## FARMLAND AUCTION – 128.52± Acres Ross County, Ohio – Deerfield Township

Auction Date: Thursday, January 29, 2026 – 4:00 PM

Location: Corner of Egypt Pike & Mile Tree Road, Frankfort, Ohio

#### Directions:

Located 3 miles south of Clarksburg. Take Clarksburg–Frankfort Rd south to Egypt Pike, then go east to the farm. Auction signs posted.

Auction Location: Clarksburg United Methodist Church 17264 High St. Clarksburg, Oh

## **Property Preview:**

Saturday, January 10 • 11:00 AM – 1:00 PM Or walk the property at your leisure.

## **Property Features:**

128.52± Total Acres 115.13± Acres Tillable Farmland 11.40± Acres CRP Ground – Paying \$310/acre (Contract through 9/30/2035)

### Soil Types:

Crosby Silt Loam – Southern Ohio Till Plain Kokomo Silty Clay Celina Silt Loam

ucrealestateandauction.com • 740-965-1208

## Base Acreage:

Corn: 41.20 acres Soybeans: 40.80 acres Wheat: 33.13 acres

This is a highly productive parcel with quality soils, strong income potential, and excellent location—ideal for farmers, investors, and agricultural buyers.

Owners: Dianna Ludden and Peggy H. Cook – Co-Trustees

**Brokers:** 

Skip Weiler – Broker, Robert Weiler Company rweiler.com 614-245-2225 Chip Carpenter – Auctioneer/Broker, United Country Real Estate & Auction Services, LLC



# Robert Weiler Company United Country Real Estate and Auction Services, LLC Chip Carpenter Broker/Auctioneer | Skip Weiler Broker 740-965-1208 or 614-206-1135

Owners: Dianna Tootle-Ludden and Peggy Cook Co-Trustees

## **TERMS AND CONDITIONS**

Pursuant to the pre-auction sale bills and applicable law, <u>THESE TERMS AND CONDITIONS REPLACE AND SUPERSEDE ALL PRIOR TERMS AND CONDITIONS OF ANY NATURE, WHETHER WRITTEN, VERBAL, OR OTHERWISE. IT IS THE BIDDER'S RESPONSIBILITY TO BE FAMILIAR WITH THESE TERMS AND CONDITIONS. By registering for this auction and placing a bid, bidder acknowledges that these terms and conditions have been disclosed to bidder, and bidder agrees to be bound by these terms and conditions. Property sells subject to Trustees confirmation day of sale.</u>

- 1. Buyer to pay a Ten percent (10%) NONREFUNDABLE down payment upon execution of the purchase agreement, to be applied on the purchase price at closing, or retained by Seller if the closing does not occur. Balance of purchase price is due in cash at closing which shall occur on or before March 2, 2026. Real estate taxes shall be prorated to the day of closing based upon the most recent available tax rate and valuation. All tax pro ration shall be final at the time of closing. Seller will not pay CAUV recoupment. Survey: The survey will be at the Seller's expense and any issues regarding the survey will be at the Seller's discretion. Seller will pay for conveyance fee, owner's policy of title insurance from a title agency of Seller's choosing, Seller's portion of title agency closing fee not to exceed \$300.00 dollars, and fiduciary deed preparation only. Closing and title commitment to be at Omni Title. Seller will pay no other closing costs. The owner's policy of title insurance shall contain all standard exceptions, as listed in the title commitment.
- 2. All real property and improvements are selling in their present "AS IS" condition with no warranties expressed or implied by Seller or Seller's agent. No representations have been made by Seller or Seller's agent with regard to fitness of the real property or improvements for a particular use or any particular Buyer's development plans. It is Buyer's responsibility to have any inspection Buyer desires completed prior to auction. It is the Buyer's responsibility to pay for and obtain any and all due diligence inspections and inquiries as to feasibility of Buyer's intended development plans prior to bidding. Robert Weiler Company/United Country Real Estate and Auction Services, LLC, and all agents associated, represent only the Seller in this transaction. Successful Buyers shall sign an agency disclosure form acknowledging that Robert Weiler Company/United Country Real Estate and Auction Services, LLC and its associated agents are working on behalf of the Seller.
- 3. All prospective Buyers who desire to participate in the auction must register the day of sale prior to bidding and must then provide such personal information as requested by the auctioneer. Realtor cooperation is welcome; however, you must register your clients 48 hours prior to sale with an agency disclosure, show them the property and attend the auction co-op commission is 1%. No exceptions. If registered less, then 48 hours co-op commission is 1%.
- 4. Each successful bidder will be required to immediately execute the posted purchase contract, and deposit with the auctioneer the down payment described above. In case of conflict with these terms and conditions, the terms and conditions in the signed contract control the transaction.
- 5. Please view the posted title commitment for any questions on easements, rights of way, leases etc. Any reports, disclosures, letters or other documents from third parties are deemed reliable but not guaranteed by seller nor United County Real Estate and Auction Services LLC.
- 6. Any personal property left on the grounds of the real estate as of the date of closing becomes the property of the buyer of the real estate. Buyer will assume all responsibility and costs associated with these items as of the date of closing except items owned by tenants.
- 7. All information contained in this brochure and all related material came from sources deemed reliable. It is buyers responsibility to confirm details provided are accurate.
- 8. Possession: Possession will be given at the time of closing.
- 9. There is no BUYER'S PREMIUM for on site bidders. There will be 3% BUYER'S PREMIUM FOR ONLINE, SIMULCAST, PHONE AND PROXY BIDDERS.



