

TRACT 1

Soil Map—Seneca County, Ohio

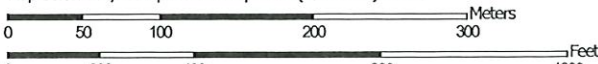


Soil Map may not be valid at this scale.

82° 52' 0" W



Map Scale: 1:4,740 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84

82° 51' 28" W



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	30.7	38.3%
MnA	Milton silt loam, 0 to 2 percent slopes	8.1	10.0%
Pa	Pandora silt loam, 0 to 2 percent slopes	17.1	21.3%
RbA	Randolph silt loam, 0 to 2 percent slopes	2.1	2.7%
RoA	Rimer loamy sand, 0 to 2 percent slopes	2.5	3.2%
SdA	Seward loamy fine sand, 0 to 2 percent slopes	19.7	24.6%
Totals for Area of Interest		80.3	100.0%

N46000761830000

11/2/2024



Julie A. Adkins
County Auditor
Seneca County, Ohio
senecacountyauditor.org

MOST RECENT PHOTO



LEGAL

OWNER	IROQUOIS VALLEY FARMS LLC		
ADDRESS	0 E TR 178		
DESCRIPTION	E1/2 NE1/4		
SCHOOL DIST	Bellevue CSD	TAX DIST	N46
ACREAGE	81.0300		

VALUATION

	APPRAISED	ASSESSED
LAND	\$469,630.00	\$164,370.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$172,010.00	\$60,200.00
TOTAL	\$469,630.00	\$60,200.00

TAXES

TAXABLE VALUE	\$60,200.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$1,310.22 / \$1,310.22
YEAR (TOTAL / BALANCE)	\$2,620.44 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,532.00	ADDNTL PCLS
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDREN'S HOME	0	\$0.00	ADDNTL PCLS

LAND

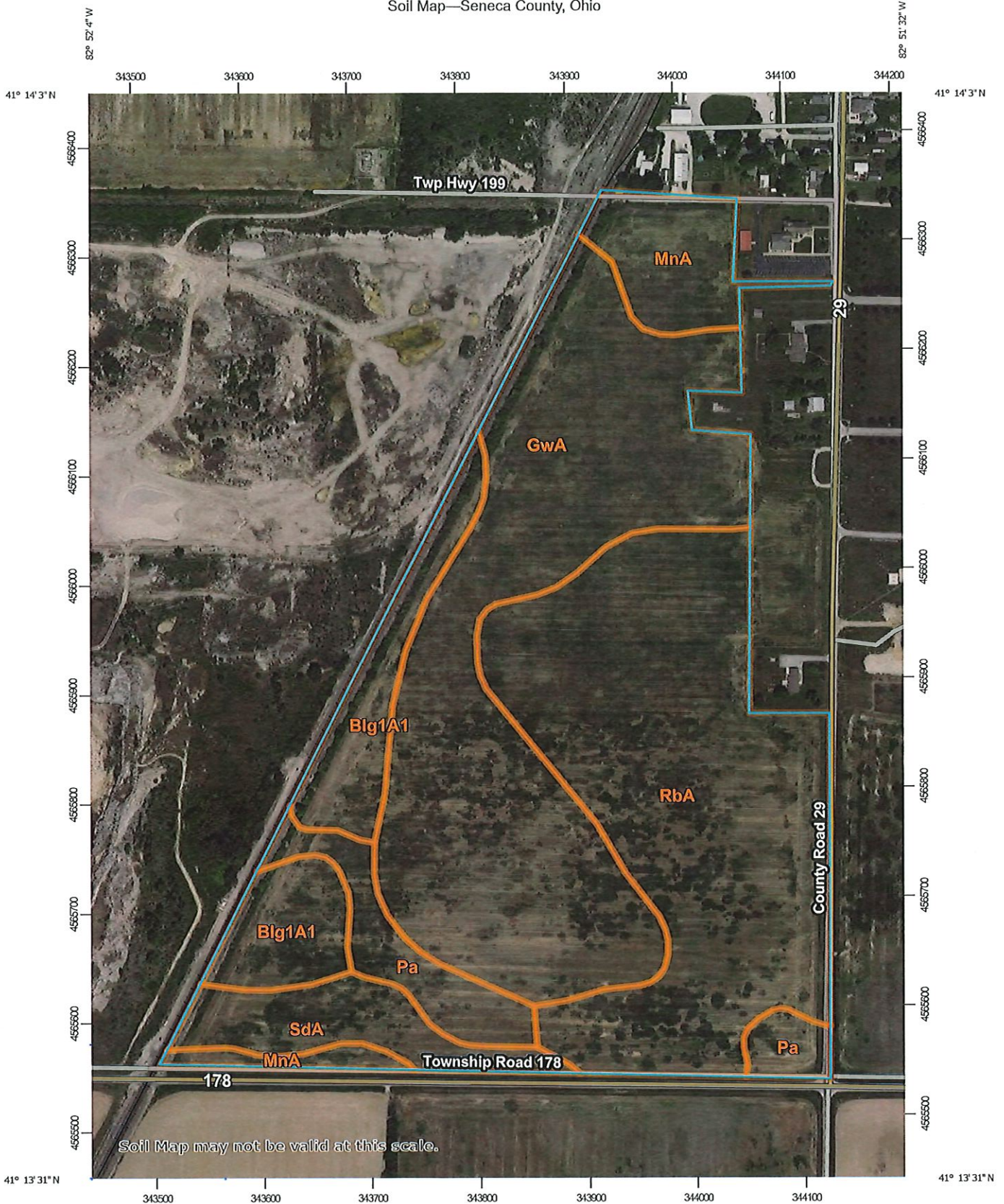
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	77.945	3,395,284	\$467,670.00
House Lot					
ACREAGE	0	0	2.722	118,570	\$0.00
Unknown					
ACREAGE	0	0	0.363	15,812	\$1,960.00
Secondary Site					

