

Preliminary Property Report

EFFECTIVE DATE OF REPORT: October 1, 2023

TO: DYE REAL ESTATE & LAND COMPANY

TITLE HOLDER : LIBERTY OAKS PROPERTIES, LLC
HENRY COUNTY approx. – 79.60 acres
Approved Legal Description attached.

MORGAGES, LIENS, CIVIL CASES, PROBATE CASES: NONE

TAX INFORMATION: Taxes are current as follows:

Parcel Number: 22-170014.0400 Taxes and assessments the year 2022, in the amount of \$2,796.86, have been paid in full.

Respectfully submitted:



Thomas R. Manahan

EXHIBIT A

Situated in the Township of Harrison, County of Henry and State of Ohio, and described as follows:

The North half (1/2) of the Southwest Quarter (1/4), and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) in Section 17, Town 5 North, Range 8 East in Harrison Township, Henry County, Ohio, containing One Hundred Twenty (120) acres of land, more or less.

Less and Except the following Three (3) Parcels:

Parcel 1:

A parcel of land situated in Northwest Quarter (1/4) of the Southwest Quarter (1/4) in Section 17, Town 5 North, Range 8 East in Harrison Township, Henry County, Ohio and more particularly described as follows:

Commencing at the West Quarter Post of said section; thence running South 0 degrees 12 minutes 45 seconds West, along the West line of said section and the centerline of Road "12" a distance of 663.47 feet and the point of beginning; thence North 89 degrees 53 minutes 08 seconds East, 659.82 feet to an iron pin and cap; thence continuing North 89 degrees 53 minutes 08 seconds East, 659.82 feet to an iron pin and cap, on the East line of the Northwest quarter of said Southwest quarter; thence South 0 degrees 19 minutes 44 seconds West, along said East line 664.35 feet to a broke concrete monument at the Southeast corner of the Northwest quarter of said Southwest quarter; thence South 89 degrees 55 minutes 25 seconds West, binding upon the South line of the Northwest quarter of said Southwest quarter 659.14 feet to an iron pin and cap; thence continuing South 89 degrees 55 minutes 25 seconds West, binding upon the South line of the Northwest quarter of said Southwest quarter 659.15 feet to a railroad spike on the West line of said Southwest quarter; thence North 0 degrees 12 minutes 45 seconds East, binding upon the West line of said Southwest quarter 663.46 feet to the place of beginning, containing 20.10 acres of land, more or less, however, to the following:

Legal highways, subsisting easements, zoning regulations, if any, and oil and gas leases and reservations, if any.

The above described legal description combines parcel No. 22-170014.0100 and parcel No. 22-170014.0200, just for the purposes of this less and exception.

Parcel 2:

A parcel of land situated in Northwest Quarter (1/4) of the Southwest Quarter (1/4) in Section 17, Town 5 North, Range 8 East in Harrison Township, Henry County, Ohio and more particularly described as follows:

Commencing at the Northwest corner of said Southwest quarter; thence North 89 degrees 50 minutes 50 seconds East, binding upon the North line of said Southwest quarter 1208 feet; thence South 0 degrees 19 minutes 44 seconds West, 300 feet; thence North 89 degrees 50 minutes

DESCRIPTION VERIFIED
HENRY COUNTY ENGINEER
BY: KZ DATE: 10-13-23

50 seconds East 113 feet to a point on the East line of the Northwest quarter of said Southwest quarter; thence South 0 degrees 19 minutes 44 seconds West, binding upon the East line of said Northwest quarter of said Southwest quarter 364.36 feet to an iron pin and cap; thence South 89 degrees 53 minutes 08 seconds West, 1319.64 feet to a point on the West line of said Southwest quarter; thence North 0 degrees 12 minutes 45 seconds East, binding upon the West line of said Southwest quarter 663.47 feet to the place of beginning, containing 19.34 acres of land more or less, subject , however, to the following:

