

Cranberry TWP.
Crawford County, OH

Bonnigson
& Associates

Real Estate Sales ■ Auction Services

3 Tracts w/
151 +/- Acres

Kanney Trust Farms Real Estate Auction



Kanney Trust Farms Real Estate Auction

AUCTION LOCATION:

Cranberry Hills Golf Course
5965 OH-103 New Washington, OH
LIVE & WEBCAST Oct. 29th @ 6:07pm



PROPERTY LOCATION: TRACT 1 is on Boundary Rd, north of New Washington, TRACT 2 is on Albaugh Rd, between Boundary Rd and Donnenwirth Rd and TRACT 3 is on Albaugh Rd., both sides of Donnenwirth Rd. and southeast of the intersection of Albaugh Rd & Swabb Rd. **Watch For Signs!**



SCAN ME



Bonnigson



BonnigsonA



BonnigsonAssociates



Bonnigson & Associates

Property Preview:

Tues. October 15th

5-6p



Bonnigson.com
info@bonnigson.com

Bonnigson
& Associates



Kanney Trust Farms Real Estate Auction



TRACT #1: 36.5+/- Acres farmland with frontage on Boundary Rd. and McCarthy Rd. FSA 33.87+/- acres cropland. This tract has 80% of the acres have patterned, systematic tiling. Buckeye Central SD. 2023 Taxes are \$451.62 and Special Assessments of \$95.53 annually. Crawford Co. parcel #13-0002292.000. A non-refundable down payment of \$15,000 is required at the close of the auction.

TRACT #2: 64.8+/- Acres farmland with frontage on Albaugh Rd. and McCarthy Rd. FSA 64.3+/- acres cropland. The west side of the lane is 45%+ systematically tiled, and the east side of the land has random tiling. Buckeye Central SD. 2023 Taxes are presently \$710.52 and Special Assessments of \$94.08 annually, new amount to be determined. Part of Crawford Co. parcel #13-0002290.000 (Woods excluded). A non-refundable down payment of \$25,000 is required at the close of the auction.

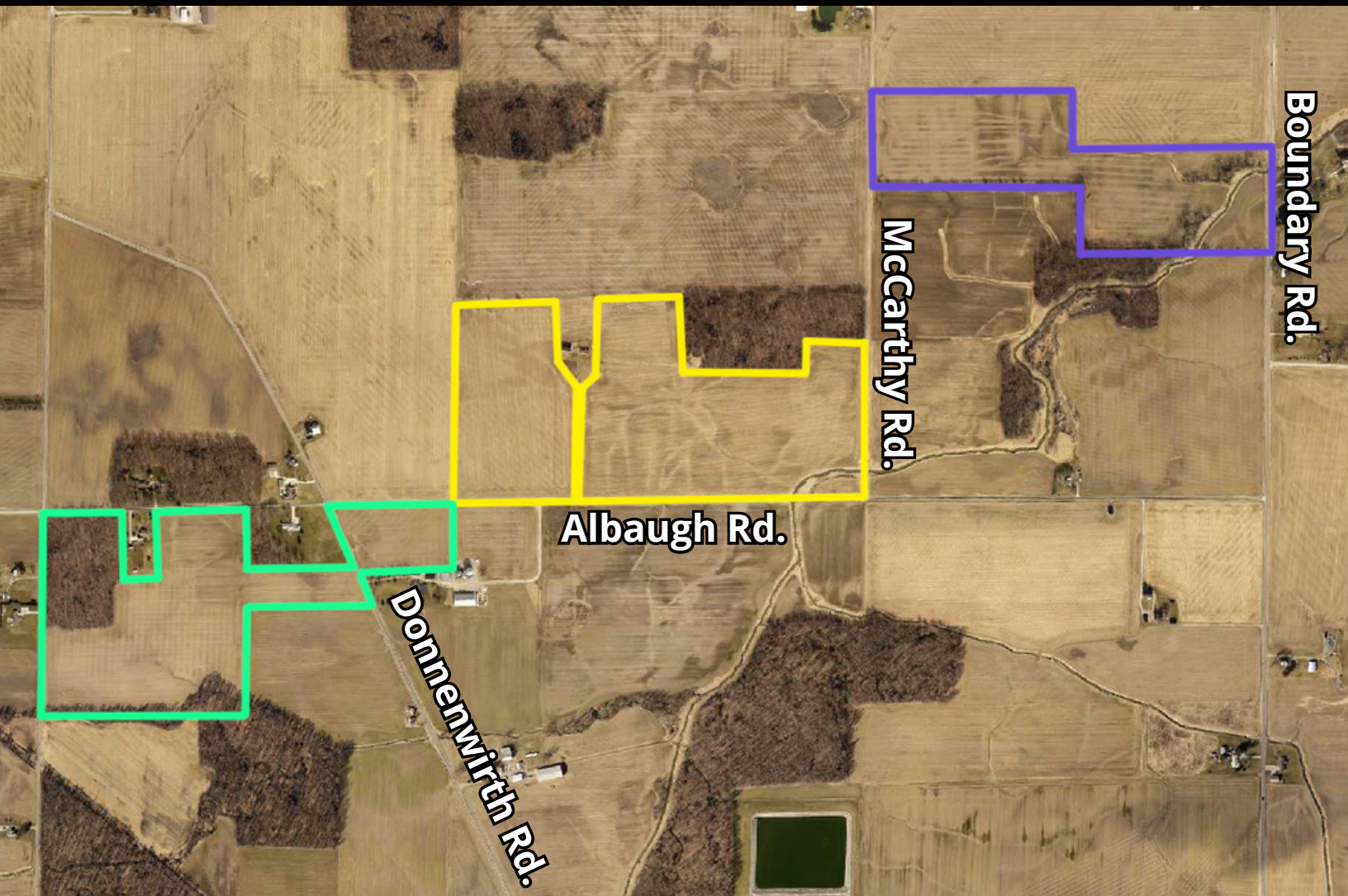
TRACT #3: 50.12+/- Acres farmland with frontage on Albaugh Rd., Donnenwirth Rd. and Swabb Rd. FSA 38.92+/- acres cropland and 9+/- acres of woods. This tract is 85% + systematically tiled. Buckeye Central SD. 2023 Taxes are \$525.88 and Special Assessments of \$8.44 annually. Crawford Co. parcel #13-0002291.000. A non-refundable down payment of \$20,000 is required at the close of the auction.

We Will Be Using The Multi-Par Method, Where The Parcels Will Be Offered Individually & As A Whole. However Bidders Choose To Bid On The Property, At Any Time!

REAL ESTATE TERMS: A 5% Buyer's Premium will be added to the high bid price to determine the final contract price. Non-refundable down payments are required at the close of auction of \$15,000 for Tract #1, \$25,000 for Tract #2, \$20,000 for Tract #3. The payment is to be made by cash or check, with a balance paid in full at closing within 45 days or sooner of the Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction and can pay cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors. Bonnigson & Associates, Inc. is an agent for the Seller.

**Owner: Rosemary G. Kanney Keystone Inheritance Trust Patti J. Steffenhagen & Janice E. Blue Co-Trustees
Auctioneers: Ken Bonnigson, CAI, Ken Bonnigson, Jr., Dean A. Smith**

