110-6
2/3/2025	1-24	\$0.00	\$1,608.47	\$0.00	\$0.00	Cashier2-02032025-50-2
7/1/2024	2-23	\$0.00	\$0.00	\$954.35	\$0.00	Cashier1-07012024-143-6
2/7/2024	1-23	\$0.00	\$954.36	\$0.00	\$0.00	Cashier1-02072024-103-1
7/7/2023	2-22	\$0.00	\$0.00	\$950.87	\$0.00	Cashier1-07072023-80-6
2/6/2023	1-22	\$0.00	\$950.88	\$0.00	\$0.00	Anna1-02062023-14-9

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
40-777 ST JOE WATERSHED- PERM MAIN	\$0.00	\$0.00	\$14.08	-\$14.08	\$14.08	-\$14.08	\$0.00	\$0.00	\$0.00
11-604 HOLLINGER MAIN	\$0.00	\$0.00	\$16.51	-\$16.51	\$16.50	-\$16.50	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$30.59	-\$30.59	\$30.58	-\$30.58	\$0.00	\$0.00	\$0.00

TAX INFO - TRACT 10

061-050-00-003.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS 2 RD
DESCRIPTION R.1 T.6 S.5 TRACT 6 PT AND S 1/2 NE NW 41.57A 112-00640-000
SCHOOL DIST EDGERTON LSD
TAX DIST 112
ACREAGE 41.5700

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$308,600.00	\$108,010.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$133,400.00	\$46,690.00
TOTAL	\$133,400.00	\$46,690.00

TAXES

TAXABLE VALUE \$46,690.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$879.31 / \$758.73
YEAR (TOTAL / BALANCE) \$1,638.04 / \$0.00

SPECIAL ASSESSMENTS

COUNT 5
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$38.36 / \$38.36

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/20/2011	NESTER DAVID L	NESTER DAVID L AND NESTER MILTON E	1	\$0.00	NO
5/20/2011	NESTER DAVID L AND NESTER MILTON E	NESTER DAVID L AND NESTER MILTON E	1	\$0.00	NO
5/5/2011	NESTER DAVID L AND NESTER MILTON E	NESTER DAVID L AND NESTER MILTON E	2	\$0.00	YES
1/14/2002	NESTER DAVID L AND NESTER MILTON E	NESTER DAVID L AND	3	\$0.00	NO
1/1/1990	NESTER DAVID L AND	UNKNOWN	0	\$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	41.1400	0	\$308,550.00
0	0	0	0.4300	0	\$0.00

IMPROVEMENTS

TAX INFO - TRACT 10

061-050-00-003.000



8/17/2026

Parcel

061-050-00-003.000

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 5/20/2011 \$0.00

Vickie L. Grimm

County Auditor

Williams County, Ohio

realestate.williamscountyoh.gov

Address

2 RD

ST. JOSEPH TWP

Appraised

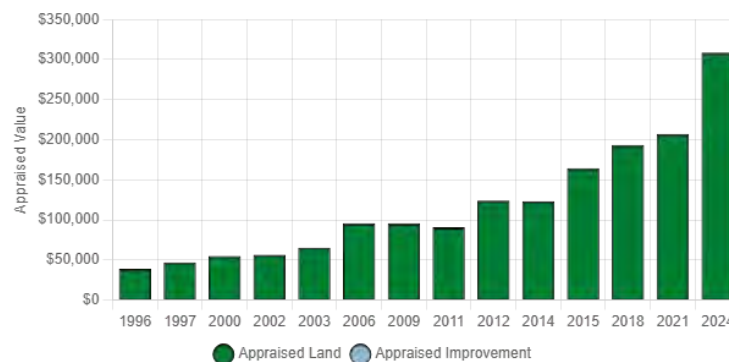
\$308,600.00

ACRES: 41.5700

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$308,600.00 (\$133,400.00 📈)	\$0.00	\$308,600.00	\$108,010.00 (\$46,690.00 📈)	\$0.00	\$46,690.00
2021	\$207,400.00 (\$72,200.00 📈)	\$0.00	\$207,400.00	\$72,590.00 (\$25,270.00 📈)	\$0.00	\$25,270.00
2018	\$193,400.00 (\$94,900.00 📈)	\$0.00	\$193,400.00	\$67,690.00 (\$33,220.00 📈)	\$0.00	\$33,220.00
2015	\$164,600.00 (\$123,310.00 📈)	\$0.00	\$164,600.00	\$57,610.00 (\$43,160.00 📈)	\$0.00	\$43,160.00
2014	\$123,400.00 (\$61,700.00 📈)	\$0.00	\$123,400.00	\$43,190.00 (\$21,600.00 📈)	\$0.00	\$21,600.00
2012	\$124,300.00 (\$62,020.00 📈)	\$0.00	\$124,300.00	\$43,510.00 (\$21,710.00 📈)	\$0.00	\$21,710.00

Historic Appraised (100%) Values



Legal

Legal Acres	41.5700	Homestead Reduction	N
Legal Description	R.1 T.6 S.5 TRACT 6 PT AND S ...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N

TAX INFO - TRACT 10

Neighborhood	00900	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$1,599.68	Divided Property	N
Routing Number			

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNA	18.9000	\$2,950.00	\$2,950.00	\$2,950.00	\$55,760.00
ZC - ZC	LF	15.5700	\$3,860.00	\$3,860.00	\$3,860.00	\$60,100.00
ZC - ZC	BNB	6.6700	\$2,630.00	\$2,630.00	\$2,630.00	\$17,540.00
ZO - ZO	ROW	0.4300	\$0.00	\$0.00	\$0.00	\$0.00
Totals		41.570				\$133,400.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
5/20/2011	NESTER DAVID L	NESTER DAVID L AND NESTER MILTON E		QE-QUIT CLAIM DEED EXEMPT	249	/	NO	1	\$0.00
5/20/2011	NESTER DAVID L AND NESTER MILTON E	NESTER DAVID L AND NESTER MILTON E		QE-QUIT CLAIM DEED EXEMPT	248	/	NO	1	\$0.00
5/5/2011	NESTER DAVID L AND NESTER MILTON E	NESTER DAVID L AND NESTER MILTON E		Unknown		/	YES	2	\$0.00
1/14/2002	NESTER DAVID L AND NESTER MILTON E	NESTER DAVID L AND	21	QE-QUIT CLAIM DEED EXEMPT		/	NO	3	\$0.00
1/1/1990	NESTER DAVID L AND	Unknown	0	Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	41.1400	0	0	0	100%	\$7,500.00	\$7,500.00	\$7,500.00	\$308,550.00
A0 - Row	0.4300	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	41.5700								\$308,550.00

Improvements

TAX INFO - TRACT 10

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,538.44	\$1,538.44	\$3,076.88
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$590.71	-\$590.71	-\$1,181.42
INFLATION CAP CREDIT		\$0.00	-\$120.58	-\$120.58
NON-BUSINESS CREDIT		-\$87.60	-\$87.60	-\$175.20
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$860.13	\$739.55	\$1,599.68
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$19.18	\$19.18	\$38.36
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$879.31	\$758.73	\$1,638.04
NET PAID	\$0.00	-\$879.31	-\$758.73	-\$1,638.04
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 65.900000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.596633			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$758.73	\$0.00	Cashier2-08032026-92-2
2/12/2026	1-25	\$0.00	\$879.31	\$0.00	\$0.00	Cashier2-02122026-57-2
7/17/2025	2-24	\$0.00	\$0.00	\$985.10	\$0.00	Cashier1-07172025-110-11
2/3/2025	1-24	\$0.00	\$958.72	\$0.00	\$0.00	Cashier2-02032025-50-6
7/1/2024	2-23	\$0.00	\$0.00	\$540.40	\$0.00	Cashier1-07012024-143-1
2/7/2024	1-23	\$0.00	\$540.40	\$0.00	\$0.00	Cashier1-02072024-103-5
7/7/2023	2-22	\$0.00	\$0.00	\$627.87	\$0.00	Cashier1-07072023-80-3
2/6/2023	1-22	\$0.00	\$627.88	\$0.00	\$0.00	Anna1-02062023-14-7