## CONTRACT TO PURCHASE REAL ESTATE AT PUBLIC AUCTION

**Auction Services** 

**Buyer Initial** 

Seller Initial

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

|          | DATE: Jan 29, 2026  |
|----------|---|
| 1.       | PROPERTY DESCRIPTION: The undersigned buyer (Buyer) agrees to purchase from the undersigned owner (Seller) agrees to sell (Contract) through United County Real Estate and Auction Services, LLC (Broker), the following described real estate in <a href="Deerfield Twp">Deerfield Twp</a> , <a href="Ross">Ross</a> County, Ohio, and known as:   |
|          | 0 Egypt Pike Parcel # 090707026000 (Real Estate).   |
| 2.       | PRICE AND TERMS: Buyer agrees to pay the amount of the high bid \$  |
|          | plus the buyer premium of \$N/A for a Total Purchase Price of \$  |
|          | for the Real Estate as follows: A <i>non-refundable</i> (except in the case of a non-marketable title) down payment (Down Payment) of \$ must be deposited at the time of the Auction, and will be applied toward the Purchase Price. The Down Payment shall be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. This Down Payment is not an Earnest Money deposit as contemplated by R.C. 4735.24. In the event this Contract does not close for any reason other than as agreed, Buyer agrees that the Down Payment shall be disbursed by Broker to Seller five (5) days after scheduled Closing Date unless Broker is previously |
|          | notified in writing by Buyer that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.  |
| 3.       | BALANCE & CLOSING: The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before March 2, 2026 (Closing Date). The Closing Date shall be automatically extended  |
|          | up to 30 days if Auctioneer deems necessary. Buyer will close through   |
|          | If Buyer does not close on or before scheduled Closing Date, Seller may, at Seller's option,  |
|          | extend the Closing Date in consideration for a sum of \$ per day after original Closing Date.   |
| 4.       | <b>CLOSING COSTS:</b> The ☐ Buyer, ☐ Seller shall be responsible for all transfer taxes, recording fees, title search, owner's title insurance premium and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and will convey a good and marketable title.  |
|          | The Buyer Seller split 50/50, is responsible for survey cost, if a survey is required for a transfer. *Buyer is responsible for all other costs associated with closing.  |
| 5        | <b>TERMS:</b> The Real Estate sells: ☐ to the highest bidder regardless of price, <i>OR</i> ☐ subject to the Seller's confirmation.   |
| ).<br>3. | FIXTURES AND EQUIPMENT: The consideration shall include any fixtures, including but not limited to built-in appliances;   |
| ٠.       | heating, central air conditioning, and humidifying equipment and their control apparatuses; stationary tubs; pumps; water softening equipment; roof antennae; attached wall-to-wall carpeting and attached floor coverings; curtain rods, window  |
|          | coverings and all existing window treatments; attached mirrors; all light fixtures; bathroom, lavatory and kitchen fixtures; storm and screen doors and windows, awnings, blinds and window air conditioners, whether now in or on the Premises or in storage; garage door openers and controls; attached fireplace equipment; security systems and controls; smoke alarms, satellite TV reception system and components; all exterior plants and trees, all landscaping lights and controls; and the following:  |
| 7.       | OBTAINING FINANCING: This Contract to Purchase is <i>not contingent</i> upon the Buyer obtaining financing. There are no  |
| •        | Buyer contingencies.  |
| 3.       | BINDING OBLIGATION: Buyer is buying the property As-Is, Where-Is and without Recourse. If Buyer fails to close  |
|          | for any reason whatsoever, except a nonmarketable title, Buyer voluntarily agrees to forfeit entire Down Payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the Real Estate. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Buyer fails to perform according to the terms of this Contract, the Down Payment shall be forfeited without affecting   |

