



Dear Prospective Bidder:

We thank you for your interest in the upcoming Multi-Parcel Public Auction of the **South Greene County Rural Acreage Auction**. The auction method of marketing real property is an exciting sales method and one that has developed into a premier method of marketing all types of real property.

We will be available at the farm at Tract 1 for our **Public Open House on Monday, May 18th from 4:00-5:30 PM**. We are also available to meet with you privately by appointment at the farm or via phone to discuss the property and the auction.

The real estate sells at Public Auction via the Multi-Parcel Auction method at the property, with live bidding beginning **Wednesday, May 27, at 1:00 PM**. You may place online bids prior to the live portion of the auction through the link that is available at our web site and/or you may bid online in real time during the auction.

The information you will find in this package is information that will be useful in your evaluation of the real property. We have relied on publicly available data for the information presented in this Bidder Package and we believe it to be accurate and reliable. We recommend that you verify all information presented.

Sincerely,

A handwritten signature in blue ink that reads "Nathan Sheridan". The signature is fluid and cursive, written over a light blue background.

Nathan Sheridan
Auctioneer | Realtor®



Nathan Sheridan
 Sheridans LLC
 nathan@sherdanteam.com
 Ph: (937) 751-2341



3131 Bone Road, Caesarcreek Twp, OH 45335

Listing

[3131 Bone Rd Caesarcreek Twp, OH 45335](#)

Active

County: Greene

Listing #: 957629

Cross St:



Prop Type: Farm
Subdivision:
Beds: 3
FB/HB: 3/0
Yr Built: 2008
Primary Parcel ID: C06-0001-0008-0-0081-00
School Dist: Greeneview
Sub Type: Animal
Appx SqFt: 2,642/Assessor's Data
Lot SqFt: 1,462,788
Lot Acres: 37.5930

Remarks

Directions:
Prop Desc:

From SR 68, take Waynesville Jamestown Road east and veer right onto Hussey Road. South on Bone Rd. Tract 1 of 2: Two beautiful agricultural tracts, one with a custom home, on Bone Road just south of Hussey Road in Southern Greene County, OH and Caesarscreek Township. This property is well situated with quick access to Cincinnati & Columbus via I71 with additional access to US 68 & SR 72 while maintaining a peaceful and agricultural atmosphere. Tract 1 features just over 37 total acres (23+ tillable) with a high-quality 2,400+ square foot custom home, several outbuildings, horse and livestock pasture land, and a flowing creek. Tract 2 features 16+ acres and is a prime opportunity ideal for horses and livestock, outdoor enthusiasts, hobby farmers, or anyone seeking room to grow and play. Property sells via the Multi-Parcel Auction Method (subject to Seller's confirmation) with live and online bidding on May 27 beginning at 1PM. List price is a suggested starting bid and does not represent the properties "fair market value" or a "minimum reserve". Search "South Greene County Rural Acreage Auction" to view the bidding platform. Tract 1 includes two Greene County parcels: C06-1-8-81 & C06-1-8-86

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	24 x 20	Main	Kitchen	12 x 15	Main
Laundry	9 x 6	Main	Bedroom	12 x 12	Main
Bedroom	13 x 13	Main	Primary Bedroom	21 x 15	Main
Rec Room	27 x 18	Lower Level	Utility Room	10 x 6	Lower Level
Other	10 x 12	Lower Level			
FB Level 1: 2	FB Level 2: 0	FB Level 3:	FB Level 4:	FB Lower Level: 1	FB Lwr Level/Bsmt:
HB Level 1: 0	HB Level 2: 0	HB Level 3:	HB Level 4:	HB Lower Level: 0	HB Lwr Level/Bsmt:

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: 1,885.66
Homestead Exempt: Yes
Lot Dim: Irregular

LConditions:

Disability Adapt:

Property Information

Occupancy: At Closing
Construction: Brick, Frame
Fireplace: Gas
Heat System: Forced Air, Heat Pump
Appliances: Cooktop, Dishwasher, Dryer, Range, Refrigerator
Style: Ranch
Garage: 2 Car
Utilities: Septic, Well
Outside Features: Barn, Fence, Patio, Porch
Land Features: Creek
Aerial: Yes
Tenant Right: Yes
Till Acres: 23.000
Type Farm: Grain, Horse, Other
Plat: No
Crop Right: Yes
Frontage: 344

Levels: 1 Story
Basement: Finished, Full, Walkout
Zoning: Agricultural
Cooling: Heat Pump

Total Rooms: 9

Survey: Yes
Fences: Yes
Road Type: County
Acres:
Topography: Yes
Timber: None


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nathan@sherdanteam.com
 Ph: (937) 751-2341



Bone Road, Caesar creek Twp, OH 45335

Listing

[0 Bone Rd Caesar creek Twp, OH 45335](#)

Active

County: Greene

Listing #: 957640

Cross St:



Prop Type: Land
Subdivision:
Primary Parcel ID: C06-0001-0008-0-0082-00
School Dist: Greeneview
Sub Type: Acreage
Lot SqFt: 714,340
Lot Acres: 16.3990
Lot Sz Src: Assessor's Data

Remarks

Directions: From SR 68, take Waynesville Jamestown Road east and veer right onto Hussey Road. South on Bone Rd.
Prop Desc: Tract 2 of 2: Two beautiful agricultural tracts, one with a custom home, on Bone Road just south of Hussey Road in Southern Greene County, OH and Caesarscreek Township. This property is well situated with quick access to Cincinnati & Columbus via I71 with additional access to US 68 & SR 72 while maintaining a peaceful and agricultural atmosphere. Tract 1 features just over 37 total acres (23+ tillable) with a high-quality 2,400+ square foot custom home, several outbuildings, horse and livestock pasture land, and a flowing creek. Tract 2 features 16+ acres and is a prime opportunity ideal for horses and livestock, outdoor enthusiasts, hobby farmers, or anyone seeking room to grow and play. Property sells via the Multi-Parcel Auction Method (subject to Seller's confirmation) with live and online bidding on May 27 beginning at 1PM. List price is a suggested starting bid and does not represent the properties "fair market value" or a "minimum reserve". Search "South Greene County Rural Acreage Auction" to view the bidding platform.

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: 257.82
Assessments: 0
Lot Dim: 16.399 Acres

LConditions:
Bus Dist to Trns:
Fees:

Lot Size/Access

Timber: None
Grade:
Size/Shape: Irregular
Plat:
Topography: Yes
Crop Right: Yes
Soil Map: Yes

Frontage: 356'
Road Type: County
Aerial: Yes
Survey: Yes
Tenant Right: Yes
Feasibility:
Soil Survey: Yes

Property Information

Easements: Of Record
Zoning: Agricultural
Improvements: None

Occupancy:
Accessibility





Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2026 Dayton Realtors®. All rights reserved.