IMPROVEMENTS

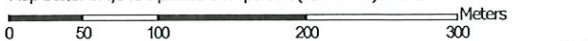
AGRICULTURAL

TRACT 2

Soil Map—Seneca County, Ohio



Map Scale: 1:4,840 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

11/1/2024 Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	7.1	9.6%
GwA	Glynwood silt loam, 0 to 2 percent slopes	27.5	37.3%
MnA	Milton silt loam, 0 to 2 percent slopes	4.7	6.3%
Pa	Pandora silt loam, 0 to 2 percent slopes	4.5	6.1%
RbA	Randolph silt loam, 0 to 2 percent slopes	25.8	35.0%
SdA	Seward loamy fine sand, 0 to 2 percent slopes	4.2	5.7%
Totals for Area of Interest		73.7	100.0%

N46005766260000

11/1/2024



Julie A. Adkins
 County Auditor
 Seneca County, Ohio
 senecacountyauditor.org

MOST RECENT PHOTO



LEGAL

OWNER IROQUOIS VALLEY FARMS LLC
ADDRESS 0 W MAIN ST
DESCRIPTION NE PT NE1/4 SE1/4
SCHOOL DIST Bellevue CSD **TAX DIST** N46
ACREAGE 26.9900

VALUATION

	APPRAISED	ASSESSED
LAND	\$159,960.00	\$55,990.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$57,990.00	\$20,300.00
TOTAL	\$159,960.00	\$20,300.00

TAXES

TAXABLE VALUE \$20,300.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$441.81 / \$441.81
YEAR (TOTAL / BALANCE) \$883.62 / \$0.00

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,533.00	INVALID/MULTI PARCEL SALE
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDRENS HOME OF	0	\$0.00	ADDNTL PCLS
8/1/1985			0	\$25,000.00	NOT OPEN MKT

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	26.534	1,155,821	\$159,200.00
House Lot					
ACREAGE	0	0	0.329	14,331	\$0.00
Unknown					
ACREAGE	0	0	0.127	5,532	\$760.00
Unknown					

