



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

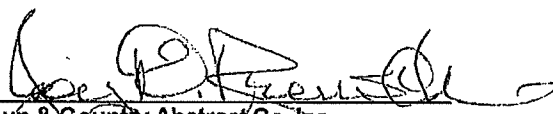
Issuing Agent: Town & Country Abstract Co. Inc.
 Issuing Office: 541 West Coates, Moberly, Missouri 65270
 Issuing Office's ALTA® Registry ID:
 Loan ID No.:
 Commitment No.: LUECKE-1165
 Issuing Office File No.: LUECKE-1165
 Property Address: County Road 1165, Huntsville, MO 65259
 Revision No.:

SCHEDULE A

1. Commitment Date: October 1, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy 7/01/2021
 Proposed Insured: For Informational Purposes Only.
 Proposed Amount of Insurance:
 Premium:
 The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: John H. Luecke, LLC.
5. The Land is described as follows:

The South Half of the Northwest Quarter; the North Half of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter; and the West Half of the Southeast Quarter of the Southwest Quarter of Section Twenty-one (21), Township Fifty-five (55), Range Fifteen (15), Randolph County, Missouri.

TOWN & COUNTRY ABSTRACT CO. INC.

By: 
 Town & Country Abstract Co. Inc.

This page is only a part of a 2021 ALTA Commitment for Title Insurance Issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

27C170B25 Sch. A

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

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(LUECKE-1165.PFD/LUECKE-1165/2)

SCHEDULE B
(Continued)

Commitment No.: LUECKE-1165

File No. LUECKE-1165

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in 2025 and thereafter.
03-5.0-21.0-0.0-000-003.000 2024 County taxes \$532.20
8. Future Advance Deed of Trust executed by John H. Luecke, LLC, to John R. Bandy, Trustee for FCS Financial, FLCA, dated January 8, 2020, recorded in Randolph County, Missouri, on January 9, 2020, in Book 919 at page 1146, to secure a note not to exceed \$380,600.00.
9. That part used for County Road #1165.
10. NOTE: This informational commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

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27C170B25 Sch. B

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(LUECKE-1165.PFD/LUECKE-1165/2)

Recording Date/Time: 12/16/2019 at 10:37:25 AM
 Book: 595A Page: 2
 Inset #: 20193840
 Pages: 1
 Fee: \$24.00 \$ 20190003845
 SCHAEFER SURVEYING, LLC
 #120
 SEAL
 Mark Price
 Recorder of Deeds

DEED DESCRIPTION: BOOK 706, PG 81:

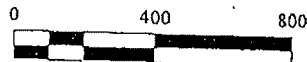
The South Half of the Northwest Quarter of Section 21, Township (55), Range Fifteen (15).

The North half of the Southwest quarter of Section Twenty one (21) and the Southwest Quarter of the Southwest Quarter of Section Twenty one (21); and the West half of the Southeast Quarter of the Southwest quarter of Section Twenty-one (21) all in Township Fifty-five (55), Range Fifteen (15).

REFERENCE SURVEYS:

1. 1882; SRB F, PG 90; SWETNAM.
2. 1889; SRB G, PG 189; SWETNAM.
3. 1981; BVOL 5, PG 82; BOWEN, PLS#1738.
4. 2012; BK 486A, PG 1; HOLT, PLS#2001015251.
5. 2014; BK 511C, PG 2; ROBERTSON, PLS#2008016665.

- - COTTON GIN SPIKE
- - FOUND IRON PIN
- ⊗ - FOUND STONE
- ⊗ - RIGHT-OF-WAY MARKER
- ⊗ - 5/8" REBAR W/PLS 2005000079 CAP
- (M) - MEASURED
- (R) - RECORD
- (D) - DEED
- (GLO) - ORIGINAL GLO DISTANCE



BEARINGS ARE MISSOURI CENTRAL
GRID BASED ON GPS OBSERVATION

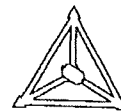
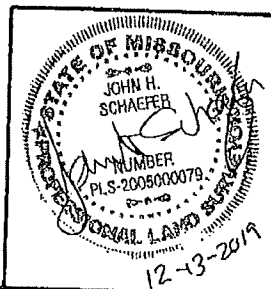
CLIENT: JOHN LUECKE
 DATE OF SURVEY: DECEMBER 10, 2019
 ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON
GROUND MEASUREMENTS. PROJECT SCALE FACTOR
FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99990109.