Legal highways, subsisting easements, zoning regulations, if any, and oil and gas leases and reservations, if any.

ppn: 22-170014.0300 and 22-170014.0301

Parcel 3:

Situated in the Township of Harrison, County of Henry and State of Ohio and known as:

A parcel of land being a part of the Southwest quarter (1/4) of Section 17, Town 5 North, Range 7 East, Harrison Township, Henry County, Ohio and which is more particularly described as follows:

Commencing at a small railroad spike found at the West quarter (1/4) corner of said Section 17;

Thence North 89 degrees 50' 50" East (assumed bearing for the purposes of this description) on the North line of the Southwest quarter (1/4) of said Section 17 and centerline of Township Road P3, one thousand two hundred eight and zero hundredths (1208.00) feet to the point of beginning;---

Thence North 89 degrees 50' 50" East on the North line of the Southwest quarter (1/4) of said Section 17 and centerline of Township Road P3, one hundred forty and zero hundredths (140.00) feet to a point;

Thence South 0 degrees 17' 30" West, thirty and zero hundredths (30.00) feet to an iron pin found;

Thence continuing South 0 degrees 17' 30" West, two hundred seventy and zero hundredths (270.00) feet to an iron pin found;

Thence South 89 degrees 50' 50" West, one hundred forty and zero hundredths (140.00) feet to an iron pin found;

Thence North 0 degrees 17' 30" East, two hundred seventy and zero hundredths (270.00) feet to an iron pin found;

Thence continuing North 0 degrees 17' 30" East, thirty and zero hundredths (30.00) feet to the point of beginning.

Containing 0.964 acres of land more or less, but subject to all legal highways, easements, zoning regulations and restrictions of record.

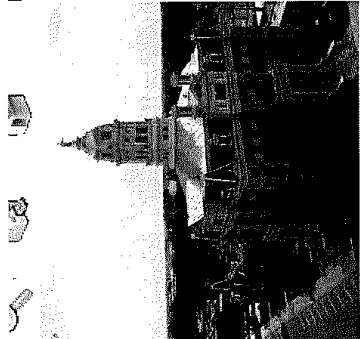
Parcel No.: 22-170014.0000

Containing, after the three (3) Less and Except parcels. approximately 79.60 acres, more or less, subject , however, to the following:

Legal highways, subsisting easements, zoning regulations, if any, and oil and gas leases and reservations, if any.

ppn: 22-170014.0400

prior deed reference: Volume 255, Page 867, Official Records of Henry County Ohio
: Volume 220, Page 846, Official Records of Henry County Ohio



Parcel 221700140400

2023 Tentative Values

Owner Name LIBERTY OAKS PROPERTIES, LLC
Property Location COUNTY ROAD P3

Market Value 715,030
Taxable Value 104,490

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History

Mailing Address - 2nd Half Tax Bill
 LIBERTY OAKS PROPERTIES, LLC
 58090 LIBERTY OAKS LN
 SLIDELL, LA 70460

Mailing Address - 1st Half Tax Bill
 LIBERTY OAKS PROPERTIES, LLC
 58090 LIBERTY OAKS LN
 SLIDELL, LA 70460

1st Half Due Date 2/8/2023
2nd Half Due Date 7/12/2023

ACTIVITY FOR CALENDAR YEAR 2023

- Tax Charges and Payments
- Current Tax Rates
- Where Your Taxes Go
- Tax Estimator
- Map

	Starting Balance	1st Half	2nd Half	1st Half Penalty*	2nd Half Penalty*	Interest**	Other Adj	Receipts	End of Calendar Year Balance
Real Estate Tax	0.00	1,398.43	1,398.43	0.00	0.00	0.00	0.00	(2,796.86)	0.00
Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals: 0.00	1,398.43	1,398.43	1,398.43	0.00	0.00	0.00	0.00	(2,796.86)	0.00

- Sketch
- Property Record Card
- Deed Record
- New Search