IMPROVEMENTS

AGRICULTURAL

TYPE	SOIL	ACRES	CAUV VALUE (100%)
CROP	GWA	11.837	\$24,150.00
CROP	RBA	11.364	\$26,480.00
CROP	MNA	2.876	\$5,380.00
CROP	BOA	0.458	\$1,220.00
ROW	MNA	0.198	\$0.00
ROW	RBA	0.130	\$0.00
RESI	MNA	0.127	\$760.00

N46000761790000

11/1/2024



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senecacountyauditor.org

MOST RECENT PHOTO



LEGAL

OWNER IROQUOIS VALLEY FARMS LLC
ADDRESS 0 W MAIN ST
DESCRIPTION PT SE1/4
SCHOOL DIST Bellevue CSD **TAX DIST** N46
ACREAGE 44.8540

VALUATION

	APPRAISED	ASSESSED
LAND	\$257,110.00	\$89,990.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$93,710.00	\$32,800.00
TOTAL	\$257,110.00	\$32,800.00

TAXES

TAXABLE VALUE	\$32,800.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$713.87 / \$713.87
YEAR (TOTAL / BALANCE)	\$1,427.74 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,532.00	ADDNTL PCLS
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDREN'S HOME	0	\$0.00	ADDNTL PCLS

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	42.851	1,866,590	\$257,110.00
House Lot					
ACREAGE	0	0	2.003	87,251	\$0.00
Unknown					