Kanney Trust Farms Real Estate Auction



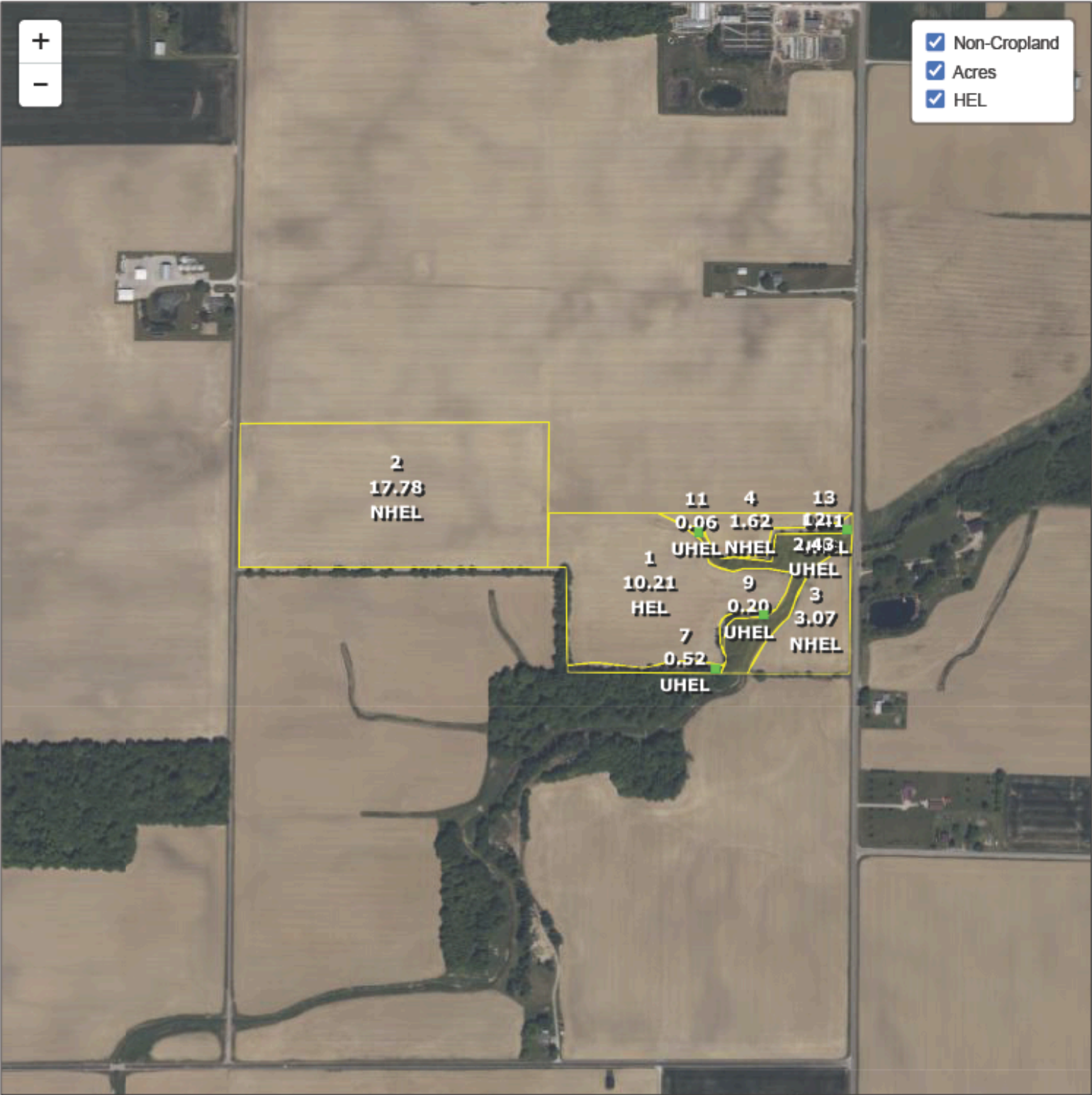
1 Tract 1: 36.5 +/- Acres

2 Tract 2: 64.8 +/- Acres

3 Tract 3: 50.1 +/- Acres

Kanney Trust Farms Real Estate Auction

USDA
Crawford County, Ohio



2024 Crop Year

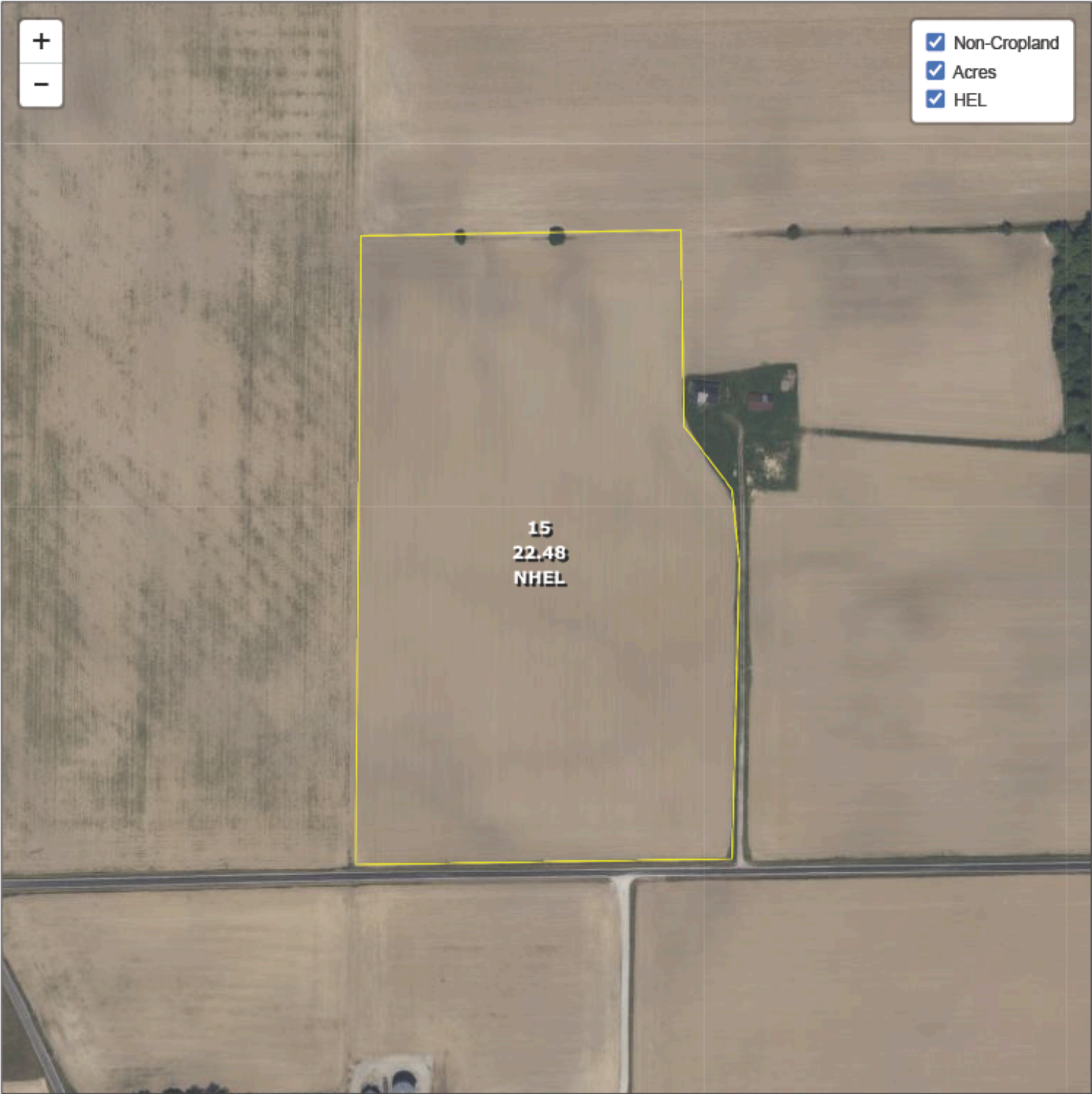
Farm **443**
Tract **669**

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.

Tract 2 of 5

Kanney Trust Farms Real Estate Auction

USDA
Crawford County, Ohio



Common Land Unit
Cropland Non-cropland CRP

2024 Crop Year

Farm 443
Tract 16527

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



Tract 3 of 5

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.

Kanney Trust Farms Real Estate Auction

USDA
Crawford County, Ohio



Common Land Unit
Cropland Non-cropland CRP

2024 Crop Year

Farm **443**
Tract **16529**

- 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.

Kanney Trust Farms Real Estate Auction

USDA
Crawford County, Ohio



Common Land Unit
Cropland Non-cropland CRP

2024 Crop Year

Farm 443
Tract 668

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Kanney Trust Farms Real Estate Auction

OHIO
CRAWFORD

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 443

Prepared : 9/9/24 2:59 PM CST

Crop Year : 2024

Operator Name
CRP Contract Number(s) : None
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 Tracts
163.03	136.85	136.85	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	136.85		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	67.04	0.00	154	
Soybeans	67.04	0.00	46	
TOTAL	134.08	0.00		

NOTES

Tract Number : 668

Description : 11 Cranberry - Donnenworth / Albaugh Rd - Crawford
FSA Physical Location : OHIO/CRAWFORD
ANSI Physical Location : OHIO/CRAWFORD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ROSEMARY KANNEY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.78	38.68	38.68	0.00	0.00	0.00	0.00	0.0

Kanney Trust Farms Real Estate Auction

OHIO
CRAWFORD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 443
Prepared : 9/9/24 2:59 PM CST
Crop Year : 2024

Tract 668 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.68	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	19.11	0.00	154
Soybeans	19.11	0.00	46

TOTAL 38.22 0.00

NOTES

Tract Number : 669

Description : 01 Cranberry - Boundary / McCarthy Rd - Crawford
FSA Physical Location : OHIO/CRAWFORD
ANSI Physical Location : OHIO/CRAWFORD
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROSEMARY KANNEY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.30	33.87	33.87	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	33.87	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	16.17	0.00	154
Soybeans	16.17	0.00	46

TOTAL 32.34 0.00

NOTES

Kanney Trust Farms Real Estate Auction

OHIO
CRAWFORD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 443
Prepared : 9/9/24 2:59 PM CST
Crop Year : 2024

Tract Number : 16527

Description : 01 Cranberry - Albaugh Rd - Crawford

FSA Physical Location : OHIO/CRAWFORD

ANSI Physical Location : OHIO/CRAWFORD

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ROSEMARY KANNEY TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
22.48	22.48	22.48	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	22.48	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	11.10	0.00	154
Soybeans	11.10	0.00	46
TOTAL	22.20	0.00	

NOTES

Kanney Trust Farms Real Estate Auction

OHIO
CRAWFORD
Form: FSA-156EZ



FARM : 443
Prepared : 9/9/24 2:59 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number	: 16529
Description	: 01 Cranberry - Albaugh / McCarthy Rd - Crawford
FSA Physical Location	: OHIO/CRAWFORD
ANSI Physical Location	: OHIO/CRAWFORD
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: ROSEMARY KANNEY TRUST
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.47	41.82	41.82	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	41.82	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.66	0.00	154
Soybeans	20.66	0.00	46
TOTAL	41.32	0.00	

NOTES

Kanney Trust Farms Real Estate Auction

OHIO
CRAWFORD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 443
Prepared : 9/9/24 2:59 PM CST
Crop Year : 2024