FIELD: MGW DRAWN: JHS PROJECT #19-230
 SURVEY CERTIFICATE OF AUTHORITY LS-2009021551

STATEMENT
 Property shown hereon has been
 surveyed to the best of my knowledge and belief in
 accordance with the current Missouri Minimum
 Standards for Boundary Surveys.

Missouri P.L.S.#2005000079

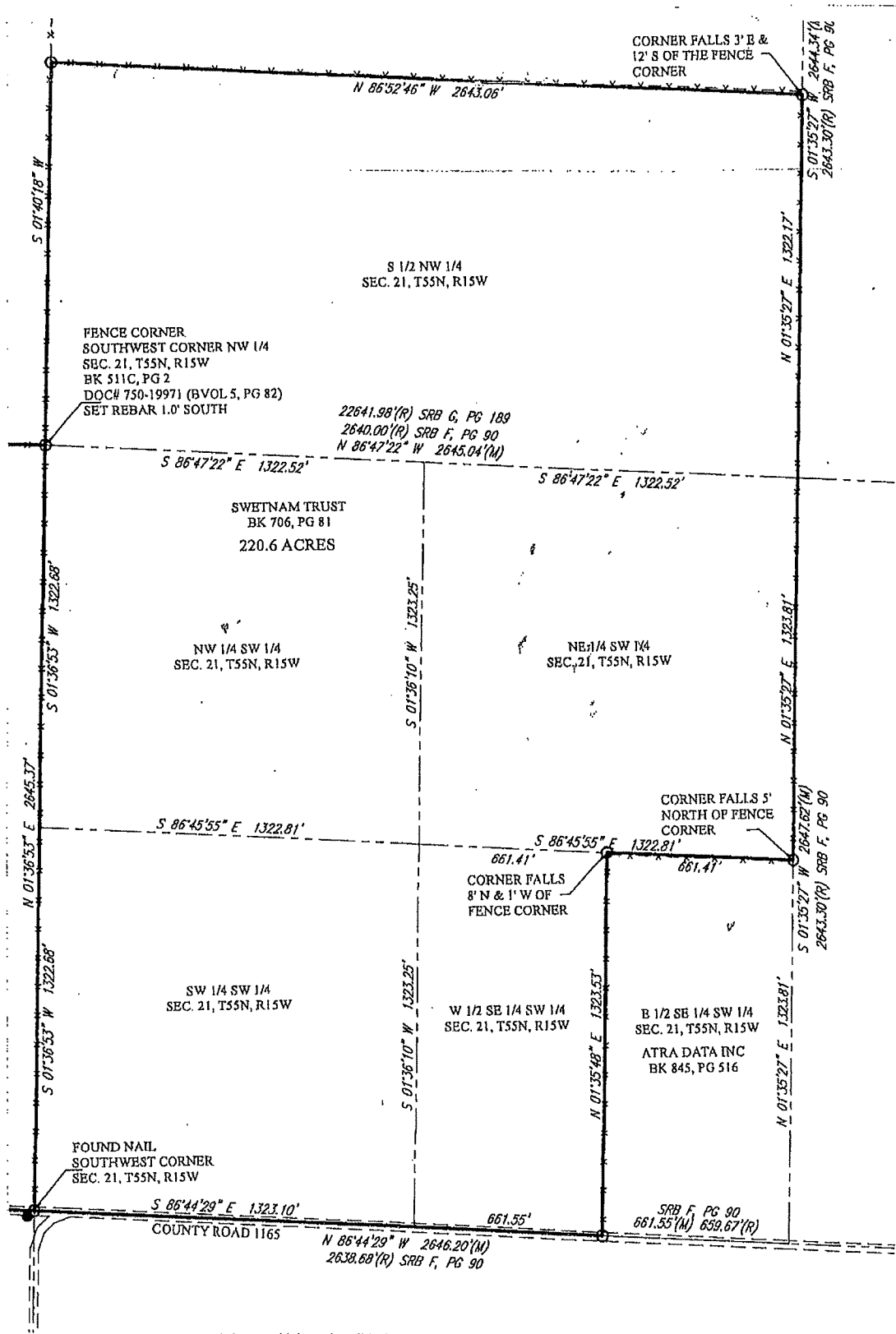


SCHAEFER
 SURVEYING, LLC

John H. Schaefer, PLS
 30638 Kenbrook Pl.
 Macon, MO 63552
 PHONE: 660-395-5942
 EMAIL: jschaefer@csvalley.net