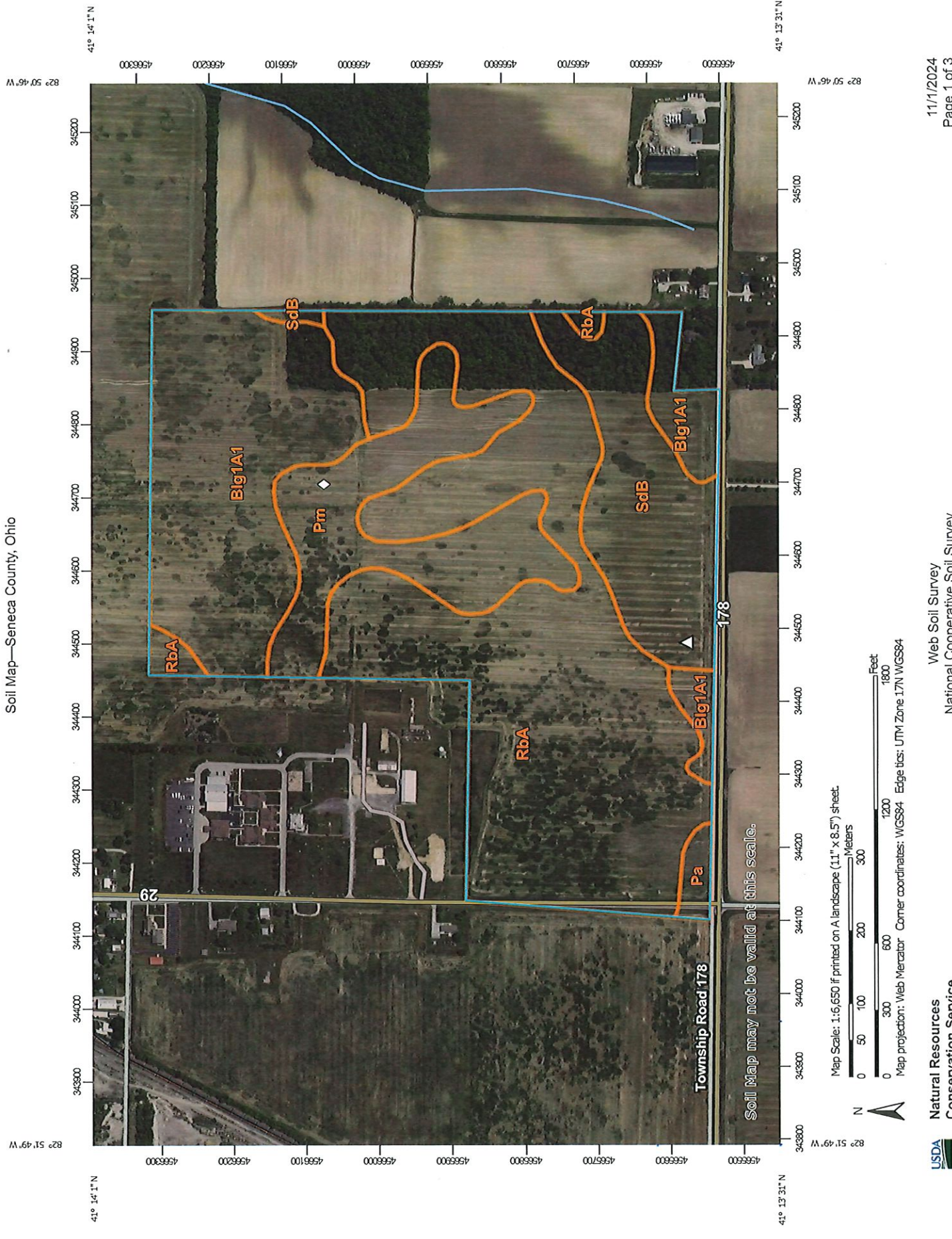
IMPROVEMENTS

AGRICULTURAL

TYPE	SOIL	ACRES	CAUV VALUE (100%)
CROP	GWA	14.393	\$29,360.00
CROP	RBA	13.282	\$30,950.00
CROP	BOA	5.520	\$14,680.00
CROP	PA	4.356	\$11,020.00
CROP	SDA	4.239	\$5,720.00
CROP	MNA	1.061	\$1,980.00
ROW	RBA	0.848	\$0.00
ROW	MNA	0.532	\$0.00
ROW	SDA	0.348	\$0.00
ROW	PA	0.275	\$0.00

TRACT 3

Soil Map—Seneca County, Ohio



Soil Map may not be valid at this scale.

Map Scale: 1:5,650 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	30.8	25.2%
Pa	Pandora silt loam, 0 to 2 percent slopes	1.2	1.0%
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	17.5	14.3%
RbA	Randolph silt loam, 0 to 2 percent slopes	56.2	46.1%
SdB	Seward loamy fine sand, 2 to 6 percent slopes	16.2	13.3%
Totals for Area of Interest		122.0	100.0%

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11/1/2024



Julie A. Adkins
County Auditor
Seneca County, Ohio
senecacountyauditor.org

MOST RECENT PHOTO



LEGAL

OWNER	IROQUOIS VALLEY FARMS LLC		
ADDRESS	0 N CR 29		
DESCRIPTION	PT SW1/4		
SCHOOL DIST	Bellevue CSD	TAX DIST	N46
ACREAGE	122.3520		

VALUATION

	APPRAISED	ASSESSED
LAND	\$622,650.00	\$217,930.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$269,830.00	\$94,440.00
TOTAL	\$622,650.00	\$94,440.00

TAXES

TAXABLE VALUE	\$94,440.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$2,055.43 / \$2,055.43
YEAR (TOTAL / BALANCE)	\$4,110.86 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,533.00	INVALID/MULTI PARCEL SALE
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDRENS HOME OF	0	\$0.00	ADDNTL PCLS

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	106.149	4,623,850	\$557,280.00
House Lot					
ACREAGE	0	0	13.835	602,653	\$65,370.00
Secondary Site					
ACREAGE	0	0	2.368	103,150	\$0.00
Unknown					

IMPROVEMENTS

AGRICULTURAL

TRACT 4

Soil Map—Seneca County, Ohio



N46000761810000

11/1/2024



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Seneca County, Ohio
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MOST RECENT PHOTO



LEGAL

OWNER IROQUOIS VALLEY FARMS LLC
ADDRESS 0 E CR 34
DESCRIPTION E PT NW1/4
SCHOOL DIST Bellevue CSD **TAX DIST** N46
ACREAGE 62.4500

VALUATION

	APPRAISED	ASSESSED
LAND	\$371,200.00	\$129,920.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$125,790.00	\$44,030.00
TOTAL	\$371,200.00	\$44,030.00