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

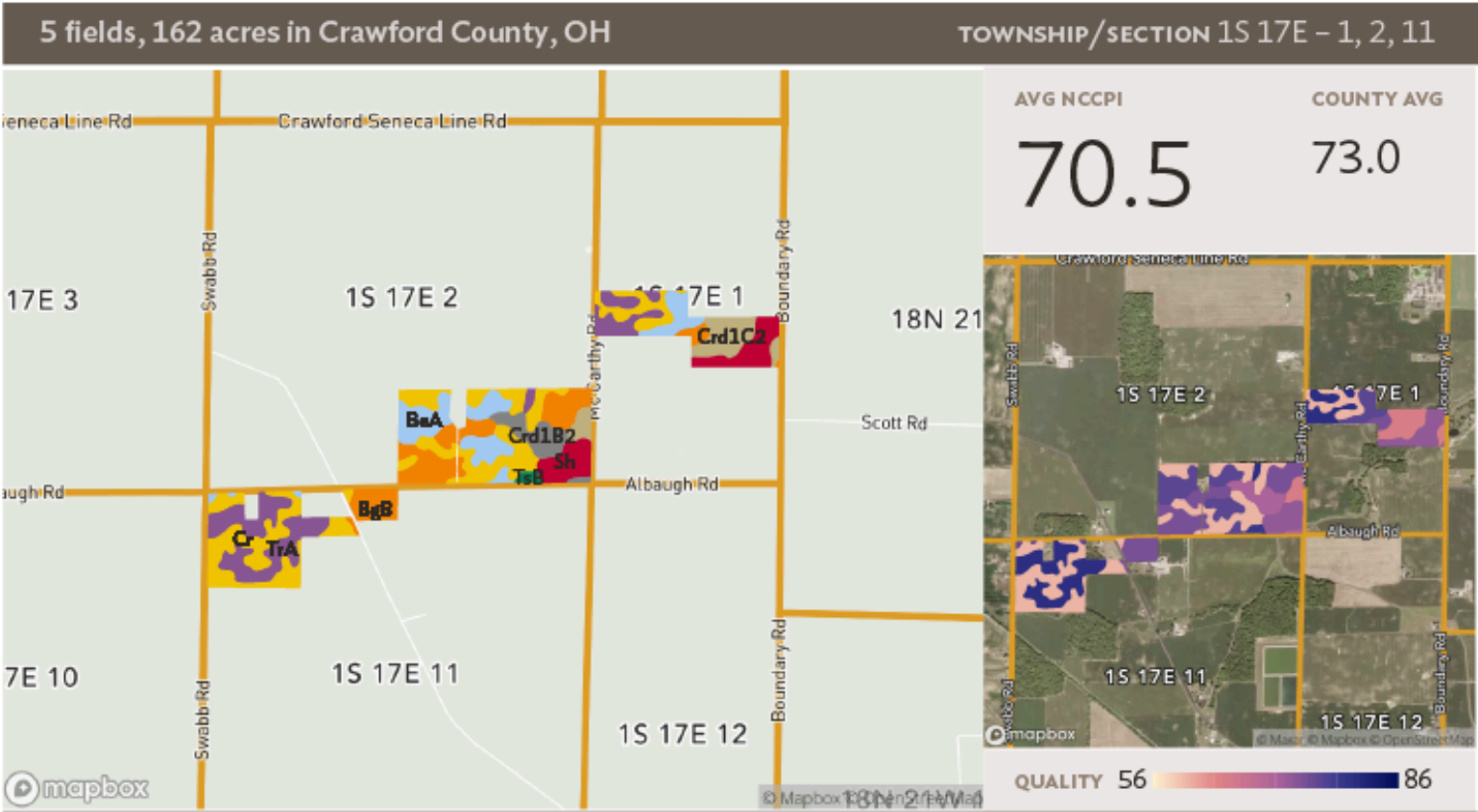
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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 (800) 632-9992. 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Kanney Trust Farms Real Estate Auction



Fields | Soil Survey September 11, 2024



Source: NRCS Soil Survey

All fields

162 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Cr	Condit-Bennington silt loams	48.15	29.7%	3	60.2
TrA	Tiro silt loam, 0 to 2 percent slopes	29.21	18.0%	2	80.3
BgB	Bennington silt loam, 2 to 6 percent slopes	27.80	17.1%	2	74.2
BeA	Bennington silt loam, 0 to 2 percent slopes	21.20	13.1%	2	76.5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	15.33	9.5%	2	72.8
Crd1C2	Cardington silt loam, 6 to 12 percent slopes, eroded	11.84	7.3%	3	64.7
Crd1B2	Cardington silt loam, 2 to 6 percent slopes, eroded	7.62	4.7%	2	70.8
TsB	Tuscola fine sandy loam, 2 to 6 percent slopes	1.03	0.6%	2	78.9
162.17					70.5

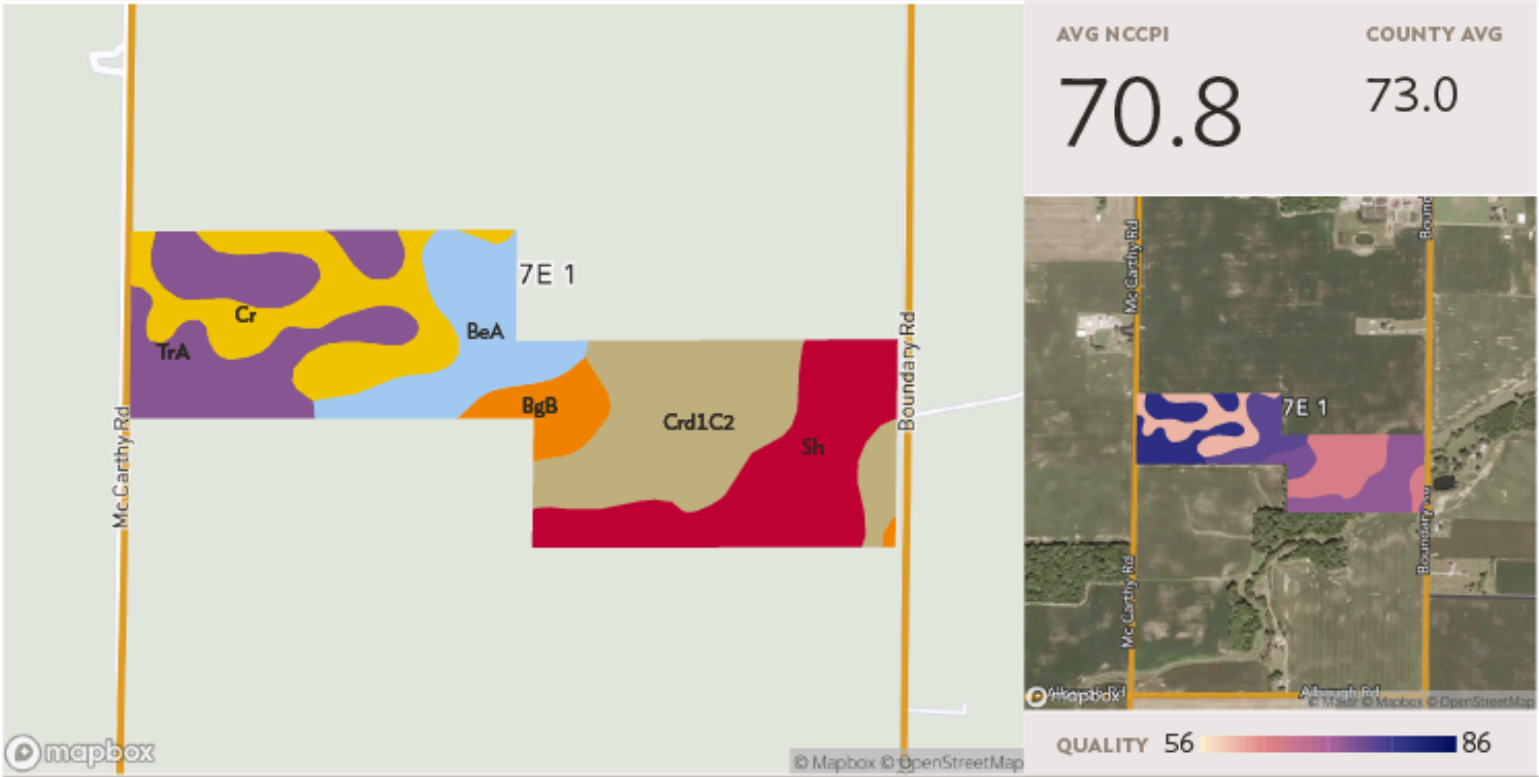
Kanney Trust Farms Real Estate Auction



Fields | Soil Survey September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Source: NRCS Soil Survey

Field 1

38 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Crd1C2	Cardington silt loam, 6 to 12 percent slopes, eroded	9.22	24.5%	3	64.7
■ Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	7.86	20.9%	2	72.8
■ TrA	Tiro silt loam, 0 to 2 percent slopes	7.44	19.8%	2	80.3
■ Cr	Condit-Bennington silt loams	6.26	16.6%	3	60.2
■ BeA	Bennington silt loam, 0 to 2 percent slopes	4.87	12.9%	2	76.5
■ BgB	Bennington silt loam, 2 to 6 percent slopes	1.97	5.2%	2	74.2
37.62					70.8

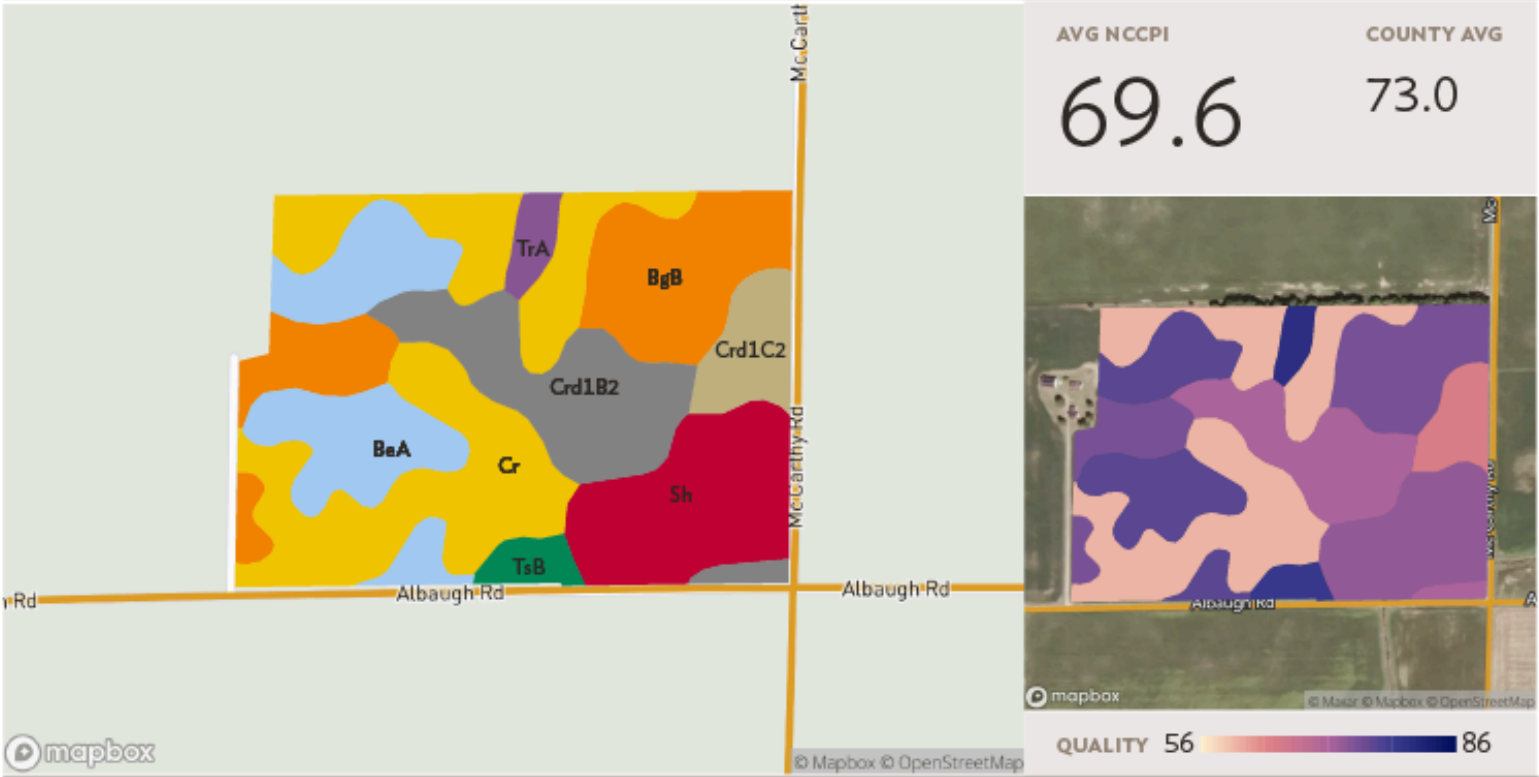
Kanney Trust Farms Real Estate Auction



Fields | Soil Survey September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Source: NRCS Soil Survey