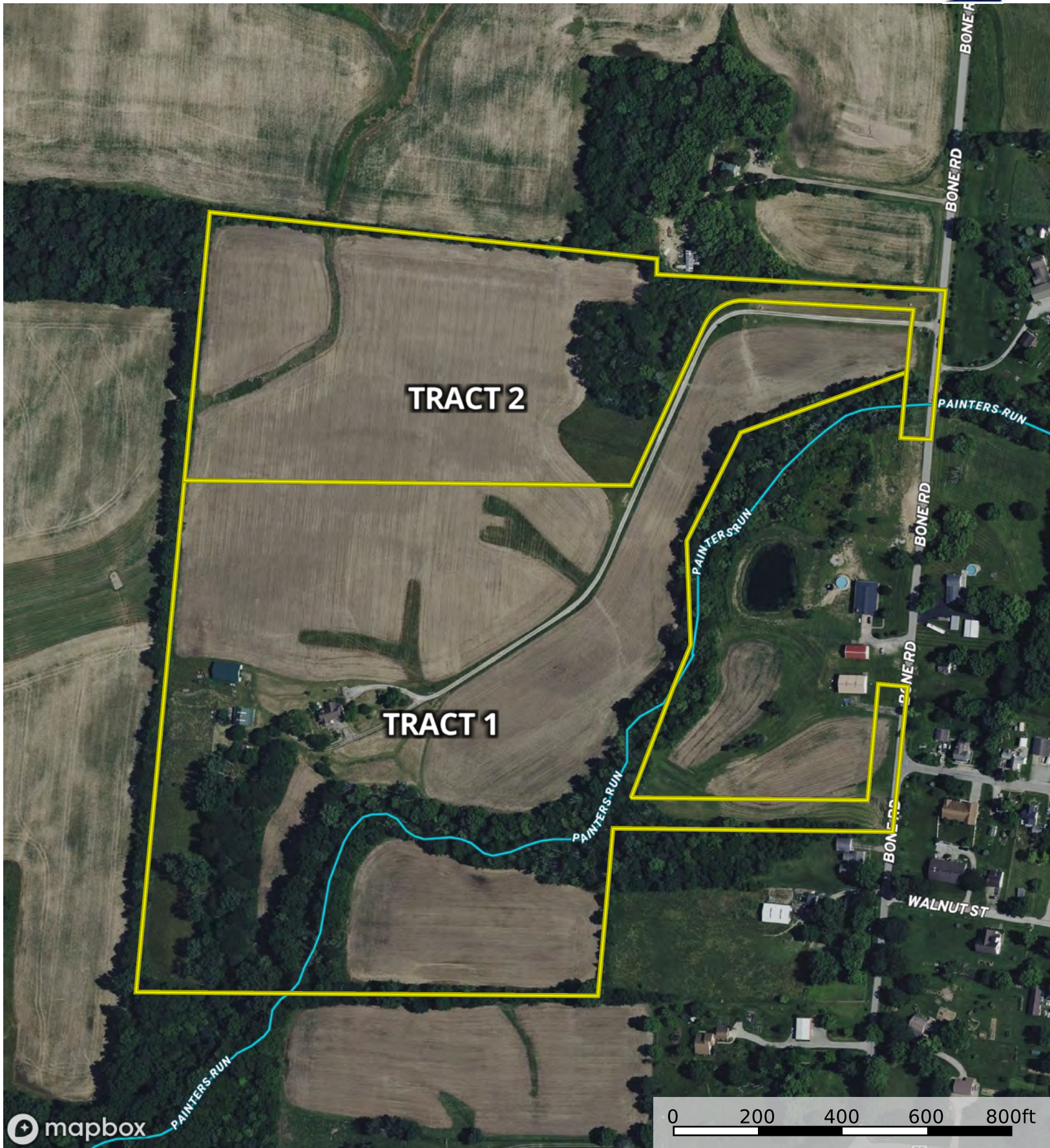




County Auditor Craig A. Hagler

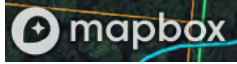
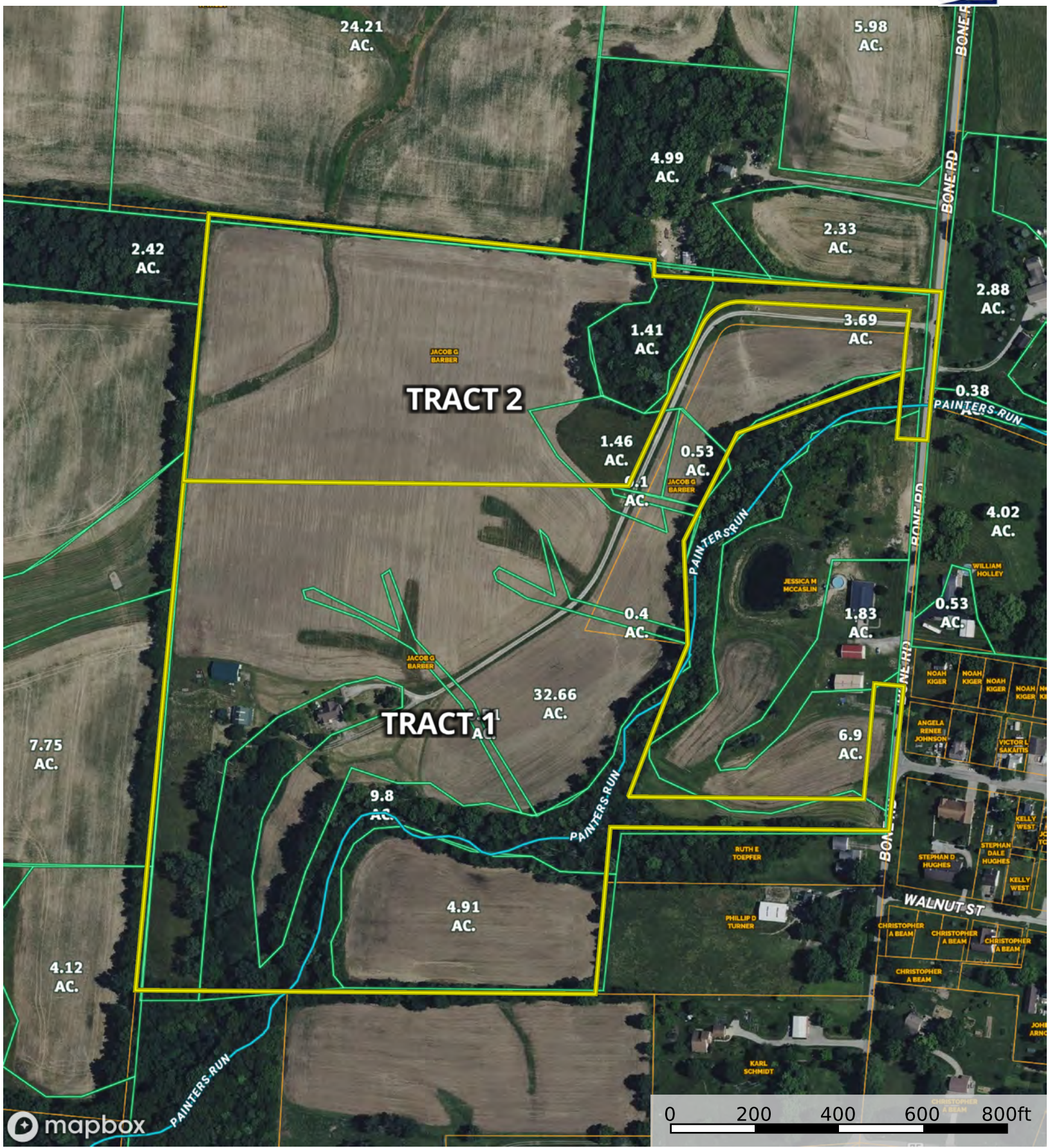
1 inch = 800 feet