TAX INFO - TRACT 10

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
40-777 ST JOE WATERSHED- PERM MAIN	\$0.00	\$0.00	\$10.88	-\$10.88	\$10.88	-\$10.88	\$0.00	\$0.00	\$0.00
11-604 HOLLINGER MAIN	\$0.00	\$0.00	\$8.30	-\$8.30	\$8.30	-\$8.30	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$19.18	-\$19.18	\$19.18	-\$19.18	\$0.00	\$0.00	\$0.00

TAX INFO - TRACT 11

071-310-00-005.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS 1 REAR RD
DESCRIPTION R.1 T.7 S.31 TR.1 16.86A 053-05500-000
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 16.8600

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$76,000.00	\$26,600.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$41,470.00	\$14,510.00
TOTAL	\$41,470.00	\$14,510.00

TAXES

TAXABLE VALUE \$14,510.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$297.32 / \$250.77
YEAR (TOTAL / BALANCE) \$548.09 / \$0.00

SPECIAL ASSESSMENTS

COUNT 5
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$54.65 / \$54.64

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/14/2002	NESTER DAVID L	NESTER DAVID L	3	\$0.00	NO
1/1/1990	NESTER DAVID L	UNKNOWN	0	\$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	13.1300	0	\$72,220.00
0	0	0	3.7300	0	\$3,730.00

IMPROVEMENTS

TAX INFO - TRACT 11

071-310-00-005.000



8/17/2026

Parcel

071-310-00-005.000

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 1/14/2002 \$0.00

Vickie L. Grimm

County Auditor

Williams County, Ohio

realestate.williamscountyoh.gov

Address

1 REAR RD

FLORENCE TWP

Appraised

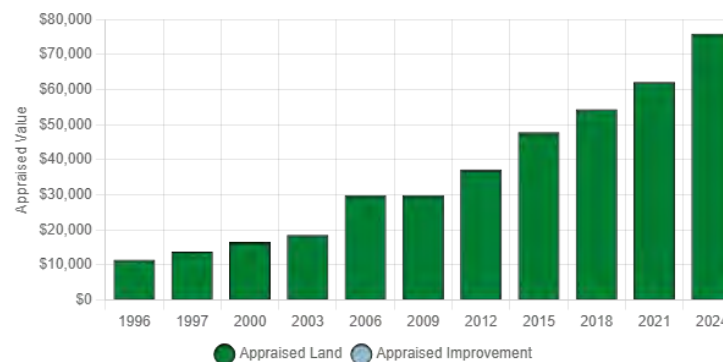
\$76,000.00

ACRES: 16.8600

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$76,000.00 (\$41,470.00 🏠)	\$0.00	\$76,000.00	\$26,600.00 (\$14,510.00 🏠)	\$0.00	\$14,510.00
2021	\$62,200.00 (\$21,970.00 🏠)	\$0.00	\$62,200.00	\$21,770.00 (\$7,690.00 🏠)	\$0.00	\$7,690.00
2018	\$54,400.00 (\$30,040.00 🏠)	\$0.00	\$54,400.00	\$19,040.00 (\$10,510.00 🏠)	\$0.00	\$10,510.00
2015	\$47,900.00 (\$39,020.00 🏠)	\$0.00	\$47,900.00	\$16,770.00 (\$13,660.00 🏠)	\$0.00	\$13,660.00
2012	\$37,300.00 (\$20,580.00 🏠)	\$0.00	\$37,300.00	\$13,060.00 (\$7,200.00 🏠)	\$0.00	\$7,200.00
2009	\$29,900.00 (\$11,390.00 🏠)	\$0.00	\$29,900.00	\$10,470.00 (\$3,990.00 🏠)	\$0.00	\$3,990.00

Historic Appraised (100%) Values



Legal

Legal Acres	16.8600	Homestead Reduction	N
Legal Description	R.1 T.7 S.31 TR.1 16.86A 053-0...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N

TAX INFO - TRACT 11

Neighborhood	00500	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$493.44	Divided Property	N
Routing Number			

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	HNA	4.8900	\$3,250.00	\$3,250.00	\$3,250.00	\$15,890.00
ZW - ZW	CA	3.3800	\$230.00	\$230.00	\$230.00	\$780.00
ZC - ZC	CA	2.8600	\$3,440.00	\$3,440.00	\$3,440.00	\$9,840.00
ZC - ZC	RMC	2.5200	\$2,490.00	\$2,490.00	\$2,490.00	\$6,270.00
ZC - ZC	BNA	1.2400	\$2,950.00	\$2,950.00	\$2,950.00	\$3,660.00
ZC - ZC	PM	0.7900	\$3,870.00	\$3,870.00	\$3,870.00	\$3,060.00
ZC - ZC	HAB	0.7500	\$2,390.00	\$2,390.00	\$2,390.00	\$1,790.00
ZW - ZW	GLC2	0.1900	\$230.00	\$230.00	\$230.00	\$40.00
ZW - ZW	RMC	0.0900	\$230.00	\$230.00	\$230.00	\$20.00
ZC - ZC	GLC2	0.0800	\$1,220.00	\$1,220.00	\$1,220.00	\$100.00
ZW - ZW	HNA	0.0700	\$230.00	\$230.00	\$230.00	\$20.00
Totals		16.860				\$41,470.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
1/14/2002	NESTER DAVID L	NESTER DAVID L	21	QE-QUIT CLAIM DEED EXEMPT		/	NO	3	\$0.00
1/1/1990	NESTER DAVID L	Unknown	0	Unknown		/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	13.1300	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$72,220.00
A8 - Woodland	3.7300	0	0	0	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$3,730.00
Totals	16.8600								\$75,950.00

TAX INFO - TRACT 11

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$448.36	\$448.36	\$896.72
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$153.33	-\$153.33	-\$306.66
INFLATION CAP CREDIT		\$0.00	-\$46.54	-\$46.54
NON-BUSINESS CREDIT		-\$25.04	-\$25.04	-\$50.08
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$269.99	\$223.45	\$493.44
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$27.33	\$27.32	\$54.65
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$297.32	\$250.77	\$548.09
NET PAID	\$0.00	-\$297.32	-\$250.77	-\$548.09
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$250.77	\$0.00	Cashier2-08032026-92-6
2/12/2026	1-25	\$0.00	\$297.32	\$0.00	\$0.00	Cashier2-02122026-57-6
7/17/2025	2-24	\$0.00	\$0.00	\$303.75	\$0.00	Cashier1-07172025-110-7
2/3/2025	1-24	\$0.00	\$303.76	\$0.00	\$0.00	Cashier2-02032025-50-7
7/1/2024	2-23	\$0.00	\$0.00	\$180.53	\$0.00	Cashier1-07012024-143-5
2/7/2024	1-23	\$0.00	\$180.53	\$0.00	\$0.00	Cashier1-02072024-103-2
7/7/2023	2-22	\$0.00	\$0.00	\$167.75	\$0.00	Cashier1-07072023-80-7

TAX INFO - TRACT 11

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/6/2023	1-22	\$0.00	\$167.76	\$0.00	\$0.00	Anna1-02062023-14-10

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First	Adjustment	Second	Adjustment	First	Second	
			Half		Half		Half	Half	
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$2.68	-\$2.68	\$2.68	-\$2.68	\$0.00	\$0.00	\$0.00
11-621 BEAR CREEK	\$0.00	\$0.00	\$9.79	-\$9.79	\$9.79	-\$9.79	\$0.00	\$0.00	\$0.00
11-444 TAMARACK MAIN	\$0.00	\$0.00	\$14.86	-\$14.86	\$14.85	-\$14.85	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$27.33	-\$27.33	\$27.32	-\$27.32	\$0.00	\$0.00	\$0.00

TAX INFO - TRACT 12

071-300-00-007.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS 1 RD
DESCRIPTION R.1 T.7 S.30 TRACT 5 40A 053-05340-000
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 40.0000

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$217,800.00	\$76,230.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$117,880.00	\$41,260.00
TOTAL	\$117,880.00	\$41,260.00