Field 2

53 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Cr	Condit-Bennington silt loams	15.44	28.9%	3	60.2
BgB	Bennington silt loam, 2 to 6 percent slopes	9.75	18.3%	2	74.2
BeA	Bennington silt loam, 0 to 2 percent slopes	8.46	15.9%	2	76.5
Crd1B2	Cardington silt loam, 2 to 6 percent slopes, eroded	7.62	14.3%	2	70.8
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	7.47	14.0%	2	72.8
Crd1C2	Cardington silt loam, 6 to 12 percent slopes, eroded	2.61	4.9%	3	64.7
TsB	Tuscola fine sandy loam, 2 to 6 percent slopes	1.03	1.9%	2	78.9
TrA	Tiro silt loam, 0 to 2 percent slopes	0.98	1.8%	2	80.3
53.37					69.6

Kanney Trust Farms Real Estate Auction



Fields | Soil Survey September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 3

Source: NRCS Soil Survey

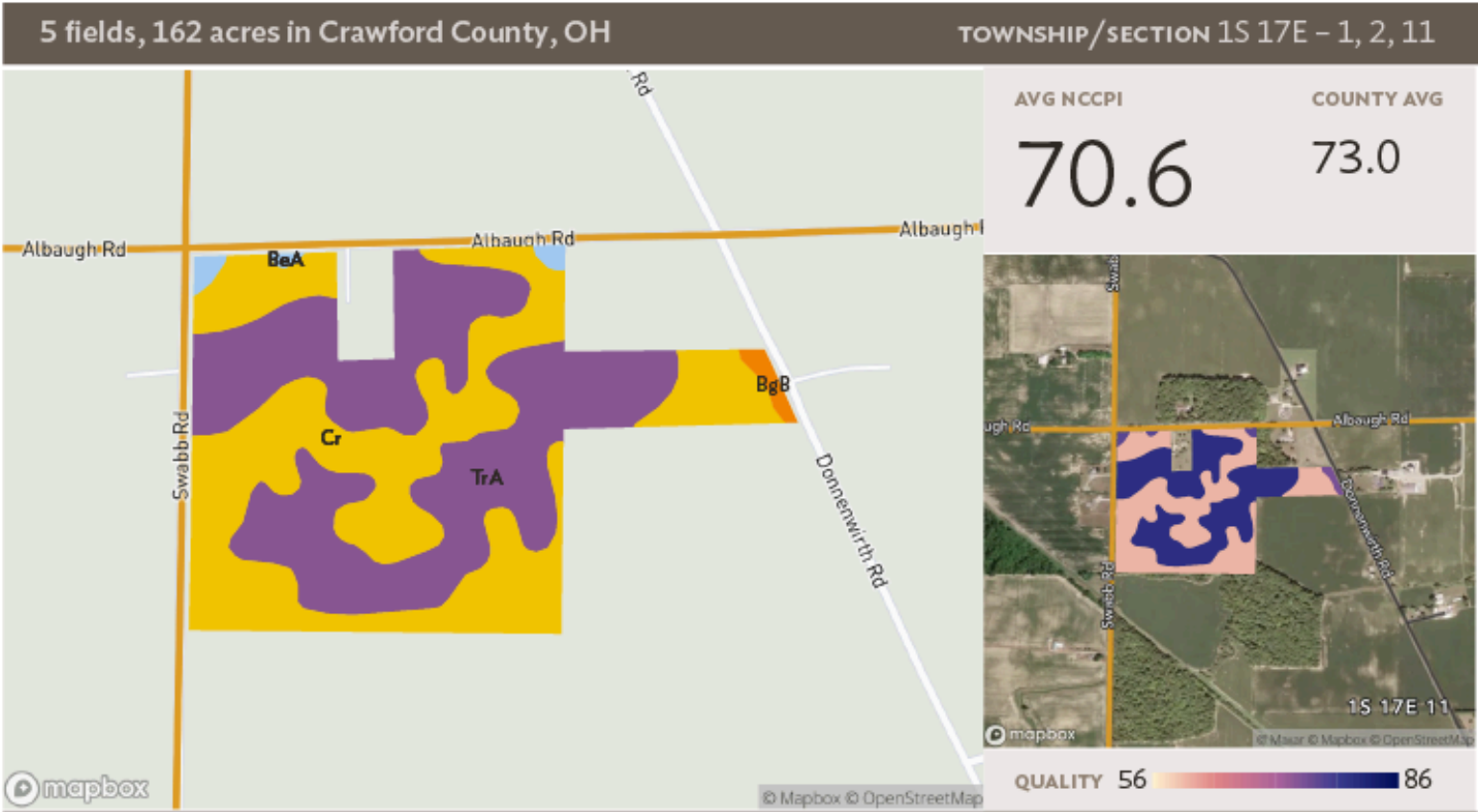
23 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BgB	Bennington silt loam, 2 to 6 percent slopes	9.47	41.3%	2	74.2
BeA	Bennington silt loam, 0 to 2 percent slopes	7.37	32.1%	2	76.5
Cr	Condit-Bennington silt loams	6.10	26.6%	3	60.2
		22.94			71.2

Kanney Trust Farms Real Estate Auction



Fields | Soil Survey September 11, 2024



Source: NRCS Soil Survey

Field 5

42 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
TrA	Tiro silt loam, 0 to 2 percent slopes	20.78	49.9%	2	80.3
Cr	Condit-Bennington silt loams	19.99	48.0%	3	60.2
BeA	Bennington silt loam, 0 to 2 percent slopes	0.50	1.2%	2	76.5
BgB	Bennington silt loam, 2 to 6 percent slopes	0.38	0.9%	2	74.2
					70.6

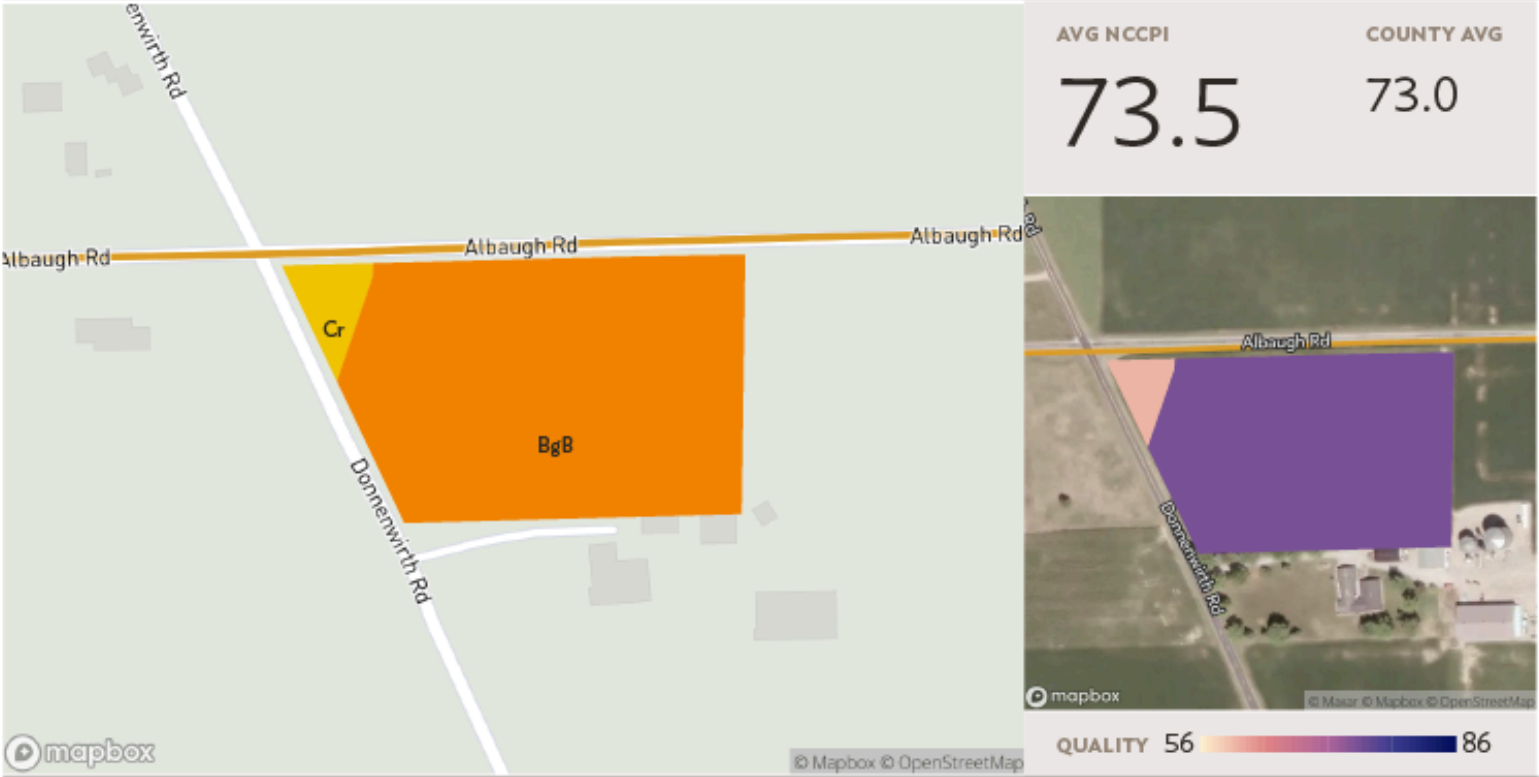
Kanney Trust Farms Real Estate Auction



Fields | Soil Survey September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 4