<p>Greene County Legend</p> <table border="0"> <tr> <td></td> <td>Interstate Highway</td> <td></td> <td>Parcel Number</td> </tr> <tr> <td></td> <td>US Highway</td> <td></td> <td>Lot Number</td> </tr> <tr> <td></td> <td>State Route</td> <td></td> <td>Schools</td> </tr> <tr> <td></td> <td>Local Roads</td> <td></td> <td>Parks</td> </tr> <tr> <td></td> <td>Parcel Boundary</td> <td></td> <td>Cemetery</td> </tr> <tr> <td></td> <td>Corporation Boundary</td> <td></td> <td>Shopping</td> </tr> <tr> <td></td> <td>Topography</td> <td></td> <td>Buildings</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Hydrography</td> </tr> </table>		Interstate Highway		Parcel Number		US Highway		Lot Number		State Route		Schools		Local Roads		Parks		Parcel Boundary		Cemetery		Corporation Boundary		Shopping		Topography		Buildings				Hydrography	<p>DISCLAIMER:</p> <p>The data and maps provided herein may not be construed as a legal document or legal representation. Any person or entity who relies on this data does so solely at their own risk. The data provided was prepared by Greene County in accordance with Section 5713.09 of the Ohio Revised Code. Neither Greene County, Ohio nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is", without warranty of any kind, and assumes no legal responsibility for the information it contains.</p>	<p>Spatial Reference NAD 1983 HARN StatePlane Ohio South FIPS 3402 Feet GCS: GCS North American 1983 HARN Datum: North American 1983 HARN Projection: Lambert Conformal Conic Central Meridian: -82.5000 Latitude of Origin: 38.0000 Longitude of Origin: 0.0000 False Easting: 1,968,500.0000 Central Parallel: 0.0000 Standard Parallel 2: 38.7333 Standard Parallel 2: 40.0333 Scale Factor: 0.0000 Azimuth: 0.0000 Map Units: Foot US</p>  <p>Created On: 3/18/2026 3:15 PM</p>	
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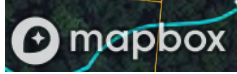
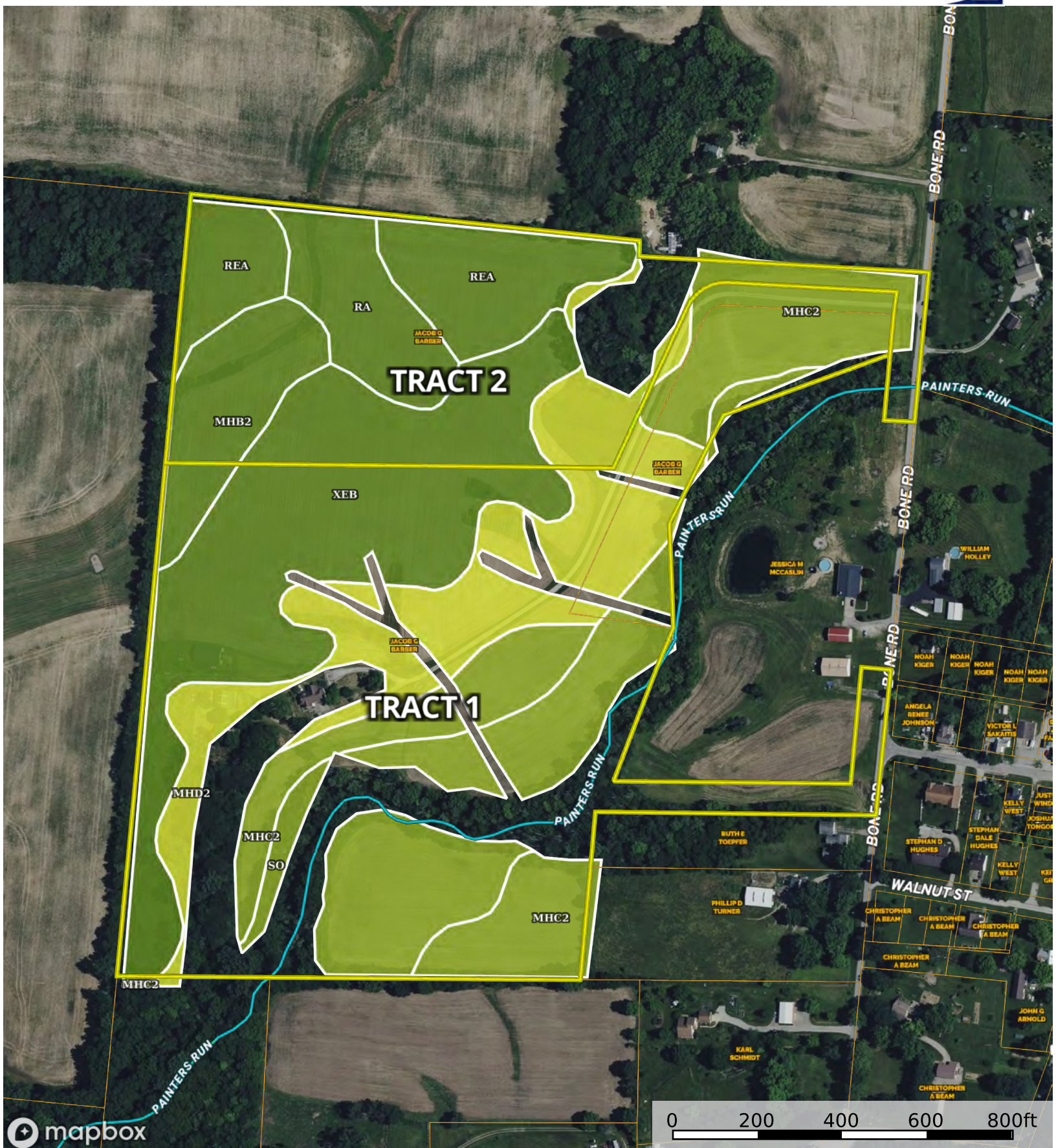
mapbox

- Access Easement 1
- Access Easement
- Stream, Intermittent
- River/Creek
- Water Body



- Access Easement 1
- Access Easement
- Stream, Intermittent
- River/Creek
- Water Body