TAXES

TAXABLE VALUE \$41,260.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$894.68 / \$762.35
YEAR (TOTAL / BALANCE) \$1,657.03 / \$0.00

SPECIAL ASSESSMENTS

COUNT 7
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$253.89 / \$253.88

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/14/2002	NESTER DAVID L	NESTER DAVID L	3	\$0.00	NO
3/2/1987	NESTER DAVID L	UNKNOWN	2	\$30,000.00	YES

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	39.6000	0	\$217,800.00
0	0	0	0.4000	0	\$0.00

IMPROVEMENTS

TAX INFO - TRACT 12

071-300-00-007.000



8/17/2026

Parcel

071-300-00-007.000

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 1/14/2002 \$0.00

Vickie L. Grimm

County Auditor

Williams County, Ohio

realestate.williamscountyoh.gov

Address

1 RD

FLORENCE TWP

Appraised

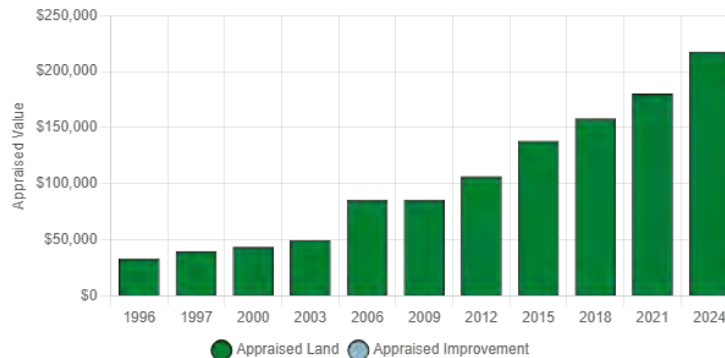
\$217,800.00

ACRES: 40.0000

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$217,800.00 (\$117,880.00 📈)	\$0.00	\$217,800.00	\$76,230.00 (\$41,260.00 📈)	\$0.00	\$41,260.00
2021	\$180,600.00 (\$60,600.00 📈)	\$0.00	\$180,600.00	\$63,210.00 (\$21,210.00 📈)	\$0.00	\$21,210.00
2018	\$158,400.00 (\$80,670.00 📈)	\$0.00	\$158,400.00	\$55,440.00 (\$28,230.00 📈)	\$0.00	\$28,230.00
2015	\$138,500.00 (\$107,590.00 📈)	\$0.00	\$138,500.00	\$48,480.00 (\$37,660.00 📈)	\$0.00	\$37,660.00
2012	\$106,900.00 (\$53,520.00 📈)	\$0.00	\$106,900.00	\$37,420.00 (\$18,730.00 📈)	\$0.00	\$18,730.00
2009	\$86,000.00 (\$34,180.00 📈)	\$0.00	\$86,000.00	\$30,100.00 (\$11,960.00 📈)	\$0.00	\$11,960.00

Historic Appraised (100%) Values



Legal

Legal Acres	40.0000	Homestead Reduction	N
Legal Description	R.1 T.7 S.30 TRACT 5 40A 053...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N

TAX INFO - TRACT 12

Neighborhood	00500	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$1,403.14	Divided Property	N
Routing Number			

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNB	16.9500	\$2,630.00	\$2,630.00	\$2,630.00	\$44,580.00
ZC - ZC	BNA	11.0500	\$2,950.00	\$2,950.00	\$2,950.00	\$32,600.00
ZC - ZC	PM	5.1900	\$3,870.00	\$3,870.00	\$3,870.00	\$20,090.00
ZC - ZC	HNA	2.7900	\$3,250.00	\$3,250.00	\$3,250.00	\$9,070.00
ZC - ZC	CA	2.7500	\$3,440.00	\$3,440.00	\$3,440.00	\$9,460.00
ZC - ZC	HAB	0.8700	\$2,390.00	\$2,390.00	\$2,390.00	\$2,080.00
ZO - ZO	ROW	0.4000	\$0.00	\$0.00	\$0.00	\$0.00
Totals		40.000				\$117,880.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
1/14/2002	NESTER DAVID L	NESTER DAVID L	21	QE-QUIT CLAIM DEED EXEMPT		/	NO	3	\$0.00
3/2/1987	NESTER DAVID L	Unknown	110	Unknown		/	YES	2	\$30,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	39.6000	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$217,800.00
A0 - Row	0.4000	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	40.0000								\$217,800.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

TAX INFO - TRACT 12

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,274.93	\$1,274.93	\$2,549.86
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$436.01	-\$436.01	-\$872.02
INFLATION CAP CREDIT		\$0.00	-\$132.32	-\$132.32
NON-BUSINESS CREDIT		-\$71.19	-\$71.19	-\$142.38
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$767.73	\$635.41	\$1,403.14
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$126.95	\$126.94	\$253.89
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$894.68	\$762.35	\$1,657.03
NET PAID	\$0.00	-\$894.68	-\$762.35	-\$1,657.03
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$762.35	\$0.00	Cashier2-08032026-92-3
2/12/2026	1-25	\$0.00	\$894.68	\$0.00	\$0.00	Cashier2-02122026-57-3
7/17/2025	2-24	\$0.00	\$0.00	\$970.53	\$0.00	Cashier1-07172025-110-10
2/3/2025	1-24	\$0.00	\$970.54	\$0.00	\$0.00	Cashier2-02032025-50-5
7/1/2024	2-23	\$0.00	\$0.00	\$563.25	\$0.00	Cashier1-07012024-143-2
2/7/2024	1-23	\$0.00	\$563.27	\$0.00	\$0.00	Cashier1-02072024-103-6
7/7/2023	2-22	\$0.00	\$0.00	\$462.98	\$0.00	Cashier1-07072023-80-2
2/6/2023	1-22	\$0.00	\$462.98	\$0.00	\$0.00	Annal-02062023-14-6

Special Assessments

TAX INFO - TRACT 12

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First	Adjustment	Second	Adjustment	First	Second	
			Half		Half		Half	Half	
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$7.68	-\$7.68	\$7.68	-\$7.68	\$0.00	\$0.00	\$0.00
11-621 BEAR CREEK	\$0.00	\$0.00	\$26.81	-\$26.81	\$26.81	-\$26.81	\$0.00	\$0.00	\$0.00
11-444B TAMARACK BR	\$0.00	\$0.00	\$55.85	-\$55.85	\$55.85	-\$55.85	\$0.00	\$0.00	\$0.00
11-444 TAMARACK MAIN	\$0.00	\$0.00	\$36.61	-\$36.61	\$36.60	-\$36.60	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$126.95	-\$126.95	\$126.94	-\$126.94	\$0.00	\$0.00	\$0.00

TAX INFO - TRACTS 13 & 14

071-340-02-002.000



8/17/2026

Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

MOST RECENT PHOTO



LEGAL

OWNER NESTER DAVID L
ADDRESS H RD
DESCRIPTION R.1 T.7 S.34 TRACT 2 AND W 1/2 NE EX RY 88.84A
053-05910-000
SCHOOL DIST EDON-NORTHWEST LSD
TAX DIST 053
ACREAGE 88.8400

VALUATION

Type	APPRAISED	ASSESSED
LAND	\$427,100.00	\$149,490.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$226,570.00	\$79,300.00
TOTAL	\$226,570.00	\$79,300.00

TAXES

TAXABLE VALUE \$79,300.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$1,552.81 / \$1,298.49
YEAR (TOTAL / BALANCE) \$2,851.30 / \$0.00

SPECIAL ASSESSMENTS

COUNT 7
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$154.52 / \$154.52

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/14/2002	NESTER DAVID L	NESTER DAVID L	3	\$0.00	NO
3/20/1992	NESTER DAVID L	UNKNOWN	5	\$65,000.00	YES

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	75.2900	0	\$414,100.00
0	0	0	13.0100	0	\$13,010.00
0	0	0	0.5400	0	\$0.00

IMPROVEMENTS

TAX INFO - TRACTS 13 & 14

071-340-02-002.000



Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

8/17/2026

Parcel

071-340-02-002.000

110 - AGR VACANT LAND QUALIF...