Source: NRCS Soil Survey

7 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BgB	Bennington silt loam, 2 to 6 percent slopes	6.23	94.7%	2	74.2
Cr	Condit-Bennington silt loams	0.35	5.3%	3	60.2
		6.58			73.5

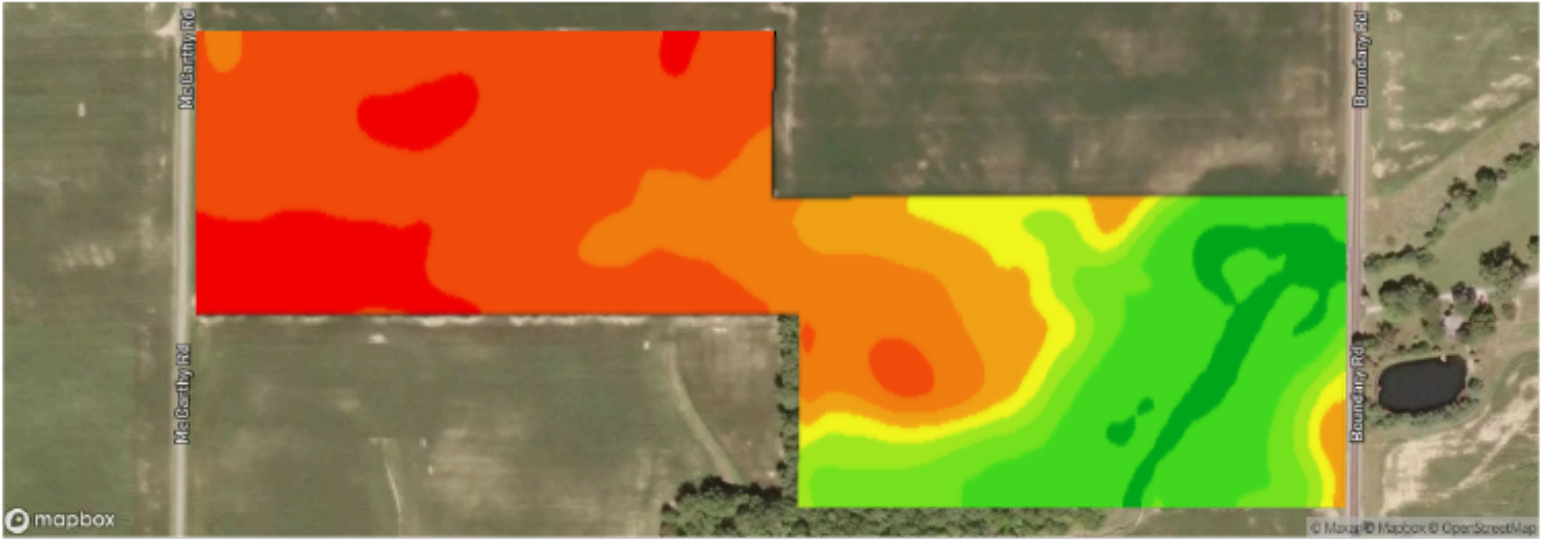
Kanney Trust Farms Real Estate Auction



Fields | Elevation September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11








Field 1

38 ac.

Avg. Elevation

953.49 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	959.91 ft - 962.42 ft	3.48	9.26%
	957.41 ft - 959.91 ft	13.14	34.93%
	954.91 ft - 957.41 ft	4.68	12.44%
	952.41 ft - 954.91 ft	2.77	7.36%
	949.90 ft - 952.41 ft	1.97	5.23%
	947.40 ft - 949.90 ft	1.72	4.56%
	944.90 ft - 947.40 ft	2.32	6.16%
	942.39 ft - 944.90 ft	5.82	15.46%
	939.89 ft - 942.39 ft	1.73	4.61%

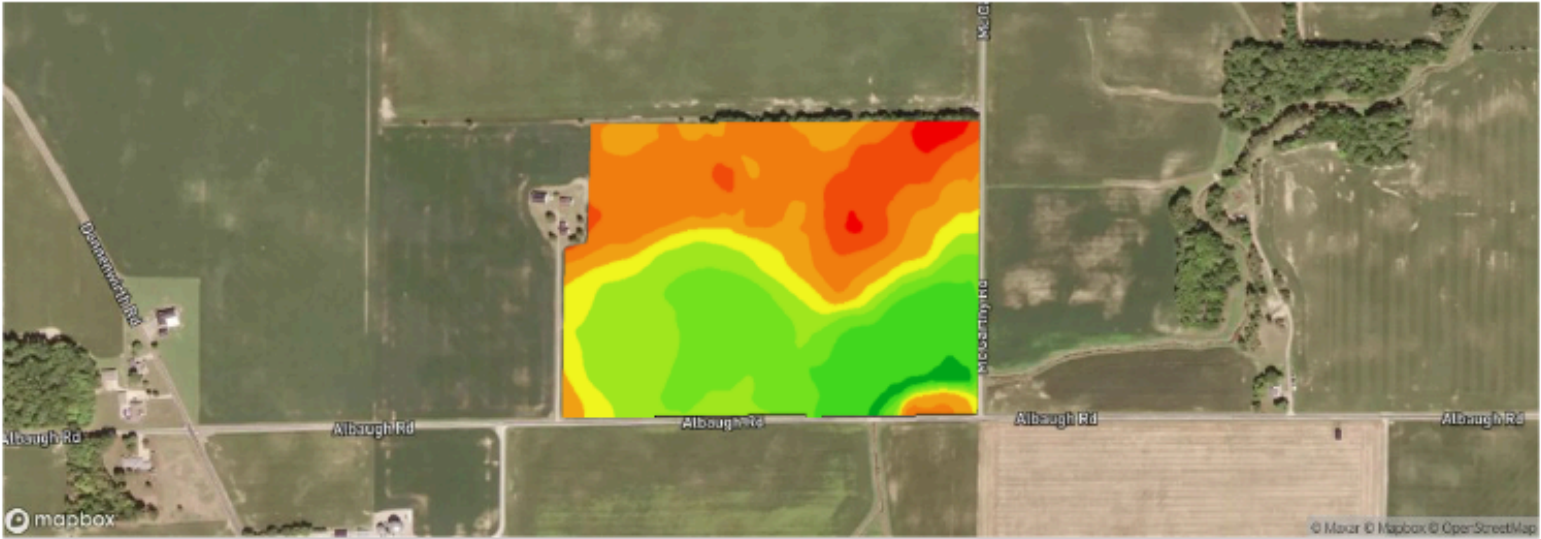
Kanney Trust Farms Real Estate Auction



Fields | Elevation September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11












Field 2

53 ac.

Avg. Elevation

957.10 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	966.65 ft - 969.41 ft	0.73	1.36%
	963.89 ft - 966.65 ft	4.25	7.97%
	961.13 ft - 963.89 ft	12.78	23.94%
	958.38 ft - 961.13 ft	6.89	12.92%
	955.62 ft - 958.38 ft	4.71	8.83%
	952.86 ft - 955.62 ft	8.71	16.33%
	950.10 ft - 952.86 ft	8.70	16.31%
	947.34 ft - 950.10 ft	5.96	11.17%
	944.59 ft - 947.34 ft	0.63	1.18%

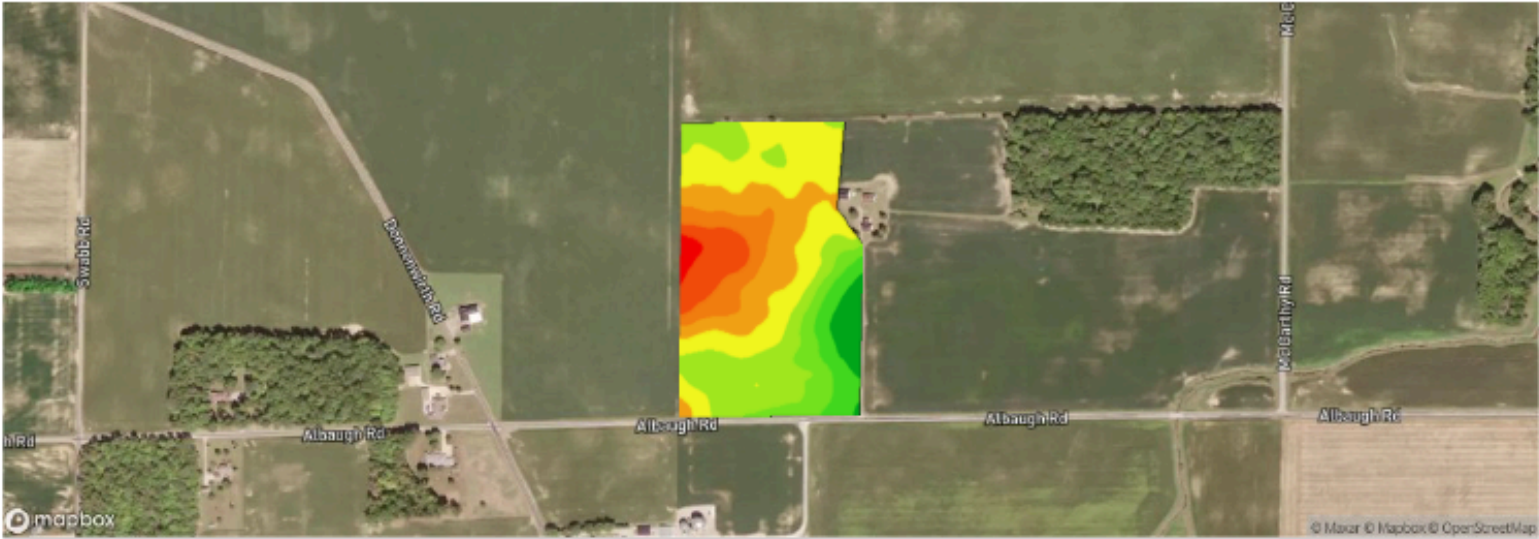
Kanney Trust Farms Real Estate Auction



Fields | Elevation September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11





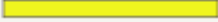






Field 3

23 ac.