|     | any of Seller's further remedies. Either party may demand specific performance of this Contract.  |
|-----|---|
| 9.  | <b>SELLER'S CERTIFICATION:</b> Seller certifies to Buyer that, to the best of Seller's knowledge: (a) there are no undisclosed                                    |
|     | latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing  |
|     | work or improvements for which the Real Estate may be assessed, except; (c)   |
|     | there are no City, County or State orders that have been served upon Seller requiring work to be done or improvements   |
|     | to be made which have not been performed, exceptInspections regarding   |
|     | habitability and use of the Real Estate shall be the responsibility of the Buyer. All Inspections must be completed prior to                                      |
|     | Auction. BUYER IS RELYING SOLEY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S  |
|     | CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY   |
|     | REPRESENTATION BY THE BROKER/AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE  |
| 40  | RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.   |
| 10. | <b>INDEMNITY:</b> Seller and Buyer recognize that the AUCTIONEERS/BROKERS are relying on information provided by Seller or  |
|     | his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the   |
|     | AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and   |
|     | expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her                                      |
| 4.4 | agents.   |
| 11. | CONVEYANCE AND CLOSING: Seller shall convey marketable title to the Real Estate by Warranty Deed  |
|     | deed with release of dower right, if any, SUBJECT TO THE MATTERS SHOWN ON THE COMMITMENTS FOR TITLE   |
|     | INSURANCE PROVIDED TO BIDDERS PRIOR TO THE SALE AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any,   |
|     | under existing leases and state law. Title shall be free and unencumbered as of Closing Date, except for matters  |
|     | referred to in the preceding sentence and restrictions and easements of record and except the following   |
|     | assessments (certified or otherwise):  If title to all or part of the real estate is unmarketable, as determined by Ohio law with reference to the Ohio State Bar |
|     | Association's Standards of Title Examination or is subject to liens, encumbrances, easements, conditions, restrictions or   |
|     | encroachments other than those excepted above, Buyer must notify the Seller or Seller's Broker in writing of the objection to                                     |
|     | the title no less than ten (10) calendar days prior to the Closing Date. Upon receipt of Buyer's written notice of an objection                                   |
|     | permitted herein, the Seller shall, within (30) calendar days, remedy or remove any such defect, lien, encumbrance,   |
|     | easement, condition, restriction or encroachment, or obtain title insurance without exception therefor. The date of closing                                       |
|     | shall be extended to the extent necessary to accommodate Seller's efforts to remedy or remove items subject to the  |
|     | objection. Failure of the Seller to cure the Buyer's objection shall result in the termination of this Contract. Seller is not                                    |
|     | obligated to incur any expense in curing Buyer's objection, in the event that the cure of the objection will subject the Seller to                                |
|     | additional expense, Seller shall have the option to either cure the objection at Seller's expense or to terminate the Contract by                                 |
|     | delivering a written Notice of Termination to the Buyer or Buyer's Broker. Buyer's failure to object as permitted herein  |
|     | constitutes a waiver of Buyer's right to object.  |
| 12. | CONDITION OF IMPROVEMENTS: The risk of destruction or substantial damage by fire or Act of God prior to delivery of   |
|     | deed is assumed by Seller. Seller agrees that on delivery of possession to Buyer, the Real Estate shall be in the same  |
|     | condition as it is on the date of this Contract, except for ordinary wear and tear. If the Real Estate should be damaged or                                       |
|     | destroyed by fire or other casualty and if, prior to Closing Date, the Real Estate shall not be repaired or restored by and at                                    |
|     | the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Buyer, at his option, may  |
|     | terminate this Contract by written notice to Seller and the Down Payment Shall be returned to Buyer. While this Contract is                                       |
|     | pending, Seller shall not change any existing lease or enter into any new lease, nor make any substantial alterations or  |
|     | repairs without the consent of the Buyer. In addition, the Buyer also has an insurable interest in the Real Estate from date                                      |
|     | of this Contract. Buyer is hereby notified that insurance should be placed upon the Real Estate immediately to protect  |
|     | Buyer's interest.   |
|     | <b>DISCLOSURE:</b> ☐ Buyer ☐ Seller ■ Neither Buyer nor Seller - is a licensed Real Estate Broker or Salesperson.   |
| 14. | POSSESSION: Possession shall be given ■ at closing, □ days after closing at □ AM □ PM subject to  |
|     | Tenant's Rights, with deed. Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.                             |
|     | No work may be done at the Real Estate by the Buyer until possession is given.  |
| 15. | AGENCY DISCLOSURE STATEMENT: Real Estate is being sold through United Country Real Estate and Auction Services,   |
|     |   |
|     |   |
|     | Buyer Initial Seller Initial  |

