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September 22, 2025

Premier Farm Realty Group & Auction
Attn: Tracey Smart
8721 Commercial Blvd., Suite A
Pevely MO 63070

RE: Rusby M. Leimbach Revocable Trust U/A/D August 11, 1998
949 State Highway C, Jackson MO 63755
FILE #: 2508065 (Informational Report)

Dear Sir or Ma'am:

Per your request, our Company has reviewed various public records of Cape Girardeau County, Missouri, through 09/05/25 at 8:00 a.m., pertaining to the following described property, being situated in Cape Girardeau County, Missouri:

PART OF LOT 01 OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 06, TOWNSHIP 32 NORTH, RANGE 13 EAST IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 111.349 ACRES (MORE OR LESS), DESCRIBED AS FOLLOWS: BEGINNING at the southwest corner of the SW 1/4 of the SE 1/4 of said Section 06 (1/2" iron rod); thence N 00° 12' 44" W along the 1/4-Section Line, 1342.26 feet to the northwest corner of the SW 1/4 of the SE 1/4 of said Section 06; thence S 89° 35' 26" W along the 1/4 1/4-Section Line, 397.43 feet to the southeast corner of a parcel described in Document Number 2012-01223; thence N 43° 44' 32" W along the East Line of said parcel, 295.65 feet to the northeast corner of said parcel; thence S 89° 34' 46" W along the North Line of said parcel, 198.89 feet to the northwest corner of said parcel and a point on the East Right of Way Line of Highway 61; thence N 32° 41' 01" W along the said East Right of Way Line, 515.03 feet to the southeast corner of a parcel described in Document Number 2006-04981; thence N 04° 04' 29" W along the East Line of said parcel, 94.39 feet; thence N 01° 03' 44" E along the East Line of said parcel, 110.15 feet; thence N 07° 26' 46" E along the East Line of said parcel, 140.96 feet; thence N 12° 29' 59" E along the East Line of said parcel, 236.70 feet; thence N 07° 29' 29" E along the East Line of said parcel, 57.99 feet; thence N 00° 21' 17" W along the East Line of said parcel, 42.17 feet to the northeast corner of said parcel and a point on the North Line of Lot 01 of the SW 1/4 of said Section 06; thence N 88° 27' 50" E along the 1/4-Section Line, 2229.78 feet to a point in the West Right of Way Line of Missouri State Route C; thence S 00° 56' 46" E along said West Right of Way Line, 364.66 feet to the point of curve of a curve to the Left having a radius of

607.69 feet; thence southeasterly along the arc of said curve and said West Right of Way Line, 435.06 feet, (chord = S 21° 27' 21" E, 425.83 feet) to the Point of Tangent; thence S 41° 56' 46" E along said West Right of Way Line, 316.69 feet to the point of curve of a curve to the Right having a radius of 538.69 feet; thence southeasterly along the arc of said curve and said West Right of Way Line, 425.55 feet (chord = S 19° 18' 54" E, 414.57 feet) to the Point of Tangent; thence S 03° 22' 14" W along said West Right of Way Line, 69.82 feet to the northeast corner of a parcel described in Document Number 2012-10487; thence N 68° 53' 54" W along the North Line of said parcel, 456.37 feet to the northwest corner of said parcel; thence S 05° 50' 06" W along the West Line of said parcel, 598.69 feet; thence S 02° 24' 49" E along the West Line of said parcel, 819.34 feet to the southwest corner of said parcel and a point on the South Line of said Section 06; thence S 89° 26' 42" W along the Section Line, 1271.72 feet to the POINT OF BEGINNING.

AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 06, TOWNSHIP 32 NORTH, RANGE 13 EAST IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.758 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: BEGINNING at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 06 (stone); thence S 00° 43' 34" E along the 1/4 1/4-Section Line, 614.06 feet to a point in the East Right of Way Line of Missouri State Route C said point being in the arc of a curve to the right having a radius of 537.69 feet; thence northwesterly along said curve to the right and said East Right of Way Line, 257.79 feet (chord = N 14° 40' 53" W, 255.33 feet) to the Point of Tangent; thence N 00° 56' 46" W along said East Right of Way Line, 365.38 feet to a point in the North Line of the NW 1/4 of the SE 1/4 of said Section 06; thence N 88° 28' 20" E along the 1/4-Section Line, 62.99 feet to the POINT OF BEGINNING.

AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 06, TOWNSHIP 32 NORTH, RANGE 13 EAST IN CAPE GIRARDEAU COUNTY, MISSOURI CONTAINING 0.155 ACRE (MORE OR LESS), DESCRIBED AS FOLLOWS: COMMENCING at the northeast corner of the NW 1/4 of the SE 1/4 of said Section 06 (stone); thence S 00° 43' 34" E along the 1/4 1/4-Section Line, 614.06 feet to a point in the East Right of Way Line of Missouri State Route C, said point being in the arc of a curve to the left having a radius of 537.69 feet; thence southeasterly along said curve to the left and said East Right of Way Line, 127.15 feet (chord = S 35° 11' 27" E, 126.85 feet) to the Point of Tangent; thence S 41° 56' 46" E along said East Right of Way Line, 316.71 feet to the Point of Curve of a curve to the right having a radius of 608.69 feet; thence southeasterly along the arc of said curve and said East Right of Way, 150.50 feet (chord = S 34° 51' 46" E, 150.12 feet) for the POINT OF BEGINNING; thence N 88° 29' 15" E, 69.17 feet to the northwest corner of a parcel described in Book 245, Page 505; thence S 00° 51' 29" E along the West Line of said parcel, 258.67 feet to the southwest corner of said parcel and a point on the South Line of the NE 1/4 of the SE 1/4 of said Section 06; thence S 88° 29' 15" W along the 1/4 1/4-Section Line, 3.46 feet to a point in the East Right of Way Line of Missouri State Route C, said point being in the arc of a curve to the left having a radius of 608.69 feet; thence northwesterly along the arc of said curve and said East Right of Way Line, 268.32 feet (chord = N 15° 09' 03" W, 266.15 feet) to the POINT OF BEGINNING.