Avg. Elevation

964.60 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	969.26 ft - 970.55 ft	0.33	1.44%
	967.97 ft - 969.26 ft	1.59	6.93%
	966.68 ft - 967.97 ft	1.85	8.06%
	965.39 ft - 966.68 ft	3.80	16.55%
	964.09 ft - 965.39 ft	6.53	28.48%
	962.80 ft - 964.09 ft	4.89	21.33%
	961.51 ft - 962.80 ft	1.61	7.02%
	960.22 ft - 961.51 ft	1.39	6.06%
	958.93 ft - 960.22 ft	0.95	4.15%

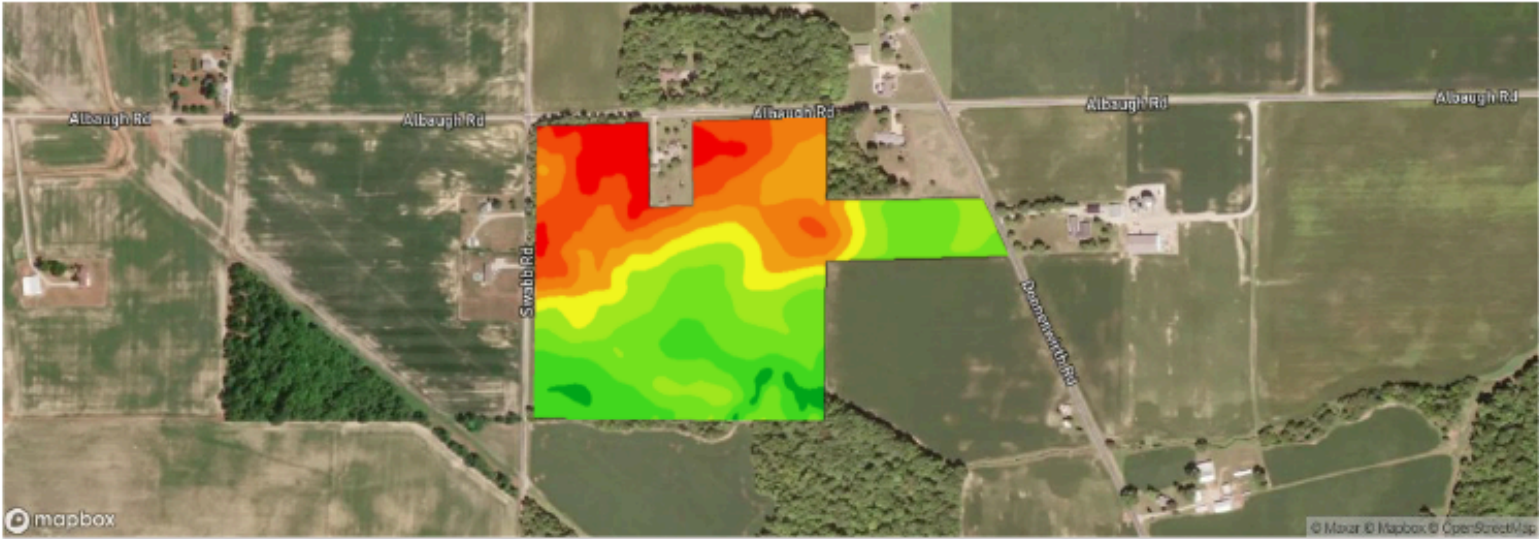
Kanney Trust Farms Real Estate Auction



Fields | Elevation September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11












Field 5

42 ac.

Avg. Elevation

964.47 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	970.11 ft - 971.68 ft	3.04	7.3%
	968.54 ft - 970.11 ft	4.49	10.77%
	966.96 ft - 968.54 ft	5.22	12.54%
	965.39 ft - 966.96 ft	4.28	10.28%
	963.82 ft - 965.39 ft	3.07	7.36%
	962.24 ft - 963.82 ft	5.67	13.62%
	960.67 ft - 962.24 ft	10.01	24.03%
	959.10 ft - 960.67 ft	5.13	12.32%
	957.52 ft - 959.10 ft	0.74	1.78%

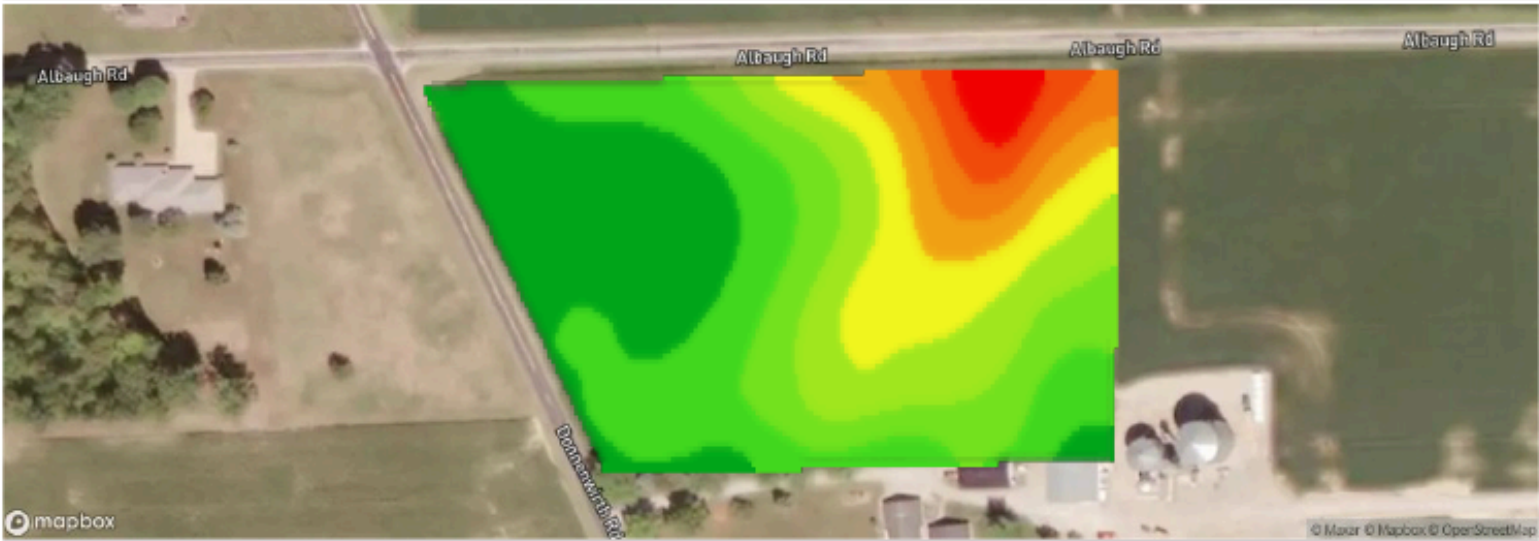
Kanney Trust Farms Real Estate Auction



Fields | Elevation September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11












Field 4

7 ac.

Avg. Elevation

965.83 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	971.90 ft - 973.05 ft	0.13	2.05%
	970.75 ft - 971.90 ft	0.20	2.98%
	969.60 ft - 970.75 ft	0.27	4.15%
	968.44 ft - 969.60 ft	0.34	5.19%
	967.29 ft - 968.44 ft	0.72	10.98%
	966.14 ft - 967.29 ft	0.90	13.6%
	964.99 ft - 966.14 ft	0.92	13.93%
	963.84 ft - 964.99 ft	1.47	22.39%
	962.68 ft - 963.84 ft	1.63	24.74%

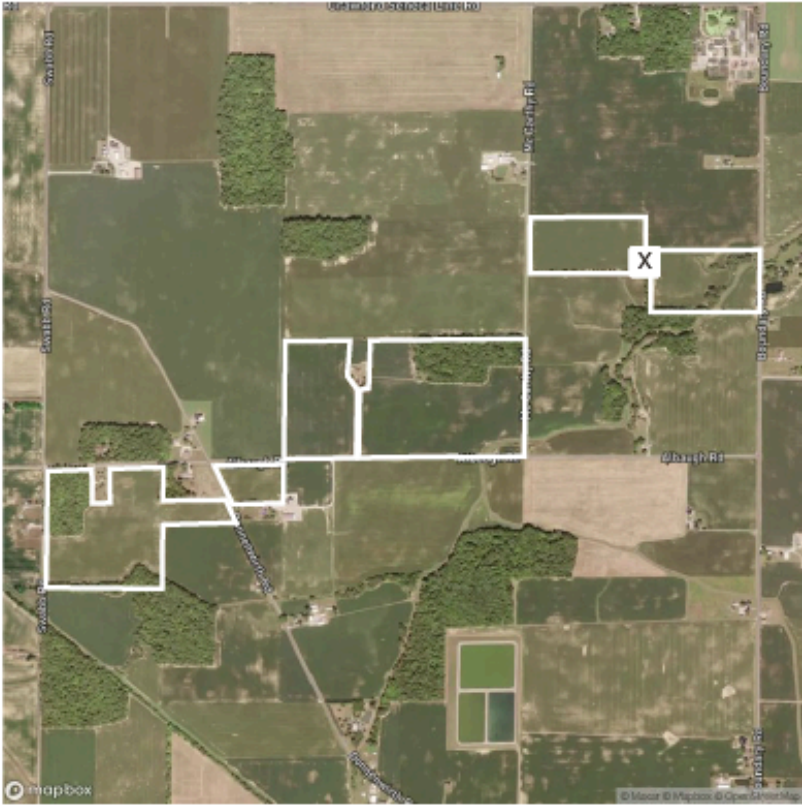
Kanney Trust Farms Real Estate Auction



Fields | Flood Hazard September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

162 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	162.17	100.0%
			162.17	

Kanney Trust Farms Real Estate Auction



Fields | Flood Hazard September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Legend

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - High flood risk
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - Moderate flood risk
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Areas with Reduced Flood Risk due to Levee Zone X
 - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 1

38 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	37.62	100.0%
			37.62	

Kanney Trust Farms Real Estate Auction



Fields | Flood Hazard September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 2

53 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	53.37	100.0%
			53.37	

Kanney Trust Farms Real Estate Auction



Fields | Flood Hazard September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 3