TAXES

TAXABLE VALUE	\$44,030.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$958.28 / \$958.28
YEAR (TOTAL / BALANCE)	\$1,916.56 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,532.00	ADDNTL PCLS
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDREN'S HOME	0	\$0.00	ADDNTL PCLS

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	61.867	2,694,927	\$371,200.00
House Lot					
ACREAGE	0	0	0.583	25,395	\$0.00
Unknown					

IMPROVEMENTS

AGRICULTURAL

TYPE	SOIL	ACRES	CAUV VALUE (100%)
CROP	RBA	18.867	\$43,960.00
CROP	BOA	18.558	\$49,360.00
CROP	MNA	15.732	\$29,420.00
CROP	CNB	8.711	\$3,050.00
ROW	CNB	0.507	\$0.00
ROW	RBA	0.075	\$0.00

N46005766180000

11/2/2024



Julie A. Adkins
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Seneca County, Ohio
senecacountyauditor.org

MOST RECENT PHOTO



LEGAL

OWNER IROQUOIS VALLEY FARMS LLC
ADDRESS 0 N MAIN ST
DESCRIPTION S MID PT NW1/4 LESS 5.75A
SCHOOL DIST Bellevue CSD **TAX DIST** N46
ACREAGE 38.2500

VALUATION

	APPRAISED	ASSESSED
LAND	\$199,990.00	\$70,000.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$86,520.00	\$30,280.00
TOTAL	\$199,990.00	\$30,280.00

TAXES

TAXABLE VALUE \$30,280.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$659.01 / \$659.01
YEAR (TOTAL / BALANCE) \$1,318.02 / \$0.00

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,532.00	ADDNTL PCLS
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDRENS HOME OF	0	\$0.00	ADDNTL PCLS

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	37.216	1,621,129	\$195,380.00
House Lot					
ACREAGE	0	0	1.034	45,041	\$4,610.00
Unknown					