FSA BOUNDARY MAP



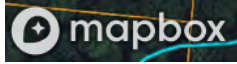
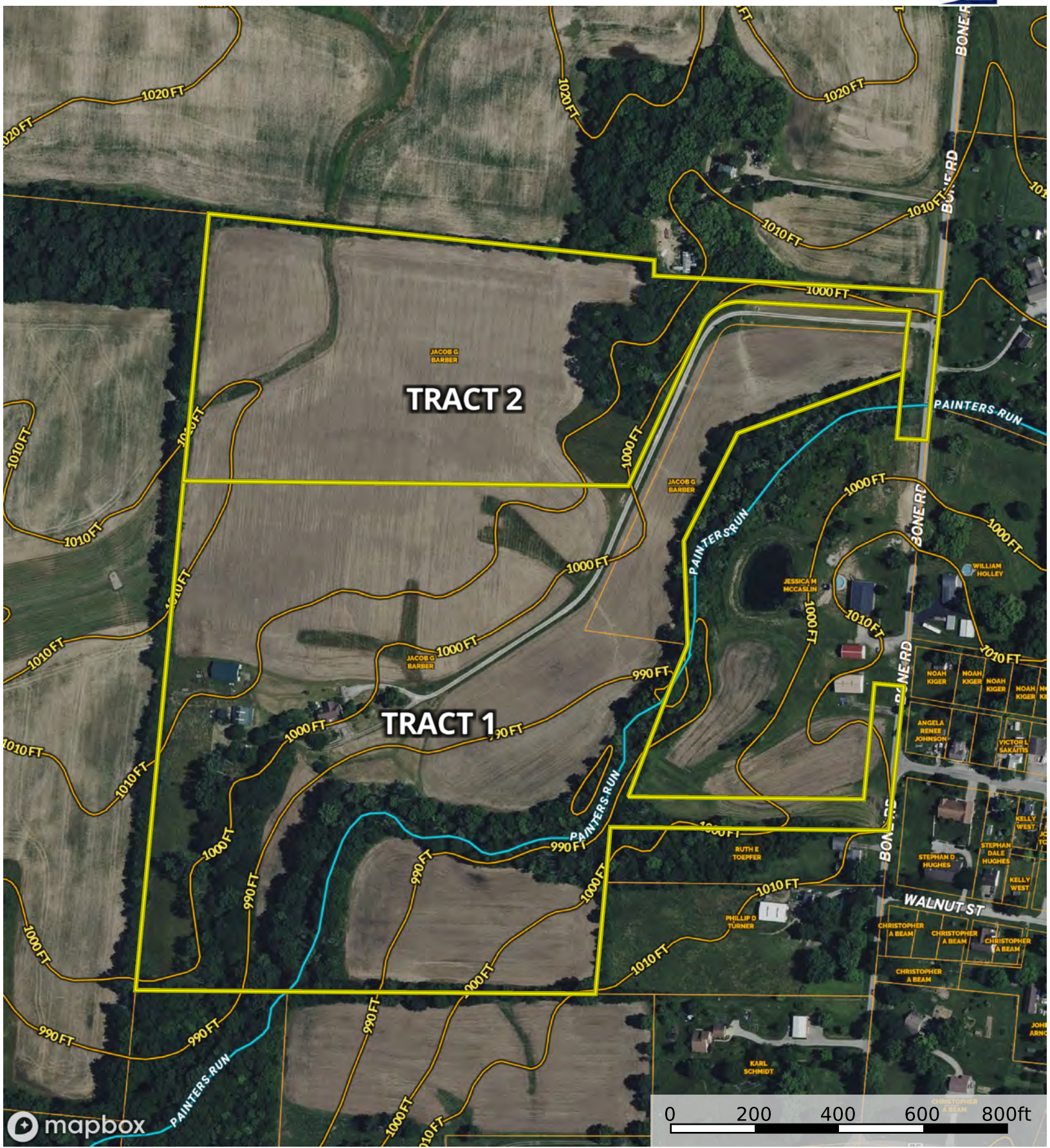
- Access Easement 1 1
- Access Easement
- Stream, Intermittent
- River/Creek
- Water Body

SOIL OVERLAY MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
XeB	Xenia silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	11.4	26.41	0	86	2e
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	8.01	18.55	0	55	3e
MhD2	Miamian silt loam, 12 to 18 percent slopes, eroded	7.73	17.91	0	52	4e
So	Sloan silty clay loam	6.49	15.03	0	51	3w
ReA	Reesville silt loam, 0 to 2 percent slopes	4.29	9.94	0	80	2w
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	2.75	6.37	0	61	2e
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	2.51	5.81	0	83	2w
TOTALS		43.18(*)	100%	-	66.56	2.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





- Access Easement 1 1
- Access Easement
- Stream, Intermittent
- River/Creek
- Water Body

ELEVATION MAP



Parcel: C06-0001-0008-0-0081- Year: 2025



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KRAIG HAGLER

Greene County Auditor | Greene County, Ohio

SUMMARY

Deeded Name	BARBER JACOB G & VERA R		Taxpayer	BARBER JACOB G & VERA R	
Owner	BARBER JACOB G & VERA R 3131 BONE RD XENIA OH 45385			3131 BONE RD JAMESTOWN OH 45335	
Tax District	C06-CAESARSCREEK TWP GREENEVUEW LSD		Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"	
			Class	Agriculture	
School District	2904-GREENEVUEW LSD		Subdivision		
Neighborhood	00140001-CAESARSCREEK TWP (C06) RES				
Location	3131 BONE RD JAMESTOWN OH 45335		Legal	2354 BONE RD	
CD Year		Map Number	0008-00	Routing Number	081-00
Acres	33.5810	Sold	08/22/2007	Sales Amount	235,000.00

VALUE

District	C06-CAESARSCREEK TWP GREENEVUEW LSD
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"

Enrolled Programs -CAUV- -Homestead--Owner Occupancy-

	Appraised	Assessed
Land	302,740	105,960
Improvement	207,250	72,540
Total	509,990	178,500
CAUV Y	102,190	35,770
Homestead Y	29,000	10,150
OOC Y	221,710	77,600
Taxable	309,440	108,310

CURRENT CHARGES

Full Rate	57.200000
Effective Rate	41.998310
Qualifying Rate	38.916481

	Prior	First	Second
Tax	0.00	1,837.43	1,837.43
Special	0.00	0.00	0.00
Total	0.00	1,837.43	1,837.43
Paid	0.00	1,837.43	0.00
Due	0.00	0.00	1,837.43

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
08/22/2007	Buyer: BARBER JACOB G & VERA R Seller: COLEMAN HENRY A NONE	235,000.00 3723	Y	1

LAND

Type	Dimensions	Description	Value
A1-HOMESITE	1.0000	Acres	42,000
A2-TILLABLE	21.7810	Acres	185,140
A3-PASTURE	10.8000	Acres	75,600
		Total	302,740

DWELLING

Card 1				
Style	03-RANCH	Family Rooms	0	Heating Y
Stories	1.00	Condition	AV-AVERAGE	Cooling Y
Rec Room Area	0	Year Built	2008	Grade B-
Finished Basement	0	Year Remodeled		Fireplace Openings 0
Rooms	5	Full Baths	3	Fireplace Stacks 0
Bed Rooms	3	Half Baths	0	Living Area 1,693
Dining Rooms	0	Other Fixtures	3	Total Area 2,642
				Value 179,710