23 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	22.94	100.0%
			22.94	

Kanney Trust Farms Real Estate Auction



Fields | Flood Hazard September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 5

42 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	41.66	100.0%
			41.66	

Kanney Trust Farms Real Estate Auction



Fields | Flood Hazard September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 4

7 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	6.58	100.0%
			6.58	

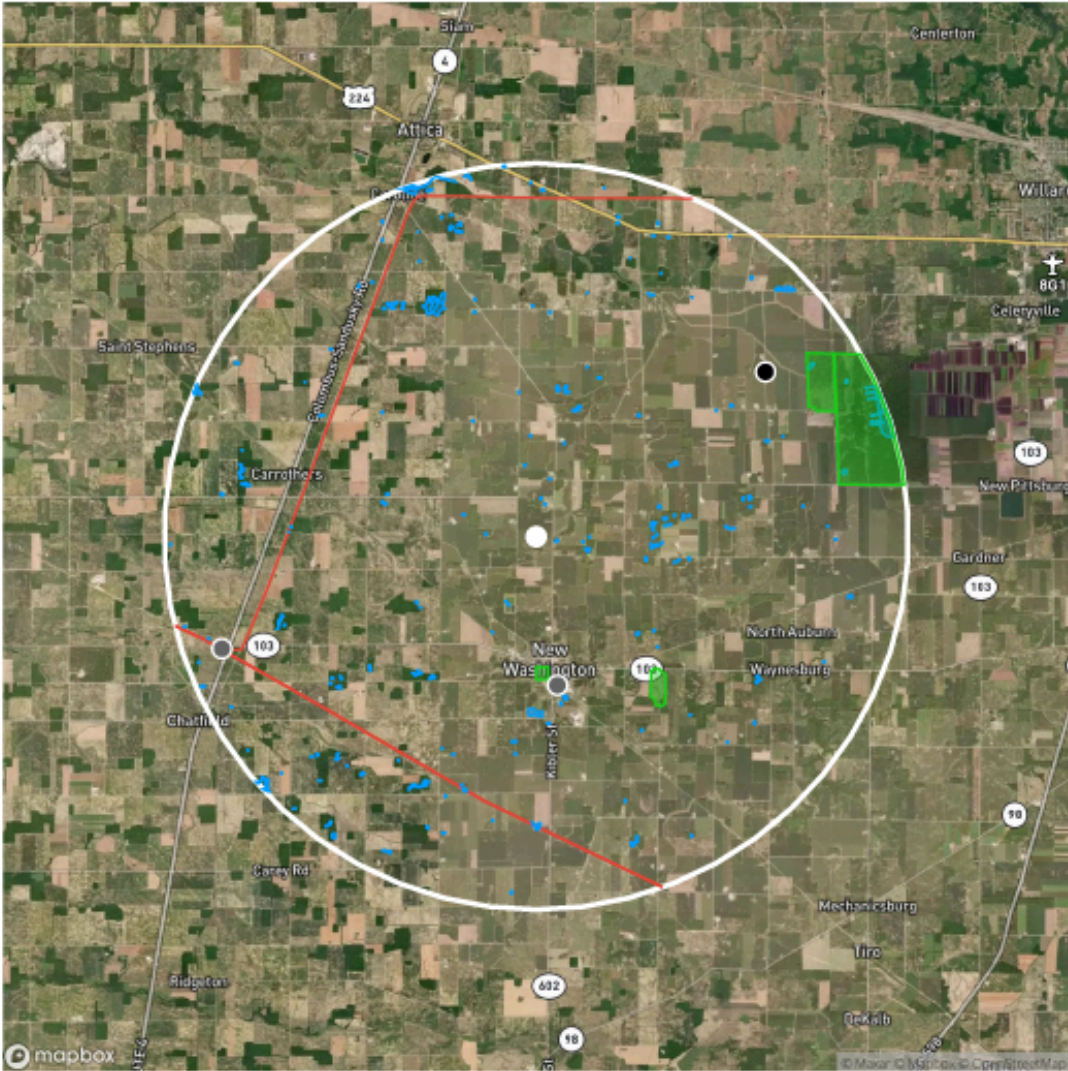
Kanney Trust Farms Real Estate Auction



Fields | Energy and Renewables September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 1 - 37.62 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	2.01
Oil/Gas Well	1	3.79
Transmission Line	7	3.14
Water Bodies	197	0.26
Parks/Protected Areas	3	1.75

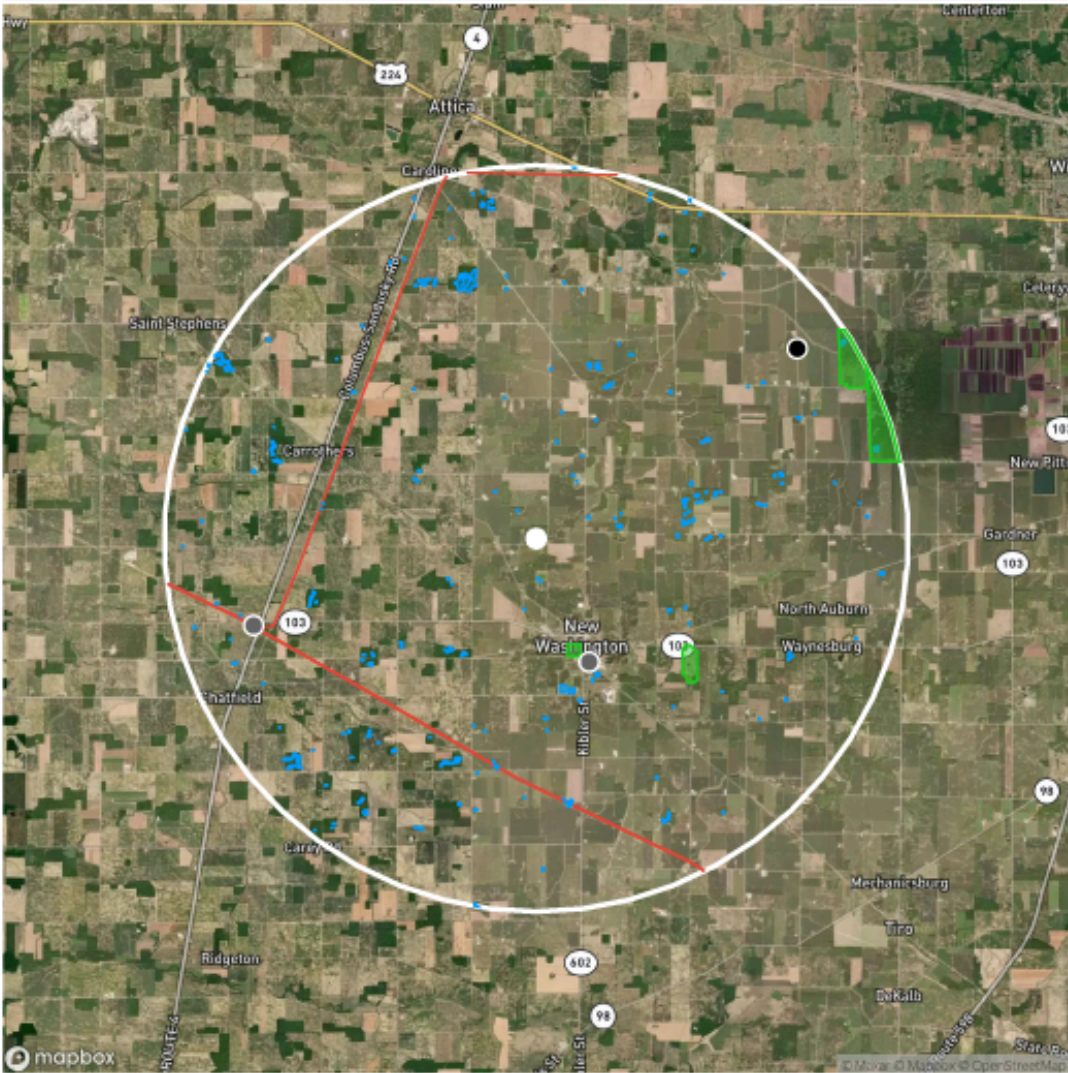
Kanney Trust Farms Real Estate Auction



Fields | Energy and Renewables September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 2 - 53.37 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	1.8
Oil/Gas Well	1	4.34
Transmission Line	6	2.86
Water Bodies	184	0.43
Parks/Protected Areas	3	1.47