- LLC. Buyer and Seller acknowledge having reviewed and signed the Agency Disclosure Statement.
- 16. **TAXES:** The real estate taxes for the Real Estate for the current year may change as a result of the transfer of the Real Estate or as a result of a change in the tax rate and valuation. Buyer and Seller understand that real estate valuations may be subject to retroactive change by governmental authority. Seller shall pay or credit at closing: (a) all delinquent taxes, including penalty and interest; (b) all assessments which are a lien on the Real Estate as of the date of the Contract; (c) all agricultural use tax recoupments for years prior to the year of closing; (d) all other unpaid real estate taxes and community development charges imposed pursuant to Chapter 349 of the Ohio Revised Code which are a lien for years prior to closing; and (e) a portion of such taxes and community development charges for the year of closing shall be prorated through the date of closing based on a 365 day year. If taxes are undetermined for the year of closing, the proration shall be based on the most recent available tax rate and valuation, giving effect to applicable exemptions, recently voted millage, change in valuation, etc., whether or not certified.

### 17. NOTICES TO THE PARTIES:

- A. Professional Advice and Assistance: The parties acknowledge and agree that the purchase of real property encompasses many professional disciplines. The parties are hereby advised, and the parties acknowledge that they should seek professional expert assistance and advice in matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc.
- B. Ohio Fair Housing Law: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable 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.
  - It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.
- C. By bidding, the Buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure Form and their right to rescind the Contract under R.C. 5302.30.
- D. Ohio's Sex Offender Registration and Notification Law: If a sex offender resides in the area, Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community. The notice provided by the sheriff is a public record and is open to inspection under Ohio's Public Records Law. The Buyer acknowledges that any information disclosed may no longer be accurate. The Buyer assumes responsibility to obtain accurate information from the sheriff's office. The Buyer shall rely on the Buyer's own inquiry with the local sheriff's office and shall not rely on the Seller.

#### 18. MISCELLANEOUS:

- A. This Real Estate is being sold at Public Auction, without recourse. Personal on-site inspection/s of the Real Estate or properties is strongly recommended.
- B. The Real Estate will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues.
- C. Information contained online was obtained by sources deemed reliable. However, neither United County Real Estate and Auction Services, LLC nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Buyer should carefully verify all items and make their own decision as to the accuracy thereof before relying on same.
- D. The Seller and Broker reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
- E. This Contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. Any amendment to this Contract shall be made in writing signed by the Buyer and Seller. All notices given in connection with this Contract shall be made in writing signed by the party giving such notice.
- F. Time is of the essence regarding all provisions of this Contract. Whether or not so stated elsewhere in this Contract, no

deadline or time period under this Contract can be modified or waived except by written agreement signed by both parties. Repetition of this provision in any given paragraph of this contract is intended for emphasis only, and shall not reduce the effect of this paragraph as to any other provision of this Contract.