OTHER IMPROVEMENT

TRACT 1

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	AP1-FOUR SIDE CLOSED MTL POLE BLDG	2009		AV-AVERAGE	32 X 38	Width x Length (Optional)	1,216	7,480
1	AP1-FOUR SIDE CLOSED MTL POLE BLDG	2018		AV-AVERAGE	40 X 60	Width x Length (Optional)	2,400	16,430
1	RC2-CANOPY	2009		AV-AVERAGE	6 X 38	Width x Length (Optional)	228	1,250
1	RS1-FRAME UTILITY SHED	2009		GD-GOOD	14 X 20	Width x Length (Optional)	280	2,380
							Total	27,540

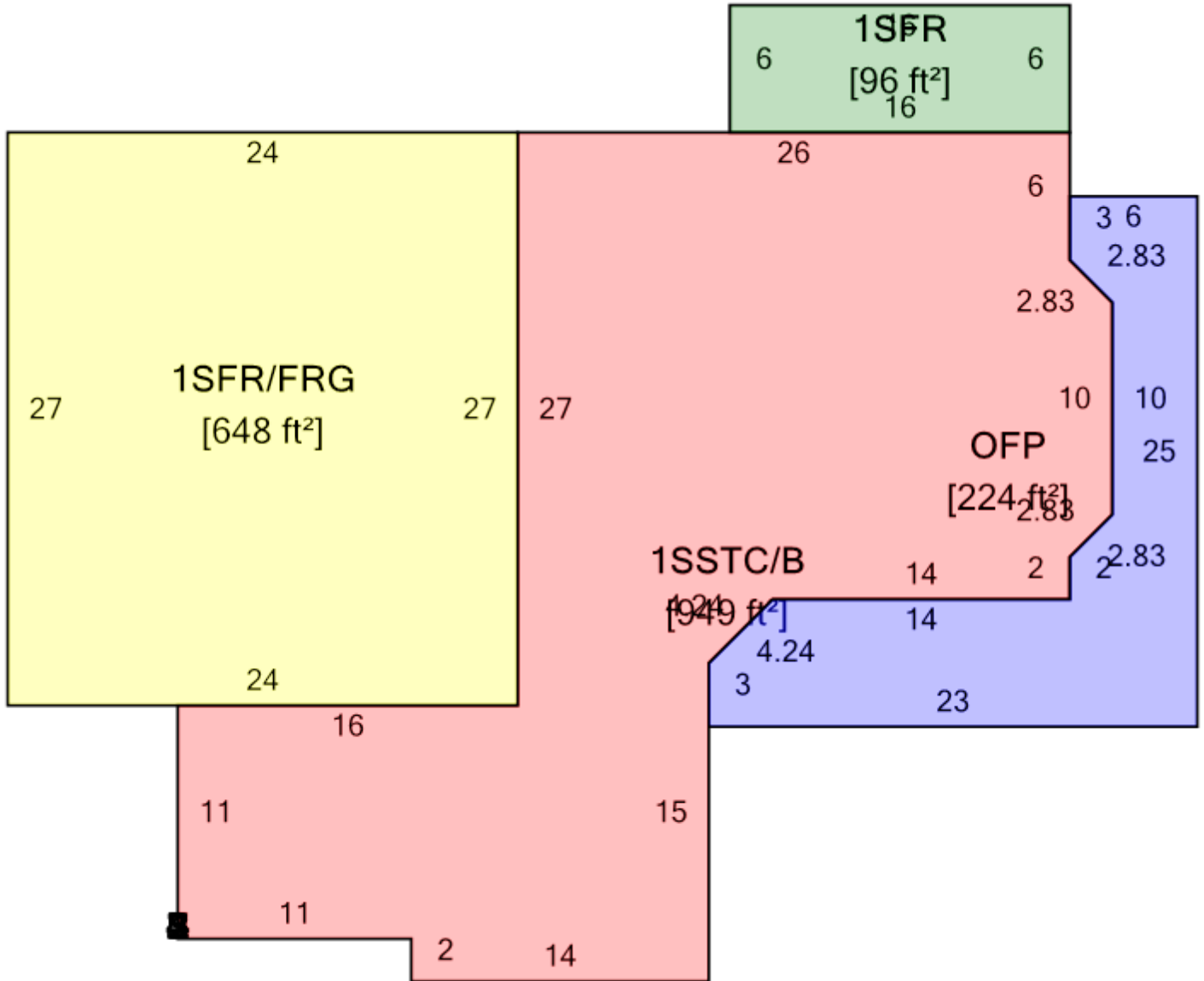
UTILITIES

NONE	Y	ALL PUBLIC	N	GAS	N	PUBLIC SEWER	N	PUBLIC WATER	N	SEPTIC	N
WELL	N										

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	1SSTC/B (1 STORY STUCCO / BASEMENT)	949	First Floor	1,693	1,693
B	1SFR/FRG (1 STORY FRAME / FRAME GARAGE)	648	Basement	949	0
C	1SFR (1 STORY FRAME)	96	Total	2,642	1,693
D	OFF (OPEN FRAME PORCH)	224			
2	AP1-FOUR SIDE CLOSED MTL POLE BLDG	1,216			
3	RC2-CANOPY	228			
4	RS1-FRAME UTILITY SHED	280			
5	AP1-FOUR SIDE CLOSED MTL POLE BLDG	2,400			



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KRAIG HAGLER

Greene County Auditor | Greene County, Ohio



SUMMARY

Deeded Name	BARBER JACOB G & VERA R	Taxpayer	BARBER JACOB G & VERA R
Owner	BARBER JACOB G & VERA R 3131 BONE RD JAMESTOWN OH 45335		3131 BONE RD JAMESTOWN OH 45335
Tax District	C06-CAESARSCREEK TWP GREENEVIEW LSD	Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
School District	2904-GREENEVIEW LSD	Class	Agriculture
Neighborhood	00140001-CAESARSCREEK TWP (C06) RES	Subdivision	
Location	BONE RD	Legal	2354 4.012AC S OF HUSSEY RD BONE RD
CD Year		Routing Number	
Acres	4.0120	Map Number	07/26/2018
		Sold	Sales Amount 20,000.00

VALUE

District	C06-CAESARSCREEK TWP GREENEVIEW LSD
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Enrolled Programs	-CAUV-

	Appraised	Assessed
Land	34,100	11,940
Improvement	0	0
Total	34,100	11,940
CAUV	Y 7,230	2,530
Homestead	N 0	0
OOCC	N 0	0
Taxable	7,230	2,530

CURRENT CHARGES

Full Rate	57.200000
Effective Rate	41.998310
Qualifying Rate	38.916481

	Prior	First	Second
Tax	0.00	48.23	48.23
Special	0.00	0.00	0.00
Total	0.00	48.23	48.23
Paid	0.00	48.23	0.00
Due	0.00	0.00	48.23

TRANSFER HISTORY

Date	Deed Type	Volume / Page	Sales Amount	Valid	# of Properties
07/26/2018	Buyer: BARBER JACOB G & VERA R Seller: COLEMAN HENRY A & MELINDA A	NONE	20,000.00	N	1
			3443		