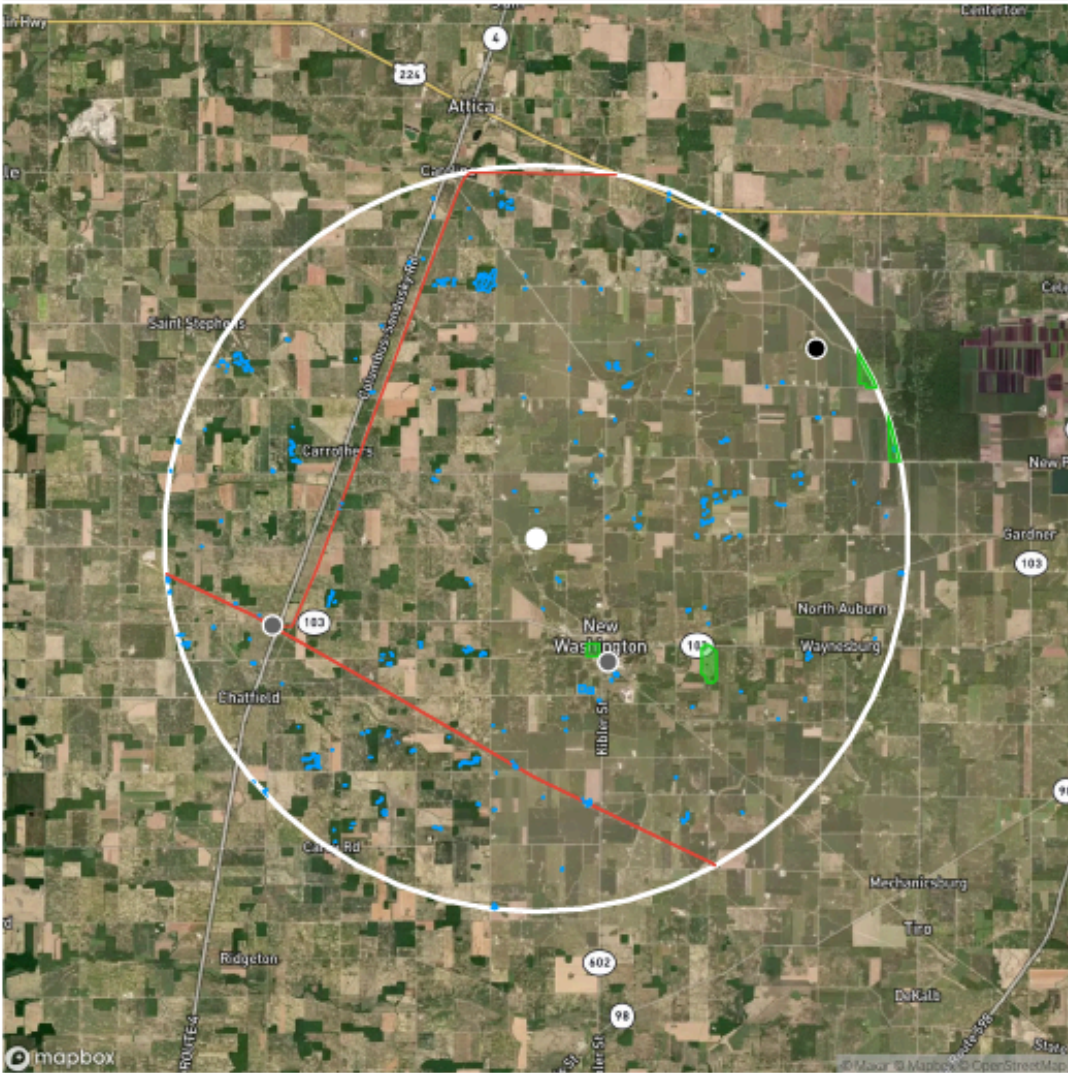
Kanney Trust Farms Real Estate Auction



Fields | Energy and Renewables September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 3 - 22.94 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	1.91
Oil/Gas Well	1	4.54
Transmission Line	6	2.62
Water Bodies	194	0.36
Parks/Protected Areas	3	1.56

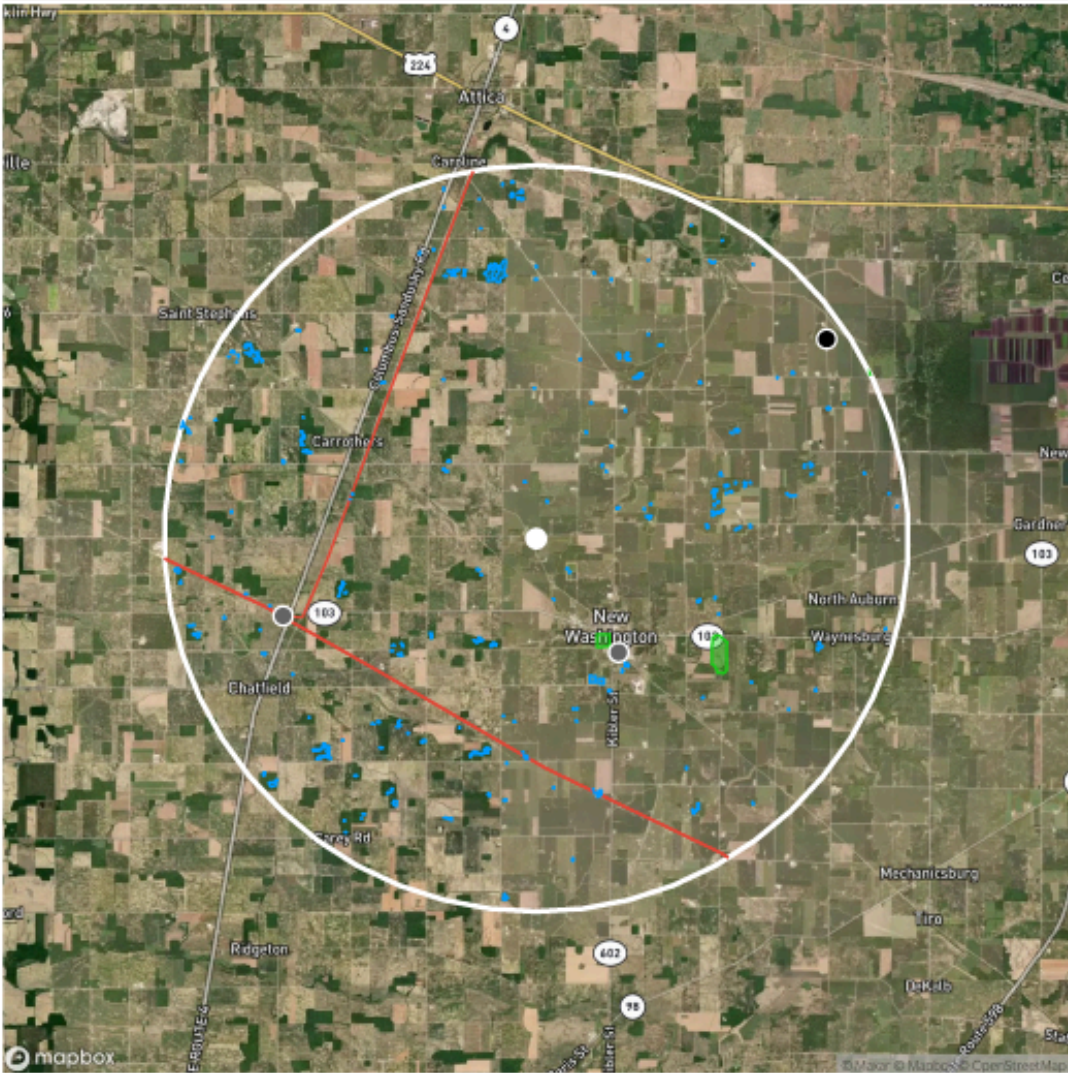
Kanney Trust Farms Real Estate Auction



Fields | Energy and Renewables September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 4 - 6.58 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	1.89
Oil/Gas Well	1	4.73
Transmission Line	6	2.54
Water Bodies	190	0.51
Parks/Protected Areas	3	1.52

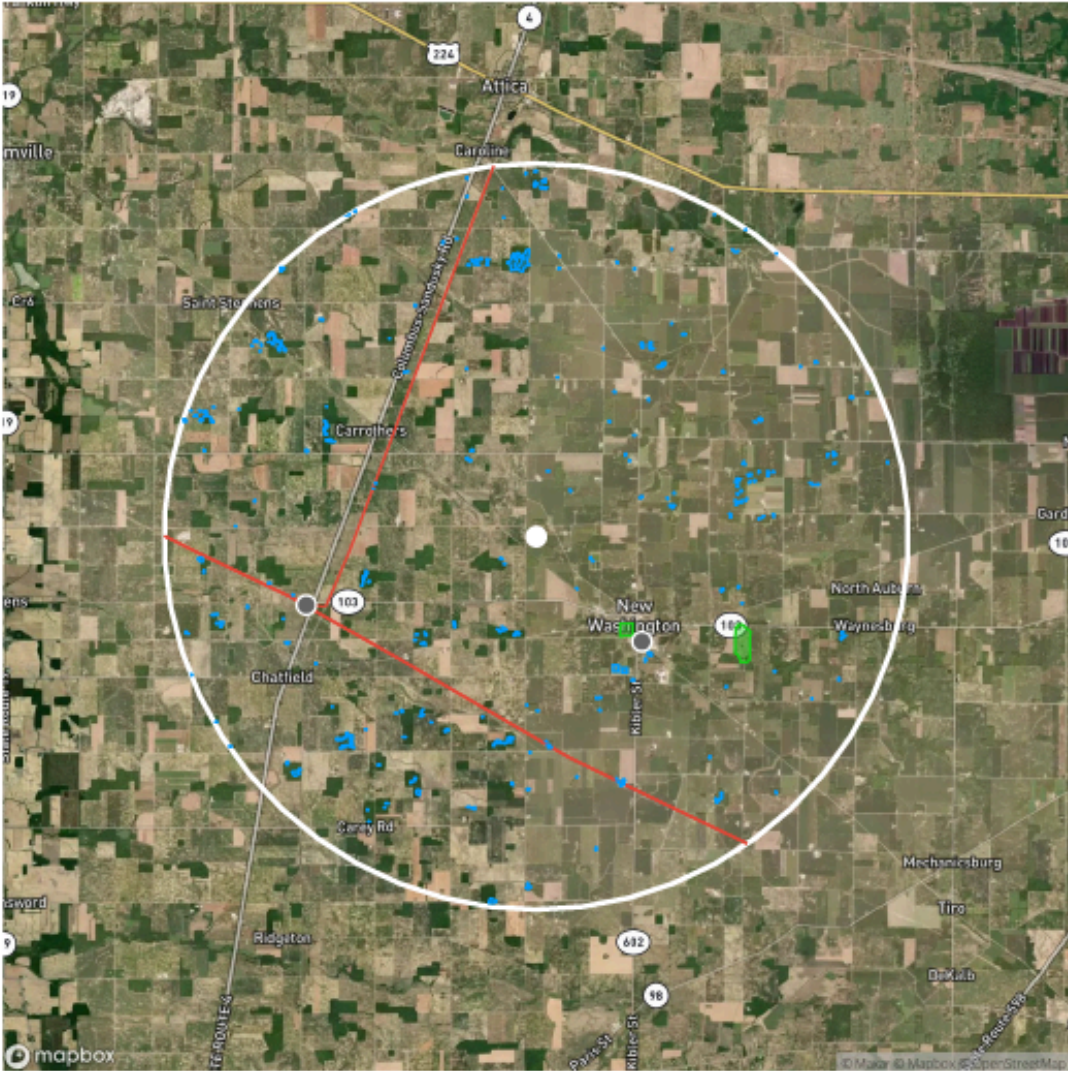
Kanney Trust Farms Real Estate Auction



Fields | Energy and Renewables September 11, 2024

5 fields, 162 acres in Crawford County, OH

TOWNSHIP/SECTION 1S 17E - 1, 2, 11



Field 5 - 41.66 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	2.0
Transmission Line	6	2.28
Water Bodies	201	0.54
Parks/Protected Areas	2	1.62