Owner

NESTER DAVID L

SOLD: 1/14/2002 \$0.00

Address

H RD

FLORENCE TWP

Appraised

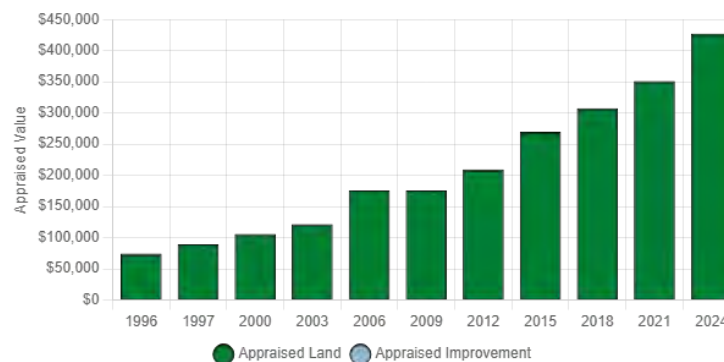
\$427,100.00

ACRES: 88.8400

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2024	\$427,100.00 (\$226,570.00 🏠)	\$0.00	\$427,100.00	\$149,490.00 (\$79,300.00 🏠)	\$0.00	\$79,300.00
2021	\$351,100.00 (\$119,410.00 🏠)	\$0.00	\$351,100.00	\$122,890.00 (\$41,790.00 🏠)	\$0.00	\$41,790.00
2018	\$307,700.00 (\$159,410.00 🏠)	\$0.00	\$307,700.00	\$107,700.00 (\$55,790.00 🏠)	\$0.00	\$55,790.00
2015	\$270,100.00 (\$209,930.00 🏠)	\$0.00	\$270,100.00	\$94,540.00 (\$73,480.00 🏠)	\$0.00	\$73,480.00
2012	\$209,800.00 (\$105,760.00 🏠)	\$0.00	\$209,800.00	\$73,430.00 (\$37,020.00 🏠)	\$0.00	\$37,020.00
2009	\$175,800.00 (\$69,510.00 🏠)	\$0.00	\$175,800.00	\$61,530.00 (\$24,330.00 🏠)	\$0.00	\$24,330.00

Historic Appraised (100%) Values



Legal

Legal Acres	88.8400	Homestead Reduction	N
Legal Description	R.1 T.7 S.34 TRACT 2 AND W 1...	Owner Occupied	N
Land Use	110 - Agr vacant land qualifi...	Foreclosure	N

TAX INFO - TRACTS 13 & 14

Neighborhood	00500	Board of Revision	N
Card Count	0	New Construction	N
Tax Lien	N	Lender ID	108
Annual Tax	\$2,696.78	Divided Property	N
Routing Number			

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
ZC - ZC	BNB	31.8800	\$2,630.00	\$2,630.00	\$2,630.00	\$83,840.00
ZC - ZC	BNA	21.1100	\$2,950.00	\$2,950.00	\$2,950.00	\$62,270.00
ZC - ZC	PM	13.1600	\$3,870.00	\$3,870.00	\$3,870.00	\$50,930.00
ZC - ZC	HNA	7.0500	\$3,250.00	\$3,250.00	\$3,250.00	\$22,910.00
ZW - ZW	PM	5.8200	\$230.00	\$230.00	\$230.00	\$1,340.00
ZW - ZW	BNB	3.7300	\$230.00	\$230.00	\$230.00	\$860.00
ZW - ZW	BNA	3.4600	\$230.00	\$230.00	\$230.00	\$800.00
ZC - ZC	GLC2	1.5800	\$1,220.00	\$1,220.00	\$1,220.00	\$1,930.00
ZO - ZO	ROW	0.5400	\$0.00	\$0.00	\$0.00	\$0.00
ZC - ZC	CA	0.3700	\$3,440.00	\$3,440.00	\$3,440.00	\$1,270.00
ZC - ZC	DMA	0.0900	\$3,120.00	\$3,120.00	\$3,120.00	\$280.00
ZC - ZC	RMB	0.0500	\$2,750.00	\$2,750.00	\$2,750.00	\$140.00
Totals		88.840				\$226,570.00

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
1/14/2002	NESTER DAVID L	NESTER DAVID L	21	QE-QUIT CLAIM DEED EXEMPT		/	NO	3	\$0.00
3/20/1992	NESTER DAVID L	Unknown	194	Unknown		/	YES	5	\$65,000.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	75.2900	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$414,100.00
A8 - Woodland	13.0100	0	0	0	100%	\$1,000.00	\$1,000.00	\$1,000.00	\$13,010.00
Totals	88.8400								\$427,110.00

TAX INFO - TRACTS 13 & 14

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A0 - Row	0.5400	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	88.8400								\$427,110.00

Improvements

No Improvement Records Found.

Tax

2025 Payable 2026

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$2,450.37	\$2,450.37	\$4,900.74
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$837.99	-\$837.99	-\$1,675.98
INFLATION CAP CREDIT		\$0.00	-\$254.32	-\$254.32
NON-BUSINESS CREDIT		-\$136.83	-\$136.83	-\$273.66
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$1,475.55	\$1,221.23	\$2,696.78
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$77.26	\$77.26	\$154.52
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$1,552.81	\$1,298.49	\$2,851.30
NET PAID	\$0.00	-\$1,552.81	-\$1,298.49	-\$2,851.30
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 61.800000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 40.665282			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
8/3/2026	2-25	\$0.00	\$0.00	\$1,298.49	\$0.00	Cashier2-08032026-92-8

TAX INFO - TRACTS 13 & 14

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
2/12/2026	1-25	\$0.00	\$1,552.81	\$0.00	\$0.00	Cashier2-02122026-57-8
7/17/2025	2-24	\$0.00	\$0.00	\$1,637.96	\$0.00	Cashier1-07172025-110-5
2/3/2025	1-24	\$0.00	\$1,637.96	\$0.00	\$0.00	Cashier2-02032025-50-3
7/1/2024	2-23	\$0.00	\$0.00	\$1,175.38	\$0.00	Cashier1-07012024-143-8
2/7/2024	1-23	\$0.00	\$1,175.39	\$0.00	\$0.00	Cashier1-02072024-103-11
7/7/2023	2-22	\$0.00	\$0.00	\$1,047.50	\$0.00	Cashier1-07072023-80-8
2/6/2023	1-22	\$0.00	\$1,047.50	\$0.00	\$0.00	Anna1-02062023-14-8

Special Assessments

Project Name	Past		Due				Year Balance		Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
40-777 ST JOE WATERSHED-PERM MAIN	\$0.00	\$0.00	\$12.38	-\$12.38	\$12.38	-\$12.38	\$0.00	\$0.00	\$0.00
11-621 BEAR CREEK	\$0.00	\$0.00	\$13.71	-\$13.71	\$13.71	-\$13.71	\$0.00	\$0.00	\$0.00
11-559 BOWLING	\$0.00	\$0.00	\$51.17	-\$51.17	\$51.17	-\$51.17	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$77.26	-\$77.26	\$77.26	-\$77.26	\$0.00	\$0.00	\$0.00

TAX INFO - TRACT 15



Vickie L. Grimm

County Auditor | Williams County, Ohio

SEARCH MAP INFO FORMS TOOLS

Search by Parcel, Owner or Address

Parcel

071-310-00-003.001

011 SINGLE FAMILY DWLG

Owner

NESTER COLIN R

BUILD: 1/25/2014 BV:00

Address

01530 H RD

FLORENCE TWP

Appraised

\$208,500.00

LCF 23.50000

Photos

Sketches



071-310-00-003.001

12/15/2023

TextMyGov

Receive Auditor's
Office text
notifications!