LAND

Type	Dimensions	Description	Value
A2-TILLABLE	4.0120	Acres	34,100
		Total	34,100

UTILITIES

NONE	N	ALL PUBLIC	N	GAS	N	PUBLIC SEWER	N	PUBLIC WATER	N	SEPTIC	N
WELL	N										

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SUMMARY

Deeded Name	BARBER JACOB G & VERA R	Taxpayer	BARBER JACOB G & VERA R
Owner	BARBER JACOB G & VERA R 3131 BONE RD JAMESTOWN OH 45335		3131 BONE RD JAMESTOWN OH 45335
Tax District	C06-CAESARSCREEK TWP GREENEVIEW LSD	Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
School District	2904-GREENEVIEW LSD	Class	Agriculture
Neighborhood	00140001-CAESARSCREEK TWP (C06) RES	Subdivision	
Location	BONE RD	Legal	2354 16.399 AC BONE RD
CD Year		Routing Number	
Acres	16.3990	Map Number	
		Sold	
		12/13/2018	Sales Amount 0.00

VALUE

District	C06-CAESARSCREEK TWP GREENEVIEW LSD
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Enrolled Programs	-CAUV-

	Appraised	Assessed
Land	139,390	48,790
Improvement	0	0
Total	139,390	48,790
CAUV	Y 38,660	13,530
Homestead	N 0	0
OOCC	N 0	0
Taxable	38,660	13,530

CURRENT CHARGES

Full Rate	57.200000
Effective Rate	41.998310
Qualifying Rate	38.916481

	Prior	First	Second
Tax	0.00	257.82	257.82
Special	0.00	0.00	0.00
Total	0.00	257.82	257.82
Paid	0.00	257.82	0.00
Due	0.00	0.00	257.82

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
12/13/2018	Buyer: BARBER JACOB G & VERA R Seller: BARBER JACOB G & VERA R NONE	0.00 5714	N	1
02/23/2011	Buyer: BARBER JACOB G & VERA R Seller: COLEMAN HENRY A NONE	90,000.00 626	Y	1

LAND

Type	Dimensions	Description	Value
A2-TILLABLE	16.3990	Acres	139,390
		Total	139,390

UTILITIES

NONE	Y	ALL PUBLIC	N	GAS	N	PUBLIC SEWER	N	PUBLIC WATER	N	SEPTIC	N
WELL	N										



WHAT YOU CAN EXPECT AS A BIDDER . . .

1. *How do I bid?*

Onsite Bidders:

Once you arrive, you will visit one of our clerks to obtain a Bidder Number Card. After that, a simple nod of the head, a raise of your arm or bid card, or any other intentional movement will be accepted as a bid. Our best advice is to talk to one of the auctioneers prior to the auction and to express your desire to bid.

Online Bidders:

Visit our website at www.SheridanTeam.com for access to this auction's bidding portal. The bidding portal can be accessed by going to the specific property's listing and clicking the "Bid Now" link. Once in the bidding portal, register to bid by completing our online bidding registration form, and you're all set. Online bidders must first be authenticated by our office via phone call before you are approved to bid. Therefore, it is imperative that you register at least 24 hours prior to the auction.

2. *What is the Property Worth?*

The Property is worth what a knowledgeable Buyer will pay and a willing Seller will accept. We will attempt to the best of our ability to provide you with the information needed to determine how the property compares to other properties that have sold in the area or similar market. Decide what the property is worth to you and be sure to have access to the funds necessary to complete the transaction, with a loan confirmation if necessary. Ultimately the public appraises the property on the day of the sale.

3. *What Can I Expect at a Real Estate Auction?*

You can typically expect the property to be sold. We will start the auction at the scheduled time and spend an appropriate amount of time making opening announcements and discussing the purchase terms of the auction. You should feel free at that time to ask any questions that you may have regarding the property, the method of auction, or any other matters pertaining to the sale. If you have a question during the auction, please address your question to one of the auction bid assistants and they will be happy to assist you. Buying real estate at auction is very similar to buying antiques at auction – just a little more money!

4. *What happens if I am the high bidder?*

If the auction is advertised as an "Absolute Auction", then the property will sell to the highest bidder regardless of price. If the terms of sale specify that the sale is "subject to confirmation of the seller," the seller has established a non-disclosed minimum reserve that must be met for the property to sell. One of our Auction Agents will contact you immediately following the close of bidding to notify you of the results if you are the high bidder.

5. *Can I obtain financing for the purchase?*

The required closing date is provided in the terms of sale on the accompanying brochure and *Confirmation of Sale* purchase agreement located at the back of this Bidder Package. We typically provide 30 to 45 days to close, and during this time, you are able to obtain financing for the purchase. However, it is important to note that there are no financing, inspection, or other contingencies provided in the purchase agreement, so you need to be confident you can obtain financing for your bid amount. Certain types of financing, such as VA, FHA, USDA, or other non-conventional loans, may have appraisal and inspection contingencies that are not compatible with the auction terms. Before you bid, please consult our Auction Agents to inquire about financing options that are permitted for this property.

Multi-Parcel Auction

Auction Bidding Process

Sample



Note: This is a sample Multi-Parcel Auction scenario and is designed only to illustrate the SHERIDANS LLC Multi-Parcel Auction method. This example is not intended in any way to represent the number of tracts, the value(s), or the anticipated sale price(s) of the subject tracts.

1. BIDDING

Bidders may bid on any individual Tract or any combination of Tracts. (e.g. Tracts 2 and 3; Tracts 1 and 3; Tracts 1, 2, and 3, etc.) at any time during the Auction. All bids will remain “live” until the Auction’s conclusion. If a bid is a high bid on an individual Tract or a combination of Tracts, it is possible that a bid on another Tract or combination of Tracts could put your bid back into a leading position, even if you have not increased your bid. Just because you are not in a leading position at a given time does not mean that your bid can’t become a leading bid later.

2. BIDDING ASSISTANCE

At any time during the Auction, please feel free to ask the Auctioneer or a ring assistant any questions about the property(ies) or the bidding process.

3. BID INCREMENTS

Bidders will bid on the property “**BY THE TRACT**” (total dollar) and not “by the acre.” The Auctioneer’s judgment on minimum bid increments is final.

4. CONCLUSION OF THE AUCTION

At the end of the Auction, the leading bids will be declared as the winning bids. The final Bid Board may resemble the table to the right. *(Note: All bids in this table are presented for purposes of illustration only for a four-tract auction and are not intended to represent appraisal or projected acceptable prices for your property.)*

LEAD BIDS	TRACT	BIDDER NO.	BID \$\$
	1	121	\$ 700,000
	2	150	550,000
	3	105	540,000
X	4	115	250,000
COMBINATIONS:			
	2&3	144	\$ 1,100,000
	1&4	135	1,000,000
X	1,2, & 3	129	1,900,000
	1, 2, 3, & 4	101	2,100,000
TOTAL LEAD BIDS			\$ 2,150,000.00

Buyer Agent

Multi-Parcel Auction Instructions

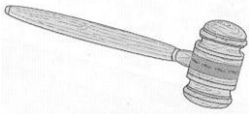


We are happy to co-op with Buyer's Agents for our **Multi-Parcel Real Estate Auctions**. Below are the basic instructions and procedures for Buyer's Agents representing clients in a Multi-Parcel Auction format.

