

**PROPERTY DESCRIPTION**  
**For**  
**TRACT #1 – 61.285 Acres**

Situate in the Southeast Quarter of Section Twelve (12) and the Northeast Quarter of Section Thirteen (13), Township Five (5) North, Range Three (3) East, Lanier Township, Preble County, Ohio and being all of the remaining part of a 40 acre tract of land, and all of a 12.50 acre tract of land described as (Exhibit "A" – TRACT I) and the North part of a 51.56 acre tract of land described as (Exhibit "A" – TRACT II) as recorded in Official Deed Record Volume 335, Page 812 in the Office of the Preble County Ohio Recorder and being more particularly described as follows:

Beginning at a railroad found for the Southeast corner of said Southeast Quarter of said Section 12 and the Northeast corner of the Northeast Quarter of said Section 13, said railroad spike is located along the centerline of the Preble County Line Road, being the County Line separating said Preble County from Montgomery County and said spike is located along the East line of the aforementioned 40 acre tract;

thence South 00 degrees 16 minutes 59 seconds West, along the East line of the aforementioned Northeast Quarter and following the centerline of said road, for a distance of 500.29 feet to a Mag Spike set, said spike is witnessed by a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", North 89 degrees 48 minutes 04 seconds West, at a distance of 30.00 feet;

thence North 89 degrees 48 minutes 04 seconds West, along a new division line across the aforementioned 51.56 acre tract, for a distance of 1620.80 feet to the top center of an un-marked property stone found for the Northeast corner of a 20.189 acre tract of land described as (Exhibit "A" – Tract I) in Official Deed Record Volume 393, Page 299;

thence continuing North 89 degrees 48 minutes 04 seconds West, along the North line of the aforementioned 20.189 acre tract and the North line of a 20.305 acre tract of land described as (Exhibit "A" – Tract II) as recorded in said Official Deed Record Volume 393, Page 299, for a distance of 1065.94 feet to a "T" on a property stone found on the West line of said Northeast Quarter, said Quarter Section Line being the East line of a 80.225 acre tract of land as described in Deed Record Volume 387, Page 135;

thence North 00 degrees 27 minutes 18 seconds East, along the West line of said Quarter and the East line of the aforementioned 80.225 acre tract, for a distance of 487.27 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" for the Northwest corner of said Quarter;

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thence South 89 degrees 46 minutes 08 seconds East, along the North line of said Quarter, being the South line of a 51.0 acre tract of land described as (Exhibit "A") in Official Deed Record Volume 401, Page 1176 and the South line of a 78.986 acre tract of land described as (Exhibit "A") in Official Deed Record Volume 401, Page 1178, for a distance of 1065.344 feet to an "L" on a property stone found for the Southeast corner of the aforementioned 78.986 acre tract;

thence North 00 degrees 19 minutes 40 seconds East, along the East line of the aforementioned 78.986 acre tract, for a distance of 873.43 feet to a "T" on a property stone found at a point of deflection;

thence South 89 degrees 38 minutes 20 seconds East, along the South line of the aforementioned 78.986 acre tract, for a distance of 1382.08 feet to an iron pin found for the Northwest corner of a 1.120 acre tract of land described as (Exhibit "A") in Official Deed Record Volume 387, Page 324;

thence South 00 degrees 16 minutes 39 seconds West, along the West line of the aforementioned 1.120 acre tract, for a distance of 205.68 feet to an iron pin found for the Southwest corner of said tract;

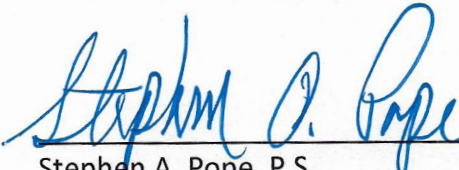
thence South 89 degrees 38 minutes 20 seconds East, along the South line of said tract, for a distance of 237.11 feet to a Mag Spike found on the centerline of said road and the East line of the aforementioned Southeast Quarter of said Section 12, said spike is witnessed by an iron pin found, North 89 degrees 38 minutes 20 seconds West, at a distance of 30.00 feet;

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thence South 00 degrees 16 minutes 39 seconds West, along the East line of said Quarter and following the centerline of said road, for a distance of 649.53 feet to the point of beginning, containing 61.285 acres of land more or less and being subject to all legal easements and highways of record. Of the area described above, 0.791 acres are located within the right-of-way of said Preble County Line Road, leaving a net area of 60.494 acres. In addition, 31.015 acres are located within Section 12 and 30.270 acres are located within said Section 13. Bearings are based on the Ohio State Plane Coordinate System, South Zone. The description written above is the result of a field survey completed in October of 2025 by Stephen A. Pope, Ohio Professional Land Surveyor #6761.