Text "WCAUDITOR" to
80046 to get important
notices by text

Opt-in

MAP



TAX INFO - TRACT 15



CLICK TO INTERACT



June 15, 2017

PRINT

Location

Parcel	071-310-00-003.001
Owner	NESTER COLIN R
Address	01530 H RD
Municipality	UNINCORPORATED
Township	FLORENCE TWP
School District	EDON-NORTHWEST LSD

Deeded Owner Address

Mailing Name	NESTER COLIN R
Mailing Address	1530 COUNTY ROAD H
City, State, Zip	EDON OH 43518

Tax Payer Address

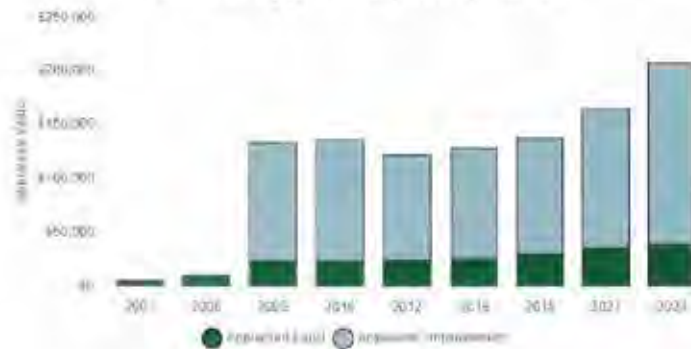
Mailing Name	NESTER COLIN R
Mailing Address	1530 COUNTY ROAD H
City, State, Zip	EDON OH 43518

Valuation

TAX INFO - TRACT 15

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2024	\$39,500.00	\$169,000.00	\$208,500.00	\$13,830.00	\$59,150.00	\$72,980.00
2021	\$36,500.00	\$129,200.00	\$165,700.00	\$12,780.00	\$45,220.00	\$58,000.00
2018	\$31,200.00	\$107,700.00	\$138,900.00	\$10,920.00	\$37,700.00	\$48,620.00
2015	\$27,400.00	\$101,500.00	\$128,900.00	\$9,590.00	\$35,550.00	\$45,120.00
2012	\$26,100.00	\$96,700.00	\$122,800.00	\$9,140.00	\$33,850.00	\$42,990.00
2010	\$24,900.00	\$112,500.00	\$137,400.00	\$8,720.00	\$39,380.00	\$48,100.00

Historic Appraised (100%) Values



Known Abatement/Exemption Application

No Abatement or Exemption Record Found.

Legal

Legal Acres	5.0000	Homestead Reduction	N
Legal Description	R.1 T.7 S.31 PCL 003.001 5.00AC	Owner Occupied	Y
Land Use	511 - Single family Dwlg Un...	Foreclosure	N
Neighborhood	00500	Board of Revision	N
Card Count	1	New Construction	N
Tax ID	N	Land ID	193
Annual Tax	\$2,426.10	Divided Property	N
Rolling Number			

Notes

No Note Records Found.

Reappraisal

TAX INFO - TRACT 15

Number Of Stories	1.0	Exterior Wall	Wood/Aluminum
Style	Conventional	Heating	Base
Year Built	2008	Cooling	Central
Year Remodeled	0	Basement	Full Basement
Number of Rooms	5	Attic	None
Number of Bedrooms	3	Finished Living Area	1,680 sqft
Number of Full Baths	2	First Floor Area	1,680 sqft
Number of Half Baths	0	Upper Floor Area	0 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Attic Area	0 sqft
Number of Basement Garages	0	Total Basement Area	1,680 sqft
Grade	D+1	Finished Basement Area	0 sqft
Grade Adjustment	0.85		
Condition	AV AV	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
GR1	Garage Frame	2	816	0	\$26,440.00
PR1	Porch Frame - Open	2	133	0	\$4,500.00
Totals					\$30,940.00

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
1/18/2018	NESTER COLIN R	NESTER COLIN R AND GIBSON AUDRA		QE-QUIT CLAIM DEED EXEMPT	28	/	NO	1	\$0.00
11/13/2007	NESTER COLIN R AND GIBSON AUDRA	NESTER COLIN R		WE-WARRANTY DEED EXEMPT	568	/	NO	1	\$0.00
10/16/2007	NESTER COLIN R	NESTER JOSHUA D	513	QE-QUIT CLAIM DEED EXEMPT		/	NO	1	\$0.00
10/11/2000	NESTER JOSHUA D	**PARCEL CREATED	590	WE-WARRANTY DEED EXEMPT		/	NO	2	\$0.00
10/11/2000	**PARCEL CREATED	Unknown	590	WE-WARRANTY DEED EXEMPT		/	UNKNOWN	1	\$0.00

Land

TAX INFO - TRACT 15

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Val
A3 - Residual	3.5300	0	0	0	100%	\$5,500.00	\$5,500.00	\$5,500.00	\$19
AH - Homesite	1.0000	0	0	0	100%	\$20,000.00	\$20,000.00	\$20,000.00	\$20
A9 - Waste	0.2800	0	0	0	100%	\$100.00	\$100.00	\$100.00	
A0 - Row	0.1900	0	0	0	0%	\$0.00	\$0.00	\$0.00	
Totals	5.0000								\$39,4

Improvements

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised Value (100%)
Utility Shed	2	02	12x20	240	AV AV	2014	\$4,400.00
Totals							\$4,400.00

Tax

2025 Payable 2026 2024 Payable 2025 2023 Payable 2024 2022 Payable 2023 2021 Payable 2022

2020 Payable 2021

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$2,255.08	\$2,255.08	\$4,510.16
ADJUSTMENT	\$0.00	\$0.00	\$0.00	\$0.00
REDUCTION		-\$771.21	-\$771.21	-\$1,542.42
NON-BUSINESS CREDIT		-\$125.92	-\$125.92	-\$251.84
OWNER OCCUPANCY CREDIT		-\$27.87	-\$27.87	-\$55.74
HOMESTEAD		\$0.00	\$0.00	\$0.00
LOCAL HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$1,330.08	\$1,096.02	\$2,426.10
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$17.35	\$17.35	\$34.70
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$1,347.43	\$1,113.37	\$2,460.80
NET PAID	\$0.00	-\$1,347.43	-\$1,113.37	-\$2,460.80
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00

TAX RATE: 61.800000

ESCROW \$0.00

EFFECTIVE TAX RATE: 40.665282

SURPLUS \$234.06

Yearly Tax Value Summary

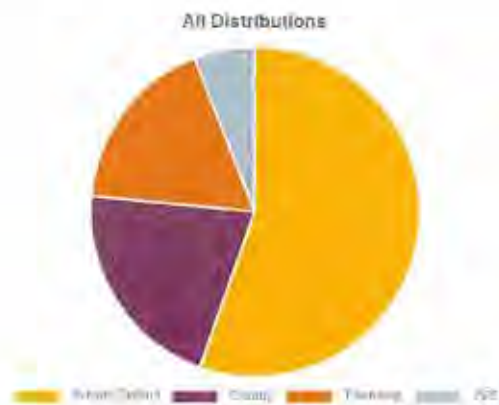
TAX INFO - TRACT 15

Year	NET TAX	NET OWED
2025	\$2,426.10	\$2,460.80
2024	\$2,692.32	\$2,728.95
2023	\$2,571.02	\$2,402.70
2022	\$2,360.28	\$2,381.96
2021	\$2,561.94	\$2,385.62
2020	\$2,059.32	\$2,092.03

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
6/5/2026	2-25	\$0.00	\$0.00	\$1,113.37	\$234.06	Cashier1-06052026-5-2
1/14/2026	1-25	\$0.00	\$1,347.43	\$0.00	\$0.00	Cashier1-01142026-7-2
6/2/2025	2-24	\$0.00	\$0.00	\$1,364.47	\$0.00	Cashier2-06022025-24-2
1/21/2025	1-24	\$0.00	\$1,364.48	\$0.00	\$0.00	Cashier1-01212025-17-2
6/3/2024	2-23	\$0.00	\$0.00	\$1,201.35	\$0.00	Cashier1-06032024-21-2
1/16/2024	1-23	\$0.00	\$1,201.35	\$0.00	\$0.00	Cashier1-01162024-24-5
6/28/2023	2-22	\$0.00	\$0.00	\$1,190.98	\$0.00	Cashier2-06282023-32-2
1/24/2023	1-22	\$0.00	\$1,190.98	\$0.00	\$0.00	Anna1-01242023-31-2