1. **Before your client registers to bid** in our Multi-Parcel Auction, it is imperative that Buyer's Agents register their clients by fully completing and submitting the attached Commission Participation Form to the Listing Broker. This form must be submitted prior to your client registering to bid and/or prior to the auction date. Incomplete or late submissions may affect your share of the Broker commission.
2. A **Bidder Information Package** is available for each Multi-Parcel Auction. The package may be obtained by downloading it from the specific auction listing at www.SheridanTeam.com. The Bidder Package will include:
 - o Auction brochure
 - o Terms of Sale
 - o Parcel breakdown and tract information
 - o Property disclosures (if applicable)
 - o Sample purchase contract
 - o Maps, surveys (if available), and other pertinent documents

It is the responsibility of the Buyer's Agent and bidder to review all materials prior to bidding.

3. All properties sold by **SHERIDANS** via a Multi-Parcel Auction are sold in "AS IS" condition (unless otherwise stated). Contracts are not contingent upon inspections, financing, appraisal, or any other contingencies. Buyers should conduct all due diligence prior to the auction.
4. To register to bid, prospective buyers must attend in-person (if available) or visit www.SheridanTeam.com and navigate to the specific Auction listing. A registration link will be provided for bidder approval. After registering, a representative from the Auction Company will contact the bidder to verify identity and confirm registration requirements before activating the bidding account.
5. In a Multi-Parcel Auction format, bidders may have the opportunity to bid on individual tracts, combinations of tracts, or the property in its entirety, depending on the auction structure. The Auction Company utilizes competitive bidding software that determines the highest and best combination of bids to achieve the highest total sale price for the Seller.
6. The Auction Company reserves the right to determine bidding increments, the order of offering tracts and combinations, and the method by which parcels are grouped or recombined during the auction. These decisions are at the sole discretion of the Auction Company.
7. Bidding will take place online at the advertised auction date and time. Unlike a timed online auction, bidding will follow a live, competitive format where parcels and combinations may be reopened for additional bidding as new combinations are introduced. The auction will conclude only when competitive bidding has ceased and the Auctioneer declares the property sold.
8. For bidders represented by a Buyer's Agent, *all communication regarding the auction, property details, and contract process should be handled through the Buyer's Agent*. Buyers should not communicate directly with the Auction Company without their agent present or copied.
9. Immediately following the conclusion of the auction, the successful bidder(s) will be required to execute the purchase agreement and submit the required earnest money deposit in accordance with the Terms of Sale.
10. The Auction Company assumes no responsibility for computer, Internet, or software malfunctions or delays during the online auction event. Bidders are encouraged to log in early and ensure a stable Internet connection prior to bidding.



SHERIDANS LLC



AUCTION COMMISSION PARTICIPATION FORM ***FOR LICENSED REAL ESTATE AGENTS ONLY***

1. The licensee must be actively licensed in the state in which the auction takes place. No commission will be shared with a non-licensed individual or firm.
2. The participating licensee **must register** his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the auction through **SHERIDANS LLC**.
3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.
4. The participating licensee must register the prospective bidder at least **24 hours prior** to the Auction.
5. The participating licensee acknowledges receipt of this Agreement and of Auction Bidder Package.
6. This Agreement must include a signed **Agency Disclosure Statement** showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.
7. Commission participation on this property will be offered to the successful bidder's representative based on the following scale: **1% OF YOUR BIDDER'S FINAL BID** if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

PLEASE NOTE: SHERIDANS LLC is happy to split a commission with any Broker who develops a purchaser for this auction; however, we do reserve the right to disallow commission participation for any purchaser with whom we have already developed contact prior to the submission of this form, and, in particular, when the purchaser (during communications with **SHERIDANS LLC**) did not declare representation by a qualified Agent or Broker.

Property Identification: **3131 Bone Road, Jamestown, OH 45335**
 Tract 1 – 37.593 Acres: Greene County PID | C06-1-8-81 & C06-1-8-86

Bone Rd, Jamestown, OH 45335
Tract 2 – 16.399 Acres: Greene County PID | C06-1-8-82

Auction Date: May 27, 2026

(please indicate)

 Prospective Bidder (Print)

 Prospective Bidder (Signature)

Real Estate Agent _____

Real Estate Company _____

Telephone: _____

Fax: _____

Date: _____

Time: _____

This agreement accepted by **SHERIDANS LLC** this day of

_____.

By: _____, Member

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Effective 10/24/2024)



We are pleased you have selected **SHERIDANS** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **SHERIDANS** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Representing the Sellers: Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers: When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction. All buyers working with an agent must sign a written agency agreement prior to any of the following: touring of, or making an offer for, any residential property, or signing a residential lease of 18 months or longer. This agreement must include expiration dates, fair housing information, relationship exclusivity, and terms of compensation, as well as a conspicuous statement that broker fees and commissions are not set by law, are fully negotiable, and may be paid by the seller, the buyer, the landlord, the tenant, or a third party, or by sharing or splitting the fees and commissions between brokers.

Dual Agency: Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller: On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of both parties.

Working With SHERIDANS: **SHERIDANS** does represent both buyers and sellers. When **SHERIDANS** lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a **SHERIDANS** agent, all of the agents represent that buyer. Therefore, when a buyer represented by a **SHERIDANS** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true

whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by **SHERIDANS** agents, these agents and **SHERIDANS** will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **SHERIDANS** has listed. In that instance, **SHERIDANS** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages: **SHERIDANS** does offer representation to both buyers and sellers. When **SHERIDANS** lists property for sale, it may elect to cooperate with, and offer compensation to, other brokerages that represent buyers. **SHERIDANS** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **SHERIDANS** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and **SHERIDANS** will be representing your interests.

When acting as a buyer's agent, **SHERIDANS** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

Blockbusting is illegal and defined as, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Printed Name

Printed Name

Signature

Date

Signature

Date

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100





Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials URB Date 4-26-2026
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

3131 Bone Rd. Jamestown, Ohio 45335

Owners Name(s):

Veva Ruth Barber

Date: April 26, 2026

Owner [X] is [] is not occupying the property. If owner is occupying the property, since what date: 2008
If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[X] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes [X] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [X] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- [] Public Sewer [] Private Sewer [X] Septic Tank
[X] Leach Field [] Aeration Tank [] Filtration Bed
[] Unknown [] Other

If not a public or private sewer, date of last inspection: Unknown Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
[] Yes [X] No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the
department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [X] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other
defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [X] No
If "Yes", please describe and indicate any repairs completed:

Owner's Initials VRB Date 4-26-2026
Owner's Initials Date

Purchaser's Initials Date
Purchaser's Initials Date

Property Address 3131 Bone Rd. Jamestown, Ohio 45335

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?
 Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

1) Electrical	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	8) Water softener	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
2) Plumbing (pipes)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	a. Is water softener leased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3) Central heating	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	9) Security System	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
4) Central Air conditioning	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	a. Is security system leased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5) Sump pump	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	10) Central vacuum	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
6) Fireplace/chimney	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	11) Built in appliances	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
7) Lawn sprinkler	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12) Other mechanical systems	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

1) Lead-Based Paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
2) Asbestos	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
4) Radon Gas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
a. If "Yes", indicate level of gas if known	_____
5) Other toxic or hazardous substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials VRB Date 4-26-2026
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address _____

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | |
|---------------------------|---|---|---|
| 1) Boundary Agreement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4) Shared Driveway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2) Boundary Dispute | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5) Party Walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Recent Boundary Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials VRB Date 4-26-2026
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 3131 Bone Rd, Jamestown, Ohio 45335

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Vera Ruth Barker DATE: 4-26-2026

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____



STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q



SHERIDANS LLC

CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into at (City) JAMESTOWN, Ohio, this 27TH day of MAY, 2026, by and between (Seller): VERA R. BARBER, hereinafter called "the Seller," and:

NAME _____

ADDRESS _____

CITY/ST/ZIP _____

PHONE _____

E-MAIL _____

hereinafter called the Purchaser.