Surveyed and Prepared By:

**S. A. Pope & Associates**

 Date 10/01/2025  
Stephen A. Pope, P.S.  
Ohio Professional Land Surveyor #6761



**PROPERTY DESCRIPTION**  
**For**  
**TRACT #2 – 74.892 Acres**

Situate in the Northeast Quarter of Section Thirteen (13), Township Five (5) North, Range Three (3) East, Lanier Township, Preble County, Ohio and being all of the remaining part of a 28.0 acre tract of land, all of a 10.0 acre tract of land and all of the remaining South part of a 51.56 acre tract of land described as (Exhibit "A" – TRACT II) as recorded in Official Deed Record Volume 335, Page 812 in the Office of the Preble County Ohio Recorder and being more particularly described as follows:

Beginning at a Mag Spike found for the Southeast corner of said Northeast Quarter of said Section 13, said spike is located along the centerline of the Preble County Line Road, being the County Line separating said Preble County from Montgomery County and is located in the intersection of said with Halderman Road for the Southeast corner of a 5.001 acre tract of land described as (Exhibit "A") as recorded in Official Deed Record Volume 425, Page 1169, and said spike is witnessed by two (2), iron pins found, North 17 degrees 31 minutes 36 seconds West, at a distance of 41.19 feet and North 12 degrees 19 minutes 31 seconds East, at a distance of 39.83 feet; thence North 89 degrees 44 minutes 34 seconds West, along the South line of the aforementioned Northeast Quarter and the South line of the aforementioned 5.001 acre tract and following the centerline of said Halderman Road, for a distance of 435.91 feet to a Mag Spike found for the Southeast corner of the aforementioned remaining part of the 51.56 acre tract and being the TRUE POINT OF BEGINNING of the tract herein described, said Mag Spike being the Southwest corner of the aforementioned 5.001 acre tract and is witnessed by an iron pin found, North 00 degrees 16 minutes 59 seconds East, at a distance of 30.00 feet;

thence continuing North 89 degrees 44 minutes 34 seconds West, along the South line of said Quarter and continuing along the centerline of said Halderman Road, for a distance of 1004.16 feet to a point at the Southeast corner of a 1.00 acre tract of land as described in Official Deed Record Volume 291, Page 1944, said point is witnessed by a railroad spike found, North 00 degrees 22 minutes 58 seconds East, at a distance of 0.20 feet and a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", North 00 degrees 22 minutes 58 seconds East, at a distance of 30.00 feet;

thence North 00 degrees 22 minutes 58 seconds East, along the East line of the aforementioned 1.00 acre tract of land, for a distance of 236.20 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" for the Northeast corner of said tract;

thence North 89 degrees 48 minutes 13 seconds West, along the North line of said tract, for a distance of 184.51 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" for the Northwest corner of said tract located along the East line of a 20.189 acre tract of land described as (Exhibit "A" – Tract I) as recorded in Official Deed Record Volume 393, Page 299;

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thence North 00 degrees 22 minutes 58 seconds East, along the East line of the aforementioned 20.189 acre tract, for a distance of 1934.69 feet to the top center of an un-marked property stone found for the Northeast corner of said tract;

thence South 89 degrees 48 minutes 04 seconds East, along a new division line across the aforementioned 51.56 acre tract, for a distance of 1620.80 feet to a Mag Spike set on the East line of said Northeast Quarter and centerline of said Preble County Line Road, said spike is witnessed by a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", North 89 degrees 48 minutes 04 seconds West, at a distance of 30.00 feet;

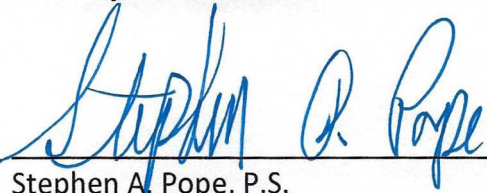
thence South 00 degrees 16 minutes 59 seconds West, along the East line of said Quarter and following the centerline of said Preble County Line Road, for a distance of 1672.59 feet to a Mag Spike found for the Northeast corner of the aforementioned 5.001 acre tract, said spike is witnessed by an iron pin found North 89 degrees 44 minutes 34 seconds West, at a distance of 30.00 feet;

thence North 89 degrees 44 minutes 34 seconds West, along the North line of the aforementioned 5.001 acre tract, for a distance of 435.91 feet to an iron pin found for the Northwest corner of said tract;

thence South 00 degrees 16 minutes 59 seconds West, along the West line of said tract, for a distance of 499.74 feet to the TRUE POINT OF BEGINNING, containing 74.892 acres of land more or less and being subject to all legal easements and highways of record. Of the area described above, 1.848 acres are located within the right-of-way of said Preble County Line Road and Halderman Road, leaving a net area of 73.044 acres. Bearings are based on the Ohio State Plane Coordinate System, South Zone. The description written above is the result of a field survey completed in October of 2025 by Stephen A. Pope, Ohio Professional Land Surveyor #6761.

Surveyed and Prepared By:

**S. A. Pope & Associates**



Date 10/01/2025

Stephen A. Pope, P.S.

Ohio Professional Land Surveyor #6761