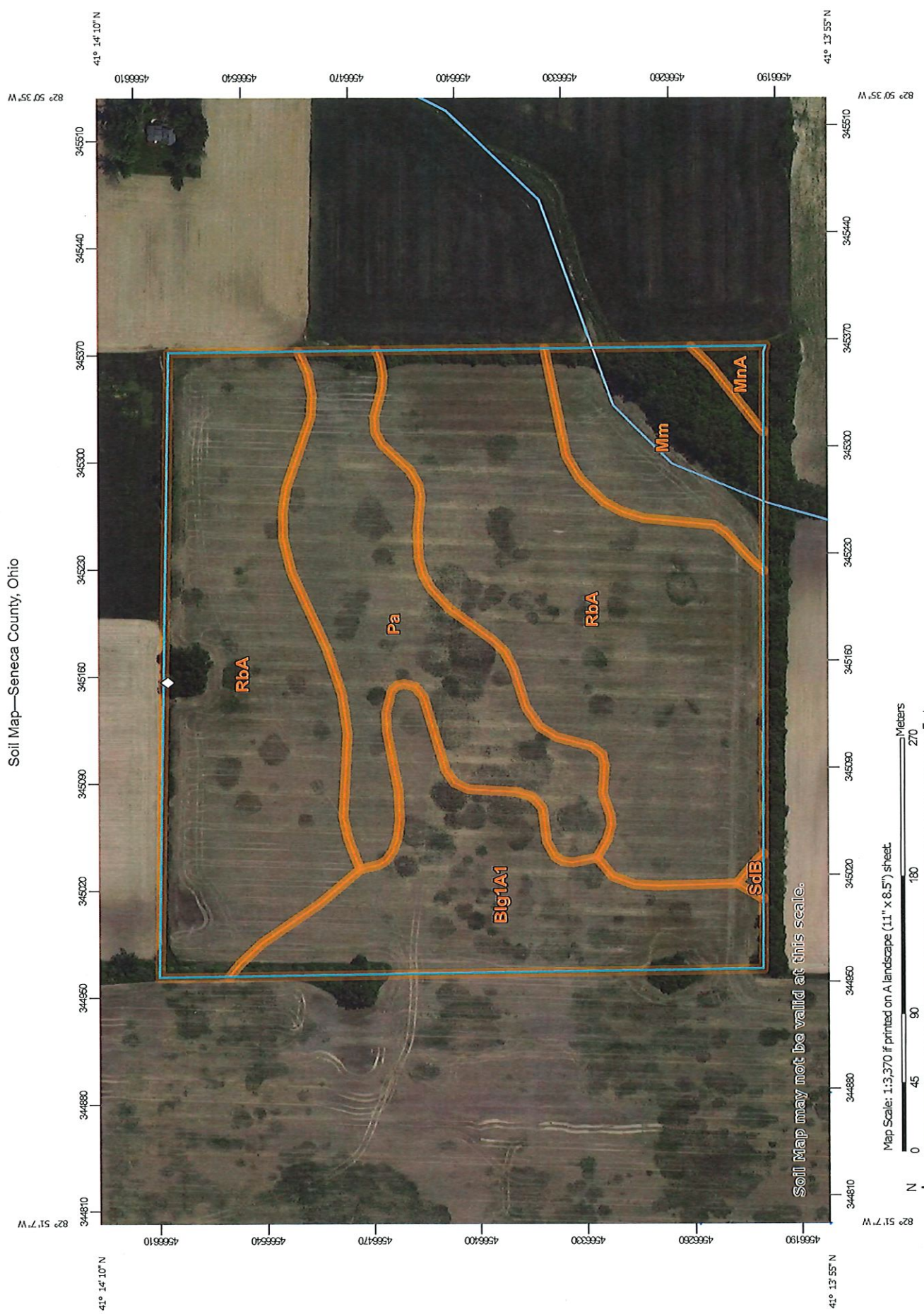
IMPROVEMENTS

AGRICULTURAL

TYPE	SOIL	ACRES	CAUV VALUE (100%)
CROP	RBA	20.398	\$47,530.00
CROP	MNA	13.115	\$24,530.00
CROP	BOA	3.703	\$9,850.00
RESI	MNA	1.034	\$4,610.00

TRACT 5

Soil Map—Seneca County, Ohio



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	6.7	16.9%
Mm	Millsdale silty clay loam	3.4	8.5%
MnA	Milton silt loam, 0 to 2 percent slopes	0.3	0.8%
Pa	Pandora silt loam, 0 to 2 percent slopes	7.1	18.0%
RbA	Randolph silt loam, 0 to 2 percent slopes	22.1	55.6%
SdB	Seward loamy fine sand, 2 to 6 percent slopes	0.1	0.2%
Totals for Area of Interest		39.7	100.0%

N46005766240000

11/2/2024



Julie A. Adkins
County Auditor
Seneca County, Ohio
senecacountyauditor.org

MOST RECENT PHOTO



LEGAL

OWNER IROQUOIS VALLEY FARMS LLC
ADDRESS 0 E CR 34
DESCRIPTION S PT W1/2 NE1/2 & N PT
SCHOOL DIST Bellevue CSD **TAX DIST** N46
ACREAGE 40.3570

VALUATION

	APPRAISED	ASSESSED
LAND	\$209,230.00	\$73,230.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$95,520.00	\$33,430.00
TOTAL	\$209,230.00	\$33,430.00

TAXES

TAXABLE VALUE	\$33,430.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$727.59 / \$727.59
YEAR (TOTAL / BALANCE)	\$1,455.18 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
5/16/2017	IROQUOIS VALLEY FARMS LLC	FLAT ROCK HOMES	7	\$2,872,532.00	ADDNTL PCLS
12/18/2002	FLAT ROCK HOMES	FLAT ROCK CHILDRENS HOME OF	0	\$0.00	ADDNTL PCLS

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	38.662	1,684,117	\$202,980.00
House Lot					
ACREAGE	0	0	1.304	56,802	\$6,160.00
Secondary Site					
ACREAGE	0	0	0.391	17,032	\$90.00
Test Site					

IMPROVEMENTS

AGRICULTURAL