|                     | OTHER TERMS:  |  |   |
|---------------------|---|--|---|
| 20                  | . <b>DEED TO</b> : (Print)  |  |   |
|                     | • •   |  |   |
| 21                  | offer is void if not accepted by Seller, 20                                       |  | , - ,                                   |
| Th                  | e Buyer has read, fully understands and appr                                      | oves the foregoing offer and acknowledge   | s receipt of a signed copy.             |
|                     | <u>Print</u>  | <u>Sign</u>  | <u>Date</u>                             |
| BU                  | /ER:  |  |   |
| BU)                 | /FD:  |  |   |
| FUL                 | L ADDRESS:  |  |   |
| PHO                 | ONE NUMBERS:  |  |   |
| WIT                 | NESS:   |  |   |
|                     |   |  |   |
| 22                  | . ACTION BY SELLER: For Real Estate sel   | lling to the highest bidder regardless of p  | rice, the undersigned Seller has read   |
|                     | and fully understands the foregoing offer a                                       | and hereby accepts said offer and agrees   | s to convey the Real Estate according   |
|                     | to the above terms and conditions.  |  |   |
|                     | For Real Estate selling subject to the Sel  | ller's confirmation, the undersigned Sell  | er has read and fully understand the    |
|                     | forgoing and hereby: accepts said offer   | <del>_</del>   | •                                       |
|                     | conditions, ☐ rejects said offer, or ☐ count                                      | teroffers according to the modifications in  | itialed by Seller or as attached hereto |
|                     | Counteroffer shall become null and void if  | not accepted in writing on or before   | $\square$ AM $\square$ PM EST on the    |
|                     | day of  | , 20   |   |
|                     | <u>Print</u>  | <u>Sign</u>  | <u>Date</u>                             |
|                     |   | ·  |   |
| SE                  | LLER:   |  |   |
|                     | LLER:   |  |   |
|                     |   |  |   |
| SE                  | ILL ADDRESS:  |  |   |
| SE<br>FL            | ICL ADDRESS:<br>IONE NUMBERS:   |  |   |
| SE<br>FL<br>Ph      |   |  |   |
| SE<br>FL<br>PH<br>W | IONE NUMBERS:<br>TNESS:   |  |   |
| SE<br>FL<br>PH<br>W | ONE NUMBERS: TNESS:  . RECEIPT BY United Country Real Estate                      | and Auction Services, LLC: DATE  | I hereby acknowledge                    |
| SE<br>FL<br>PH<br>W | ONE NUMBERS: TNESS:  . RECEIPT BY United Country Real Estate receipt of \$ □ cash | and Auction Services, LLC: DATE  ☐ cashier's check ☐ personal check #_                     | I hereby acknowledge                    |
| SE<br>FL<br>PH<br>W | ONE NUMBERS: TNESS:  . RECEIPT BY United Country Real Estate                      | and Auction Services, LLC: DATE  ☐ cashier's check ☐ personal check #_                     | I hereby acknowledge                    |
| SE<br>FL<br>PH<br>W | ONE NUMBERS: TNESS:  . RECEIPT BY United Country Real Estate receipt of \$ □ cash | and Auction Services, LLC: DATE cashier's check □ personal check #as down payment in accor | I hereby acknowledge                    |
| SE<br>FL<br>PH<br>W | ONE NUMBERS:  | and Auction Services, LLC: DATE cashier's check ☐ personal check #as down payment in accor | I hereby acknowledge                    |
| SE<br>FL<br>PH<br>W | TNESS:  RECEIPT BY United Country Real Estate receipt of \$ □ cash                | and Auction Services, LLC: DATE cashier's check ☐ personal check #as down payment in accor | I hereby acknowledge                    |
| SE<br>FL<br>PH<br>W | ONE NUMBERS:  | and Auction Services, LLC: DATE cashier's check ☐ personal check #as down payment in accor | I hereby acknowledge                    |