Tax Distributions



Levy Name	Amount	Percentage
School District	\$1,472.68	55.36%
Township	\$467.60	17.58%
County	\$562.60	21.15%
JVS	\$157.28	5.91%
Totals	\$2,660.16	100%

Special Assessments

TAX INFO - TRACT 15

Project Name	Past		Due				Year Balance		
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
40-777 ST JOE WATERSHED-PERN MAIN	\$0.00	\$0.00	\$7.35	-\$7.35	\$7.35	-\$7.35	\$0.00	\$0.00	\$0
11-621 BEAR CREEK	\$0.00	\$0.00	\$5.00	-\$5.00	\$5.00	-\$5.00	\$0.00	\$0.00	\$0
11-444 TAMARACK MAIN	\$0.00	\$0.00	\$5.00	-\$5.00	\$5.00	-\$5.00	\$0.00	\$0.00	\$0
Totals	\$0.00	\$0.00	\$17.35	-\$17.35	\$17.35	-\$17.35	\$0.00	\$0.00	\$0

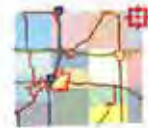
Data Last Processed: 7/15/2026, 9:42:09 PM



TAX INFO - TRACTS 16 & 17



Overview



Legend

- Tax Parcel
- Street
- Alley
- Street
- Intersections

Parcel ID	13-04-09-100-001	Alternate ID	17-04-09-100-001.000-023	Owner Address	Nesher, David L
Sec/Twp/Rng	0009-0035-15	Class	AGRICULTURAL - VACANT LAND		07913 County Road 2
Property Address	County Road 79	Acreage	28.07		Edon, OH 43518
	Hamilton				
District	Troy 023				
Brief Tax Description	In Nw Cor Nw1/4				
	(Note: Not to be used on legal documents)				

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Developed by SCHNEIDER
GEOSPATIAL

TAX INFO - TRACTS 16 & 17



Parcel ID	13-04-09-100-005	Alternate ID	17-04-09-100-005.000-023	Owner Address	Nester, David L
Sec/Twp/Rng	0009-0035-10	Class	AGRICULTURAL - VACANT LAND		07913 County Road 2
Property Address	County Road 81	Acreage	24.517		Edon, OH 43518
	Hamilton				
District	Troy 023				
Brief Tax Description	Ne 1/4 Nw 1/4				
	(Note: Not to be used on legal documents)				

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Developed by SCHNEIDER
S.A.O. & P.T.A.L.

TAX INFO - TRACTS 16 & 17

DeKalb County, IN

Summary - Auditor's Office

Parcel ID	13-04-09-100-001
Bill ID	13-04-09-100-001
State ID	17-04-09-100-001 000-023
Reference #	
Property Address	County Road 79 Hamilton, IN 46742
Brief Legal Description	In Nw Cor Nw1/4 <i>(Note: Not to be used on legal documents)</i>
Class	AGRICULTURAL - VACANT LAND
Tax District	Troy 023
Tax Rate Code	13065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	28.07

Zoning Code(s): A2

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Property Tax Bill

Print Tax Bill Here

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Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

[Download Declaration](#)

[Download Affidavit](#)

[Download Insurance Declaration](#)

[Download Bill Confirmation](#)

Tax Rate

12385

Owners - Auditor's Office

Nester, David J.
07913 County Road 2
Edon, OH 43518

TAX INFO - TRACTS 16 & 17

Taxing District - Assessor's Office

County: Dekalb
 Township: Troy Township
 State District: 023 TROY TOWNSHIP
 Local District: 013
 School Corp: DEKALB COUNTY EASTERN COMMUNITY
 Neighborhood: 131004-17023 VARIOUS AGRICULTURAL AREAS 131004-17023

Site Description - Assessor's Office

Topography: Swampy, High, Low, Rolling
 Public Utilities:
 Street or Road: Paved
 Area Quality:

Land - Assessor's Office

Land Type	Soll ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Inf. %	Value
Legal Ditch		0	0	2.91	\$2,120.00	\$2,120.00	\$6,169.20	(100%)	\$0.00
Tillable Cropland	BAB2	0	0	.48	\$2,120.00	\$1,802.00	\$864.96	0%	\$860.00
Tillable Cropland	GNB2	0	0	.51	\$2,120.00	\$1,632.00	\$832.32	0%	\$830.00
Road Right of Way	HW	0	0	.11	\$2,120.00	\$2,353.00	\$258.83	(100%)	\$0.00
Tillable Cropland	HW	0	0	14.62	\$2,120.00	\$2,353.00	\$34,400.86	0%	\$34,400.00
Tillable Cropland	MRC3	0	0	4.66	\$2,120.00	\$1,272.00	\$5,927.52	0%	\$5,930.00
Tillable Cropland	PE	0	0	4.78	\$2,120.00	\$2,247.00	\$10,740.66	0%	\$10,740.00

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

Date	New Owner	Doc ID	Book/Page	Sale Price
6/21/2011	NESTER, DAVID L			\$0.00
	NESTER, DAVID L. & NESTER, MILTON E.			\$0.00

Transfer History (Tax)

SaleDate	Transfer From	Instrument	Book/Page	Doc Nbr
6/21/2011	Nester, David L. & Nester, Milton E.	Quit Claim Deed		
12/17/1999	Unknown At Conversion			

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$59,500.00	\$56,700.00	\$47,300.00	\$37,300.00	\$32,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2025	3/29/2024	4/10/2023	3/28/2022	3/31/2021
Land	\$59,500	\$56,700	\$47,300	\$37,300	\$32,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$59,500	\$56,700	\$47,300	\$37,300	\$32,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$59,500	\$56,700	\$47,300	\$37,300	\$32,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$59,500	\$56,700	\$47,300	\$37,300	\$32,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026
Other	2% Deduction	\$3,570.00

Tax History - Auditor's Office

TAX INFO - TRACTS 16 & 17

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$346.34	\$351.03	\$296.81	\$234.69	\$200.76
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$346.34	\$351.03	\$296.81	\$234.69	\$200.76
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$37.96	\$37.96	\$208.22	\$208.22	\$208.22
	0179-00-0 Albert Fisher 61340 - \$37.96	0179-00-0 Albert Fisher 61340 - \$37.96	0096-00-0 Jerry Varner 60855 - \$170.12 0179-00-0 Albert Fisher 61340 - \$38.10	0096-00-0 Jerry Varner 60855 - \$170.12 0179-00-0 Albert Fisher 61340 - \$38.10	0096-00-0 Jerry Varner 60855 - \$170.12 0179-00-0 Albert Fisher 61340 - \$38.10
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTBC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
JMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$730.64	\$740.02	\$801.84	\$677.60	\$609.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$365.32)	(\$740.02)	(\$801.84)	(\$677.60)	(\$609.74)
= Total Due	\$365.32	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt#	Transaction Date	Amount
2025 Pay 2026	2181645	5/7/2026	\$365.32
2024 Pay 2025	2107216	5/2/2025	\$740.02
2023 Pay 2024	2041147	4/19/2024	\$400.92
2023 Pay 2024	2041148	4/19/2024	\$400.92
2022 Pay 2023	2006717	5/10/2023	\$677.60
2021 Pay 2022	1928541	4/29/2022	\$609.74
2020 Pay 2021	1885503	5/7/2021	\$609.28

Map



No data available for the following modules: Summary (PP) - Auditor's Office, Owner's (PP) - Auditor's Office, Residential Dwellings - Assessor's Office, Commercial Buildings - Assessor's Office, Assessed/Exemptions (PP) - Auditor's Office, Tax History (PP) - Auditor's Office, Sketches - Assessor's Office

TAX INFO - TRACTS 16 & 17

DeKalb County, IN

Summary - Auditor's Office

Parcel ID	13-04-09-100-005
Bill ID	13-04-09-100-005
State ID	17-04-09-100-005.000-023
Reference #	
Property Address	County Road 81 Hamilton, IN, 46742
Brief Legal Description	Ne 1/4 Nw 1/4 (Note: Not to be used on legal documents)
Class	AGRICULTURAL - VACANT LAND
Tax District	Troy 023
Tax Rate Code	13065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	24.517