Description taken from Survey dated April 2017 by Matthew Darren DeJournett, MO-PLS-2015000226, Dowdy and DeJournett Surveying.

And find the following:

TITLE TO THE ESTATE OR INTEREST IN SAID LAND IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

Rusby M. Leimbach Revocable Trust U/A/D August 11, 1998, by virtue of General Warranty Deed dated 08/11/1998 and recorded 08/20/1998 in Book 954 at Page 132 as Document No. 1998-13876 in the land records of Cape Girardeau County, Missouri.

ENCUMBRANCES, RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS AND EXCEPTIONS OF RECORD:

1. DEED of TRUST: None found.
2. Permanent Index Number: 10-101-06-00-025.00-0000
2024 taxes in the amount of \$1,254.73 have been paid.
2023 taxes in the amount of \$1,255.06 have been paid.
Special assessments, if any, are not certified.
Parcel number and tax information is provided for informational purposes only and we assume no liability for same.
3. Request for Notice of Foreclosures: None found.
Federal or State Tax Liens: None found.
Probate Cases Pending: None found.
Decrees of Dissolution of Marriage: None found.
Judgments: None Found.
Bankruptcies: None Found.
Mechanic's Liens: None found.
4. Conveyance in favor of the State of Missouri, acting by and through the State Highway Commission of Missouri dated 08/09/1956 and recorded 10/19/1956 in Book 167 at page 499 in the land records of Cape Girardeau County, Missouri, and terms, conditions and provisions thereof.
5. Easement in favor of Southwestern Bell Telephone Company, a corporation dated 05/24/1963 and recorded 12/27/1963 in Book 227 at page 247 in the land records of Cape Girardeau County, Missouri, and terms, conditions and provisions thereof.
6. Water Line Easement in favor of the Public Water Supply District No. 1 of Cape Girardeau County and Perry County, Missouri, a municipal corporation dated 06/12/1987 and recorded 06/15/1987 in Book 466 at page 245 in the land records of Cape Girardeau County, Missouri, and terms, conditions and provisions thereof.
7. Rights of the public to navigation, fishery and recreation which may exist over that portion of said land lying beneath the waters of the ponds as shown on the Cape Girardeau County Assessor's map on file in the office of the Assessor in and for Cape Girardeau County, Missouri.
8. (a) Decrease in area, if any, of the Land by erosion and/or the consequences of any past or

future change in the location of the Creek.

(b) Rights of riparian owners in and to the free and unobstructed flow of Creek.

(c) Subject to any inconsistencies in the boundaries of the Land and/or any adverse claims to any portion of the Land created by accretions, avulsions, relictions or the meandering of the Creek.

9. That portion of subject property embraced within the bounds of U.S. Highway 61, State Highway C and Violet Lane, and any rights thereto.
10. Railroad right-of-way, spur tracts, existing utility lines, and easements and all rights incident thereto.
11. The property lies within the Fruitland Fire Protection District as shown by Case No. CV683-141CC in the Circuit Court of Cape Girardeau County, Missouri.
12. The property lies within the Public Water Supply District No. 1 as shown by Cases CV697-627CC, CV699-2248CC and in Deed Book 235 at page 353, Deed Book 293 at Page 225, Deed Book 504 at Page 52, Deed Book 525 at Page 40, Deed Book 876 at Page 988 and in Deed Book 1051 at Page 845 of the land records of Cape Girardeau County, Missouri.
13. Existing unrecorded leases and tenancies and all rights thereunder of the lessees and tenants and of any person(s) claiming by, through or under the lessees.
14. Terms, powers, provisions, and limitations of the Rusby M. Leimbach Revocable Trust U/A Dated August 11, 1998 and any amendments thereto, under which title to the land is held, a Memorandum of which is recorded 08/20/1998 in Book 954, at page 130 as Document No. 1998-13875 in the land records of Cape Girardeau County, Missouri.
15. Easements, setbacks, rights of way or encroachments which are depicted on survey by Matthew Darren DeJournett, MO-PLS-2015000226, Dowdy and DeJournett Surveying, Job Number 2016-034, dated 04/10/2017.

We have checked judgments and federal tax liens only as to the named entity purported to hold title as listed by the Deed listed above.

Easements, licenses and rights-of-way, express or implied; restrictions and covenants; taxes or special assessments of municipalities, political subdivisions, including subdivision, home-owner association or similar special taxes are excluded from this report.

This information is not an insurance policy or an abstract of title. The Company gives no representation regarding the condition of title or the legal sufficiency of the documents noted in this letter.

Liability for this ownership and encumbrance report is limited to the price paid the company for this report or to omission of any of the items certified above and that maximum liability is limited to the customer who placed the order with us. No one else should rely upon this report. Customer, by accepting this report, agrees to indemnify and hold company harmless from any claims or losses in excess of the price paid for this report.

We appreciate your requesting our services, and ask that you give us a call should you have any questions concerning the same.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. A. Lopez", is written over the company name.

United Land Title, LLC