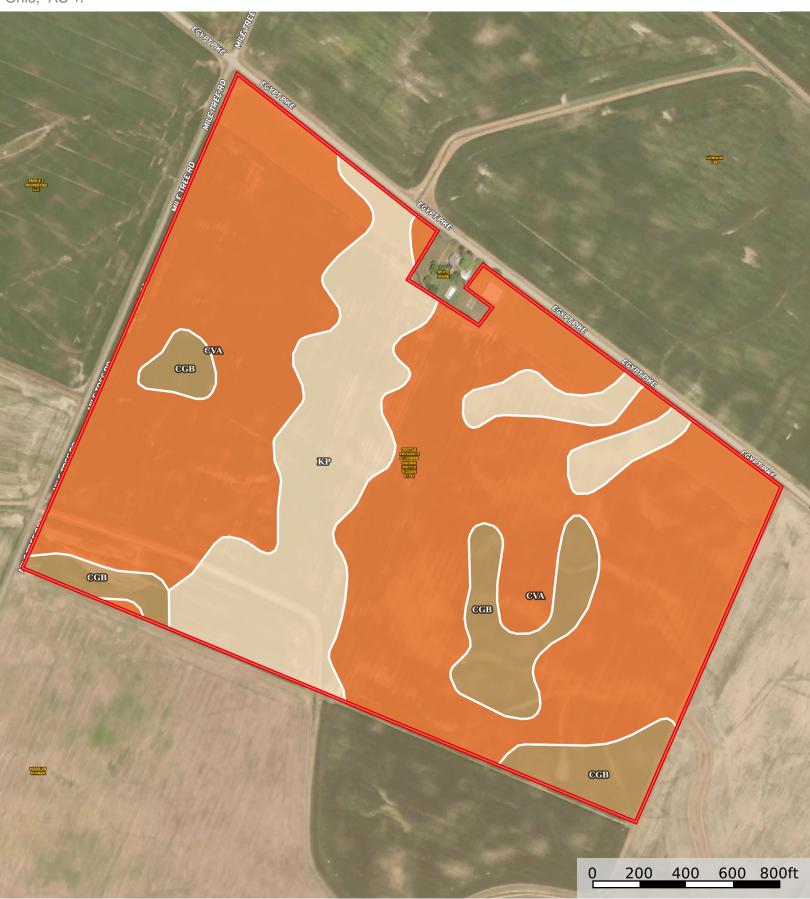


## **Egypt Pike** Ohio, AC +/-





## **Egypt Pike** Ohio, AC +/-

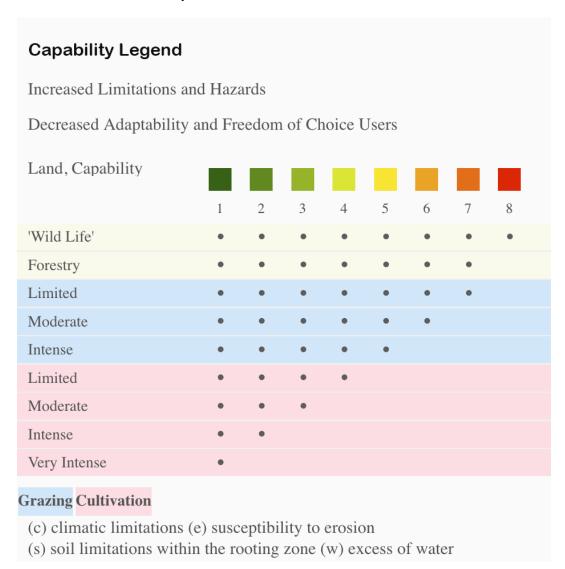




## | Boundary 124.74 ac

| SOIL CODE | SOIL DESCRIPTION  | ACRES         | %     | CPI | NCCPI | CAP |
|-----------|---|---------------|-------|-----|-------|-----|
| CvA       | Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes | 86.49         | 69.34 | 0   | 68    | 2w  |
| Кр        | Kokomo silty clay loam, 0 to 2 percent slopes                     | 25.24         | 20.23 | 0   | 82    | 2w  |
| CgB       | Celina silt loam, 2 to 6 percent slopes                           | 13.01         | 10.43 | 0   | 73    | 2e  |
| TOTALS    |   | 124.7<br>4(*) | 100%  | 1   | 71.35 | 2.0 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



OHIO **ROSS** 

**United States Department of Agriculture** Farm Service Agency

**Abbreviated 156 Farm Record** 

**FARM: 342** 

Prepared: 11/24/25 8:34 AM CST

Crop Year: 2026

## Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

**Operator Name** : HISER SEEDS LLC

**CRP Contract Number(s)** : 11478 Recon ID : None **Transferred From** : None ARCPLC G/I/F Eligibility : Eligible

|                       | Farm Land Data        |               |             |           |         |       |           |                         |                     |
|-----------------------|-----------------------|---------------|-------------|-----------|---------|-------|-----------|-------------------------|---------------------|
| Farmland              | Cropland              | DCP Cropland  | WBP         | EWP       | WRP     | GRP   | Sugarcane | Farm Status             | Number Of<br>Tracts |
| 128.52                | 126.53                | 126.53        | 0.00        | 0.00 0.00 |         | 0.00  | 0.0       | Active                  | 1                   |
| State<br>Conservation | Other<br>Conservation | Effective DCP | Cropland    | Double    | Cropped | CRP   | MPL       | DCP Ag.Rel.<br>Activity | SOD                 |
| 0.00                  | 0.00                  | 115.1         | 115.13 0.00 |           | 00      | 11.40 | 0.00      | 0.00                    | 0.00                |

| Crop Election Choice                          |             |       |  |  |  |  |
|---|-------------|-------|--|--|--|--|
| ARC Individual ARC County Price Loss Coverage |             |       |  |  |  |  |
| None  | CORN, SOYBN | WHEAT |  |  |  |  |

| DCP Crop Data |  |      |           |     |  |  |
|---------------|--|------|-----------|-----|--|--|
| Crop Name     | Base Acres CCC-505 CRP Reduction Acres |      | PLC Yield | HIP |  |  |
| Wheat         | 33.13                                  | 6.67 | 60        |     |  |  |
| Corn          | 41.20                                  | 0.00 | 150       | 0   |  |  |
| Soybeans      | 40.80                                  | 0.00 | 43        |     |  |  |