Zoning Code(s): A2

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Property Tax Bill

Print Tax Bill Here

Print tax bill

Detailed billing information is available at: <https://lowtaxinfo.com/dekalbcounty>

Homestead Exemption

Senior Citizen Exemption

Homestead Exemption

Homestead Exemption

Tax Rate

1.2385

Owners - Auditor's Office

Nester, David L
07913 County Road 2
Eden, OH 43518

TAX INFO - TRACTS 16 & 17

Taxing District - Assessor's Office

County: DeKalb
 Township: Troy Township
 State District: 023 TROY TOWNSHIP
 Local District: 013
 School Corp: DEKALB COUNTY EASTERN COMMUNITY
 Neighborhood: 131004-17023 VARIOUS AGRICULTURAL AREAS 131004-17023

Site Description - Assessor's Office

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

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch		0	0	2.33	\$2,120.00	\$2,120.00	\$4,939.60	(100%)	\$0.00
Tillable Cropland	BAB2	0	0	2.577	\$2,120.00	\$1,802.00	\$4,643.75	0%	\$4,640.00
Road Right of Way	BAB2	0	0	.37	\$2,120.00	\$1,802.00	\$666.74	(100%)	\$0.00
Tillable Cropland	BN	0	0	.92	\$2,120.00	\$2,162.00	\$1,989.04	0%	\$1,990.00
Tillable Cropland	GNB2	0	0	4.56	\$2,120.00	\$1,632.00	\$7,441.92	0%	\$7,440.00
Tillable Cropland	HW	0	0	6.92	\$2,120.00	\$2,353.00	\$16,282.76	0%	\$16,280.00
Tillable Cropland	MOC2	0	0	1.70	\$2,120.00	\$1,442.00	\$2,451.40	0%	\$2,450.00
Tillable Cropland	MRC3	0	0	.05	\$2,120.00	\$1,272.00	\$63.60	0%	\$60.00
Tillable Cropland	PE	0	0	5.09	\$2,120.00	\$2,247.00	\$11,437.23	0%	\$11,440.00

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

Date	New Owner	Doc ID	Book/Page	Sale Price
6/21/2011	NESTER, DAVID L			\$0.00
12/16/1999	NESTER, DAVID L. & NESTER, MILTON E. WUELLER, HENRY W.			\$109,088.00 \$0.00

Transfer History (Tax)

Sale Date	Transfer From	Instrument	Book/Page	Doc Nbr
6/21/2011	Nester, David L. & Nester, Milton E.	Quit Claim Deed		
12/17/1999	Unknown At Conversion			

Homestead Assessments - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Land	\$50,000.00	\$47,700.00	\$39,700.00	\$31,400.00	\$27,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2025	3/29/2024	4/10/2023	3/28/2022	3/31/2021
Land	\$50,000	\$47,700	\$39,700	\$31,400	\$27,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$50,000	\$47,700	\$39,700	\$31,400	\$27,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$50,000	\$47,700	\$39,700	\$31,400	\$27,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$50,000	\$47,700	\$39,700	\$31,400	\$27,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Exemptions - Auditor's Office

Type	Description	2025 Pay 2026
Other	2% Deduction	\$3,000.00

TAX INFO - TRACTS 16 & 17

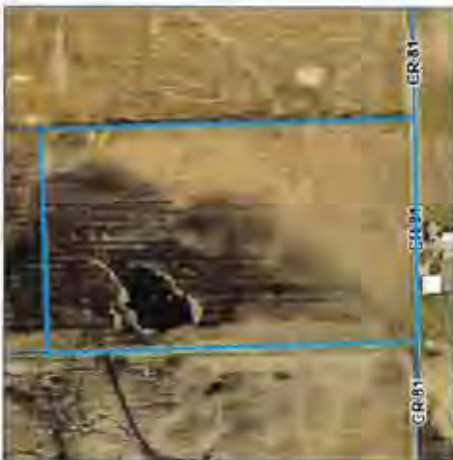
Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$291.05	\$295.31	\$249.17	\$197.57	\$168.86
+ Spring Penalty	\$0.00	\$29.53	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$291.05	\$295.31	\$249.17	\$197.57	\$168.86
+ Fall Penalty	\$0.00	\$29.53	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$295.31	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$29.53	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$295.31	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$29.53	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$71.46	\$37.70	\$186.80	\$193.64	\$232.32
	0179-00-0 Albert Fisher 61340 - \$71.46	0179-00-0 Albert Fisher 61340 - \$37.70	0096-00-0 Jerry Varner 60855 - \$152.62 0179-00-0 Albert Fisher 61340 - \$34.18	0096-00-0 Jerry Varner 60855 - \$156.56 0179-00-0 Albert Fisher 61340 - \$35.08	0096-00-0 Jerry Varner 60855 - \$152.62 0096-01-0 Jerry Varner 1 ACR60 - \$45.52 0179-00-0 Albert Fisher 61340 - \$34.18
+ Adver L Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,303.24	\$687.38	\$685.04	\$586.78	\$570.04
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$995.31)		(\$685.04)	(\$586.78)	(\$570.04)
= Total Due	\$307.93	\$687.38	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	2181644	5/7/2026	\$307.93
2025 Pay 2026	2153973	12/23/2025	\$687.38
2024 Pay 2025			\$0.00
2023 Pay 2024	2041149	4/19/2024	\$342.52
2023 Pay 2024	2041150	4/19/2024	\$342.52
2022 Pay 2023	2006716	5/10/2023	\$586.78
2021 Pay 2022	1928540	4/29/2022	\$570.04
2020 Pay 2021	1885502	5/7/2021	\$568.42

Map



DISCLOSURES

DISCLOSURES - TRACT 1



Eff. 6/2022

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials CRA Date 8-5-26
Owner's Initials IDV Date 8-5-26

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

(Page 1 of 5)



2013 2022

DISCLOSURES - TRACT 1

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 07913 CR 2 Edon OH 43518

Owners Name(s): Josh Nester Colin Nester

Date: 8-5-26, 2026

Owner is is occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

Public Water Service	Holding Tank	Unknown
Private Water Service	Cistern	Other _____
<u>Private Well</u>	Spring	_____
Shared Well	Pond	_____

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes ☒ No ☐

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

Public Sewer	Private Sewer	Septic Tank
<u>Leach Field</u>	Aeration Tank	Filtration Bed
Unknown	Other _____	

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes ☒ No ☒
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials JN Date 8-5-26
Owner's Initials DN Date 8-5-26

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

(Page 2 of 5)

Property Address 07913 CR 2 Edon OH 43518

DISCLOSURES - TRACT 1

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes ☒ No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of **any previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of **any previous or current** fire or smoke damage to the property? Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of **any previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes ☒ No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of **any previous or current** problems or defects with the following existing mechanical systems? If your property **does not** have the mechanical system, mark N/A (Not Applicable).

- | YES | ☒ NO | N/A | YES | NO | N/A |
|-----------------------------|-------------------------------------|-----|-------------------------------|----|-----|
| 1) Electrical | | | 8) Water softener | | |
| 2) Plumbing (pipes) | | | a. Is water softener leased? | | |
| 3) Central heating | | | 9) Security System | | |
| 4) Central Air conditioning | | | a. Is security system leased? | | |
| 5) Sump pump | | | 10) Central vacuum | | |
| 6) Fireplace/chimney | | | 11) Built in appliances | | |
| 7) Lawn sprinkler | | | 12) Other mechanical systems | | |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

- | Yes | ☒ No | Unknown |
|---|-------------------------------------|---------|
| 1) Lead-Based Paint | | |
| 2) Asbestos | | |
| 3) Urea-Formaldehyde Foam Insulation | | |
| 4) Radon Gas | | |
| a. If "Yes", indicate level of gas if known _____ | | |
| 5) Other toxic or hazardous substances | | |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials CRW Date 8-5-26
Owner's Initials SDW Date 8-5-26

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

DISCLOSURES - TRACT 1

Property Address 87913 CR2 Eden, OH 43518

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes ☐ No ☒
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes ☒ No ☐