RETRACEMENT SURVEY

W 1/2 SEC. 21, T55N, R15W
 RANDOLPH COUNTY, MISSOURI





J. Kevin Stone
 Randolph County Assessor
 372 Highway JJ-Suite 1F
 Huntsville, MO 65259-1292
 844-277-6555 EXT-300

Office Hours
 M-F 8a-4p

HOME PROPERTY SEARCH TAX MAPS FEMA MAPS

Parcel 03-5.0-21.0-0.0-000-003.000

Property Location COUNTY ROAD 1165

City (0) **Road** Common Road #1(2) **Watershed** (0)
Fire (7) **School** Westran R-1(1) **Junior College** (0)

Owner LUECKE, JOHN H LLC
Address PO BOX 735
City, State, Zip KIMBERLING CITY, MO 65686-

Abbreviated Legal Description S1/2 OF NW1/4; N1/2 OF SW1/4; SW1/4 OF SW1/4 & W1/2 OF SE1/4 OF SW1/4, LESS RD R/W

This is a taxing description only. It should not be used for legal documents.

Sec: 21.0 **Twp:** 55 **Rge:** 15

Deed Acres: 0.00 **Calc Acres:** 219.00 **Lot Size:** 0.0 x 0.0

Deed Book	Page	Date	Grantee
919	1144	01/08/2020	JOHN H. LUECKE, LLC PT#16/20
595A	2	12/16/2019	
706	81	12/10/2008	SWETNAM, NETTIE - TRUST NC#1413/08
415	423	06/24/1998	SWETNAM NC#987/98
415	427	06/24/1998	SWETNAM & SWETNAM TRUSTS
154H	93	08/10/1989	SWETNAM - TRUST NC&COMB#866/89

Current Appraised				Current Assessed	
Type	Land	Bldgs	Total	Type	Total
Ag	90050	0	90050	Ag	10810
Totals	90050	0	90050	Totals	10810

Estimated Property Taxes

2025 Estimate 0

Residence Description

Year Built ()

Use ()

<i>Basement</i>	<i>()</i>	<i>Attic</i>	
<i>Bedrooms</i>	<i>0</i>	<i>Living Area Above Grade</i>	
<i>Full Bath</i>	<i>0</i>	<i>Basement Finished Living Area</i>	
<i>3/4 Bath</i>	<i>0</i>		
<i>Half Bath</i>	<i>0</i>	<i>Total Square Feet</i>	<i>0</i>
<i>Number of stories</i>			

[Back](#)

Randolph County, MO Online GIS





**All Measurements are
For FSA Programs Only**

Wetland Determination Identifiers

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

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

Randolph Co. FSA

SB=Soybeans-COM-GR, DCSB=Double Crop SB
C=Com-Yel-GR, Wht=Wheat-SRW-GR
Milo=Gr Sorghum-GR-GR, Hay=Grass-FTA-Fg
Gz=Grass-FTA-Gz, Ls=Grass-FTA-Left Stand
ALF=Alfalfa-None-Fg, Oats=Oats-SPR-Fg
ALF Mix=Mixed Fg-AGM-Fg, FP=Food Plot
Clover=Clover-Red-Fg,
Mixed IGS or LGM=Mixed Fg LGM or IGS
*Unless notated on Map

1:5,940

Program Year: 2025

Created: 8/14/2025

Flown: 2022-6-20



**Farm 6657
Tract 11221**



MISSOURI

RANDOLPH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6657

Prepared : 9/30/25 10:04 AM CST

Crop Year : 2026

Operator Name : JEREMY LUECKE/FRANKLIN FARMS
CRP Contract Number(s) : None
Recon ID : 29-175-2020-20
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
220.80	195.49	195.49	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	195.49	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	12.71	0.00	40	
Oats	1.50	0.00	43	
Corn	20.88	0.00	83	
Soybeans	0.36	0.00	44	
TOTAL	35.45	0.00		

NOTES

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Tract Number : 11221
Description :
FSA Physical Location : MISSOURI/RANDOLPH
ANSI Physical Location : MISSOURI/RANDOLPH
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 : JOHN H LUECKE LLC
Other Producers : None
Recon ID : 29-175-2020-19

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
220.80	195.49	195.49	0.00	0.00	0.00	0.00	0.0

MISSOURI
RANDOLPH
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6657
Prepared : 9/30/25 10:04 AM CST
Crop Year : 2026

Tract 11221 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	195.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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