**TOTAL** 115.13 6.67

### **NOTES**

**Tract Number** : 579

Description : H3-2

**FSA Physical Location** : OHIO/ROSS : OHIO/ROSS **ANSI Physical Location** 

**BIA Unit Range Number** 

**HEL Status** : HEL determinations not completed for all fields on the tract

**Wetland Status** : Wetland determinations not complete

**WL Violations** 

Owners TOOTLE COOK FARMS

**Other Producers** : None Recon ID : None

|                    | Tract Land Data |              |      |      |      |      |           |  |  |
|--------------------|-----------------|--------------|------|------|------|------|-----------|--|--|
| Farm Land Cropland |                 | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |  |  |
| 128.52             | 126.53          | 126.53       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |  |  |

OHIO ROSS

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

**FARM**: 342

Prepared: 11/24/25 8:34 AM CST

Crop Year: 2026

#### Tract 579 Continued ...

Form: FSA-156EZ

| State<br>Conservation | Other<br>Conservation | Effective DCP Cropland | Double Cropped | CRP   | MPL  | DCP Ag. Rel Activity | SOD  |
|-----------------------|-----------------------|------------------------|----------------|-------|------|----------------------|------|
| 0.00                  | 0.00                  | 115.13                 | 0.00           | 11.40 | 0.00 | 0.00                 | 0.00 |

| DCP Crop Data |            |                             |           |  |  |  |
|---------------|------------|-----------------------------|-----------|--|--|--|
| Crop Name     | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |  |  |  |
| Wheat         | 33.13      | 6.67                        | 60        |  |  |  |
| Corn          | 41.20      | 0.00                        | 150       |  |  |  |
| Soybeans      | 40.80      | 0.00                        | 43        |  |  |  |

TOTAL 115.13 6.67

## NOTES

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## \*\* Notice \*\*\*\*

 Until USDA'S CRP authority is restored, only those actions authorized by CRP Notice-1068 are permitted. Employees are not authorized to perform actions beyond the policies specified in the Notice. Unauthorized actions may result in disciplinary action.

## **View Contract**

| Contract Status:      | Approved                        | <b>Activity Type:</b> | No Activity                                 |
|-----------------------|---------------------------------|-----------------------|---|
| Admin State:          | Ohio (39)                       | Admin County:         | Ross (141)                                  |
| Physical State:       | Ohio (39)                       | Physical County:      | Ross (141)                                  |
| Contract Number:      | 11478                           | Signup Number:        | 53  |
| Program Type:         | CRP                             | Signup Name:          | SU 53 CREP Ohio III -<br>Scioto River Basin |
| Program Year:         | 2021                            | Signup Type:          | Continuous                                  |
| Contract Description: | TERRA_OH141_F342_T579_S1-<br>15 | Subcategory Type:     | CREP  |

| Approval Date:                        | 09/16/2020 | Original Contract Start Date:          | 10/01/2020 |
|---------------------------------------|------------|--|------------|
| Revised Contract Start Date:          | N/A        | Contract End Date:                     | 09/30/2035 |
| Contract Acres:                       | 11.40      | Re-enrolled Acres:                     | 11.40      |
| Cropland Acres:                       | 11.40      | Marginal Pastureland Acres:            | 0.00       |
| Non-Cropiand Acres:                   | 0.00       | HUC Code:                              | 0506000203 |
| Extended:                             | No         | Approved For Early Termination:        | No         |
| Termination Criteria:                 | N/A        | Contract Validity:                     | Valid      |
| Payable Acres:                        | 11.40      | <b>Cover Maintenance Performed By:</b> | N/A        |
| Does a C/S Agreement Exemption apply? | No         | Water/Wind EI:                         | n/a / n/a  |

<sup>\*</sup>This Rate was manually calculated

#### **Rate Information and PL Rule**

| Effective Start | Effective End | Rental Rate per | Annual Contract | PL   | AGI       |
|-----------------|---------------|-----------------|-----------------|------|-----------|
| Date            | Date          | Acre            | Payment         | Rule | Threshold |
| 10/01/2020      | 09/30/2035    | \$310.00        | \$3,534         | 5-PL | \$900,000 |

## Farm/Tract and CLU Information

| Farm Number | Tract Number | CLU  | CLU Acres | Rental Reduction Code |
|-------------|--------------|------|-----------|-----------------------|
| 342         | 579          | 8000 | 6.23      | None                  |
| 342         | 579          | 0007 | 5.17      | None                  |