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes ☐ No ☒ Unknown ☐
Is the property located in a designated flood plain?
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes ☐ No ☒
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes ☐ No ☒
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes ☐ No ☒
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes ☐ No ☒
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes ☐ No ☒ Yes ☐

- | | |
|---------------------------|---|
| 1) Boundary Agreement | 4) Shared Driveway |
| 2) Boundary Dispute | 5) Party Walls |
| 3) Recent Boundary Change | 6) Encroachments From or on Adjacent Property |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials DN Date 8-5-26
Owner's Initials DN Date 8-5-26

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 87913 CR2 Eden, OH 43518 (Page 4 of 5)

DISCLOSURES - TRACT 1

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: [Signature] DATE: 8-5-26
OWNER: Josh Nester DATE: 8-5-26

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

DISCLOSURES - TRACT 15



STATE OF OHIO
DEPARTMENT OF COMMERCE

Eff. 6/2022

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials CRN Date 8-17-26
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

(Page 1 of 5)



2013 2022

DISCLOSURES - TRACT 15

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301.5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 1530 CRH Eden OH 43518

Owners Name(s): Colin Nester

Date: 8-14 2026

Owner ☐ is ☐ is not occupying the property. If owner is occupying the property, since what date: 2008
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☐ Public Water Service	☐ Holding Tank	☐ Unknown
☐ Private Water Service	☐ Cistern	☐ Other _____
☒ Private Well	☐ Spring	_____
☐ Shared Well	☐ Pond	_____

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes ☒ No ☐

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☐ Public Sewer	☐ Private Sewer	☒ Septic Tank
☒ Leach Field	☐ Aeration Tank	☐ Filtration Bed
☐ Unknown	☐ Other _____	

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes ☐ No ☒
If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials CRN Date 8-14-26
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

(Page 2 of 5)

Property Address 1530 CRH Eden, OH 43518

DISCLOSURES - TRACT 15

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding, moisture seepage, moisture condensation, ice damming, sewer overflow/backup, or leaking pipes, plumbing fixtures, or appliances? Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes ☒ No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes ☒ No ☐ If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes ☒ No ☐
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes ☒ No ☐
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | | | |
|-----------------------------|-------------------------------------|-----|-------------------------------|-------------------------------------|-----|
| YES | ☒ NO | N/A | YES | ☒ NO | N/A |
| 1) Electrical | | | 8) Water softener | | |
| 2) Plumbing (pipes) | | | a. Is water softener leased? | | |
| 3) Central heating | | | 9) Security System | | |
| 4) Central Air conditioning | | | a. Is security system leased? | | |
| 5) Sump pump | | | 10) Central vacuum | | |
| 6) Fireplace/chimney | | | 11) Built in appliances | | |
| 7) Lawn sprinkler | | | 12) Other mechanical systems | | |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- | | | |
|---|-------------------------------------|---------|
| Yes | ☒ No | Unknown |
| 1) Lead-Based Paint | | |
| 2) Asbestos | | |
| 3) Urea-Formaldehyde Foam Insulation | | |
| 4) Radon Gas | | |
| a. If "Yes", indicate level of gas if known | | |
| 5) Other toxic or hazardous substances | | |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials CRV Date 8-14-20
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

(Page 3 of 5)

DISCLOSURES - TRACT 15

Property Address 1530 C.R.H. Eden, OH 43518

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes ☒ No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes ☒ No Unknown
Is the property located in a designated flood plain?
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes ☒ No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes ☒ No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes ☒ No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes ☒ No
If "Yes", please describe: _____

List any assessments paid in full (date/amount): _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes ☒ No
If "Yes", please describe (amount): _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes ☒ No Yes
☒ No

- | | |
|---------------------------|---|
| 1) Boundary Agreement | 4) Shared Driveway |
| 2) Boundary Dispute | 5) Party Walls |
| 3) Recent Boundary Change | 6) Encroachments From or on Adjacent Property |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials CRW Date 8-14-26 Purchaser's Initials _____ Date _____
Owner's Initials _____ Date _____ Purchaser's Initials _____ Date _____

Property Address 1530 C.R.H. Eden OH 43518 (Page 4 of 5)

DISCLOSURES - TRACT 15

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: [Signature] DATE: 8-14-26

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

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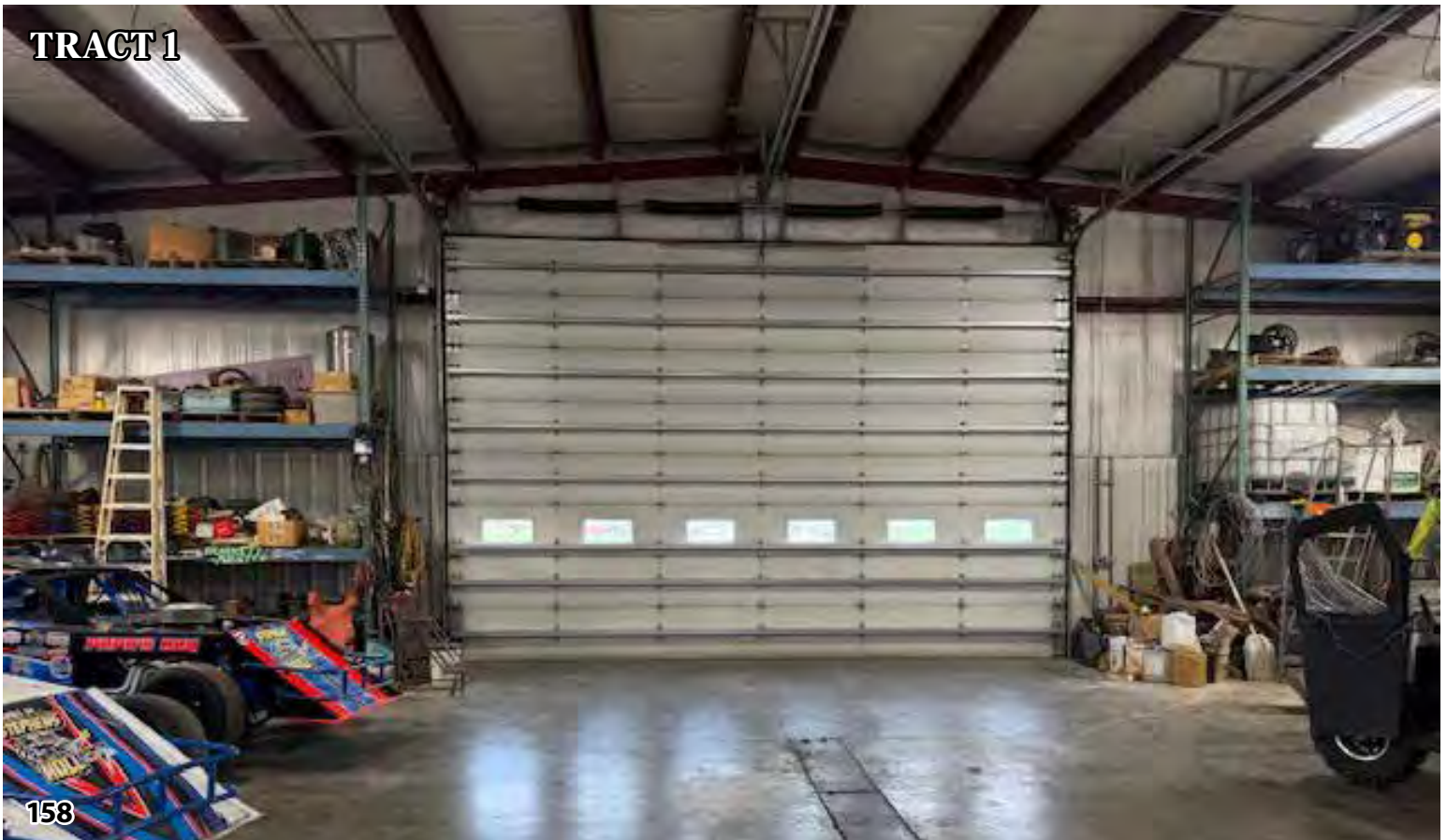


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