WITNESSETH:

THAT WHEREAS, the Seller has offered for sale and sold at Public Auction through **SHERIDANS LLC**, Cedarville, Ohio, (Broker) the following described premises (check all that apply):

Tract	Location	Parent Parcel ID	Taxing District	Acreage
_____ 1:	3131 BONE RD, JAMESTOWN, OH	C06-1-8-81 C06-1-8-86	CAESARSCREEK TWP (GLSD)	37.593
_____ 2:	BONE RD, JAMESTOWN, OH	C06-1-8-82	CAESARSCREEK TWP (GLSD)	<u>16.399</u>
				<u>53.992</u>

together with all appurtenances and hereditaments thereunto belonging, but subject to all legal highways and existing easements, and WHEREAS, the Purchaser has this day bid at Auction and has purchased all of said property for the sum of \$ _____.

- PRICE: That Purchaser agrees to pay the total sum of \$ _____ as follows:
 - \$ _____ as down payment, the receipt of which is hereby acknowledged by the Seller;
 - \$ _____ (THE BALANCE DUE) on delivery of deed.
- EARNEST MONEY: Upon presentation of this offer, Purchaser has delivered to **SHERIDANS LLC**, the sum of \$ _____ as earnest money, to be deposited in the Broker's trust account within 24 hours (one day) after acceptance of this offer. Any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24, which includes the following stipulations: The Earnest Money shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price (may be retained by brokerage and credited toward brokerage commission owed) or as directed by Buyer or (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final court order that specifies **to whom the Earnest Money is to be awarded. If within two years from the date the Earnest Money was deposited in the broker's** trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to the Buyer with no further notice to the Seller. The earnest money shall be returned to Purchaser or applied on the purchase price at closing. If the closing does not occur because of Seller's default or because any condition of this Contract is not satisfied or waived, Purchaser shall be entitled to the earnest money. If Purchaser defaults, Seller shall be entitled to the earnest money. The parties acknowledge, however, that the Broker will not make a determination as to which party is entitled to the earnest money. Instead, the Broker shall release the earnest money from the trust account only (a) in accordance with the joint written instructions of Seller and Purchaser, or (b) in accordance with the following procedure: if the closing does not occur for any reason (including the default of either party), the Broker holding the earnest money may notify Seller in writing that the earnest money will be returned to Purchaser unless Seller makes a written demand for the earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written demand from the Seller within the 20-day period, the Broker shall return the earnest money to Purchaser. If a written demand from Seller is received by the Broker within the 20-day period, the Broker shall retain the earnest money until (i) Seller and Purchaser have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the court pursuant to applicable court procedures. Payment or refund of the earnest money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party.

Seller

Purchaser

3. Fair Housing: This Agreement shall be performed in accordance with Ohio Fair Housing Law (Section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, military status as defined in that section, disability, or national origin; or to so discriminate in advertising the sale or rental of housing, in the finance of housing or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.
4. DEED: Seller shall furnish a transferable and recordable WARRANTY deed conveying to Purchaser, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, rights to take liens, and encumbrances, except (a) legal highways, (b) any mortgage assumed by Purchaser, (c) all installments of taxes and assessments becoming due and after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Purchaser from using the Property for the following purpose: AGRICULTURE. If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or such matters within 10 days after receipt of written notice from Purchaser, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Purchaser.

Deed to be made to: _____

5. REAL ESTATE TAXES: Real estate taxes will be prorated to the date of the delivery of the deed (long proration method). Purchaser(s) will pay for any Current Agricultural Use Valuation recoupment fees that become due after closing.
6. AS IS: Seller and Purchaser acknowledge that Purchaser has bid on the property at Auction and is entering into this contract based on the property's current "AS IS" condition with no financing or any other purchaser contingencies, and that Seller makes no warranties, expressed nor implied, about the property other than what has been stated in marketing information provided by Seller through the date of the Auction.
7. CLOSING: Closing will occur on or before JULY 10, 2026, subject to survey's completion as noted in Section 8 below. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by Title Agency of Seller's choice.
8. LAND LEASE: The tillable land for each of the tracts is leased for the 2026 calendar year. Lease payments will be prorated to the date of each transaction's closing(s) based on a proration period beginning MAY 1, 2026 and ending OCTOBER 31, 2026.
9. POSSESSION: **Date of closing subject to tenant's right to harvest 2026 crops**, if necessary.
10. SOLE CONTRACT: No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed.
11. GENERAL PROVISIONS. Upon acceptance, this offer and any attached addenda shall become a complete agreement binding upon and inuring to the benefit of Purchaser and Seller and their respective heirs, personal representatives, successors, and assigns, and shall be deemed to contain all of the terms and conditions agreed upon, there being no oral conditions, representations, warranties or agreements. Any subsequent conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless in writing signed by both parties. Purchaser is accepting the Property "AS IS" in its present condition. All representations, warranties and agreements in this Contract shall survive the closing. Any word used in this offer and the acceptance thereof shall be construed to mean either singular or plural as indicated by the number of signatures hereto.
12. BINDING ARBITRATION: The parties agree that they will use their best efforts to amicably resolve any dispute arising out of or relating to this Agreement. Any controversy, claim, or dispute that cannot be so resolved shall be settled by final binding arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction thereof. Any such arbitration shall be conducted in Greene County, Ohio, unless otherwise mutually agreed upon by the parties. Within fifteen (15) days after the commencement of the arbitration, each party shall select one person to act as arbitrator, and the two arbitrators shall select a third arbitrator within ten (10) days of their appointment. Each party shall bear its own cost and expenses and an equal share of the third arbitrator's expenses and the administrative fees of arbitration.
13. BROKER LICENSE: Broker and Auction Company are licensed by the Division of Real Estate and Professional Licensing, Department of Commerce and are bonded in favor of the State of Ohio.
14. DISCLOSURES: Purchaser recognizes that Tract 2 has an easement allowing access to Tract 1 through the road right of way.
15. OTHER: No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed except _____

IN WITNESS WHEREOF, the parties hereunto set their hands this 27TH day of MAY 2026.

Seller: _____ Purchaser: _____

We acknowledge the receipt and escrow holding of \$ _____ as indicated in items 1 and 2 above.

SHERIDANS LLC

By: _____, Member