### **Producer Information**

| Producer Name        | Address              | City     | State | Zip   | Share       | Deceased Producer<br>Date |
|----------------------|----------------------|----------|-------|-------|-------------|---------------------------|
| TOOTLE COOK<br>FARMS | 3490 HENDERSON<br>RD | COLUMBUS | ОН    | 43220 | 100.00<br>% | N/A                       |

#### **Practice Information**

| Practice<br>Code | CLU  | SAFE<br>Area | Practice<br>Status | Practice<br>Acres | Estimated Cost Share per<br>Practice |
|------------------|------|--------------|--------------------|-------------------|--------------------------------------|
| CP21             | 8000 |              | N/A                | 6.23              | \$934                                |
| CP21             | 0007 |              | N/A                | 5.17              | \$775                                |

| CLU    | Expired Contract<br>Number | Expired Signup Name                  | Expired Practice<br>Code | Re-enrolled<br>Acres |
|--------|----------------------------|--------------------------------------|--------------------------|----------------------|
| 0007 3 | 39-141-1163                | 31 CREP Ohio - Scioto River<br>Basin | CP21                     | 5.17                 |
| 0008 3 | 39-141-1163                | 31 CREP Ohio - Scioto River<br>Basin | CP21                     | 6.23                 |

## **Predecessor-Successor Division(s) of Payment agreement** None

View less detail

Select a form to view: CRP-1

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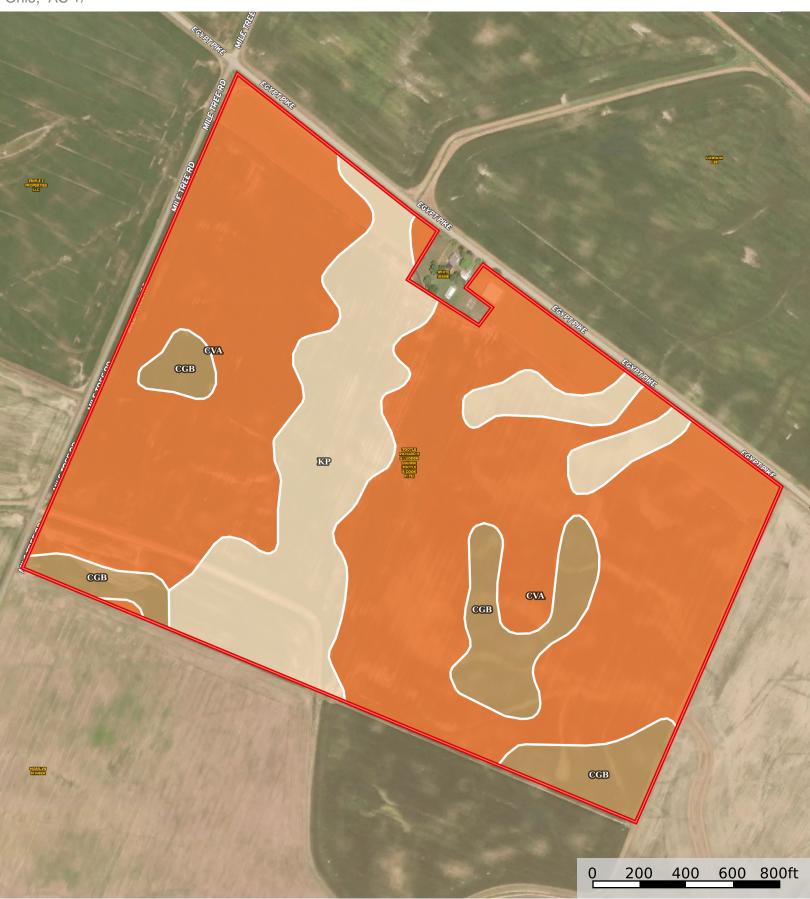
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## **Egypt Pike** Ohio, AC +/-





## | Boundary 124.74 ac

| SOIL CODE | SOIL DESCRIPTION  | ACRES         | %     | CPI | NCCPI | CAP |
|-----------|---|---------------|-------|-----|-------|-----|
| CvA       | Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes | 86.49         | 69.34 | 0   | 68    | 2w  |
| Кр        | Kokomo silty clay loam, 0 to 2 percent slopes                     | 25.24         | 20.23 | 0   | 82    | 2w  |
| CgB       | Celina silt loam, 2 to 6 percent slopes                           | 13.01         | 10.43 | 0   | 73    | 2e  |
| TOTALS    |   | 124.7<br>4(*) | 100%  | 1   | 71.35 | 2.0 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

