



Dear Prospective Bidder:

We thank you for your interest in the upcoming Multi-Parcel Public Auction of this beautiful 262-acre **Central Greene County Land 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 2 for our **Public Open House on Monday, July 6 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 via Public Auction at the Cedar Land Event Center in Cedarville, with live bidding beginning **Wednesday, July 15, 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, appearing to read "Bart Sheridan", is written over a light blue circular stamp.

Bart K. Sheridan, CAI
Auctioneer/Broker



[Tract 1 US 42 Xenia Twp, OH 45385](#)

Active 06/12/2026

County: Greene

Listing #: 961297

Cross St: Stevenson Rd



Prop Type: Land
Subdivision:
Primary Parcel ID: M36-0002-0029-0-0017-00
School Dist: Xenia
CDOM: 0
Sub Type: Acreage
Lot SqFt: 9,243,432
Lot Acres: 212.2000
Lot Sz Src: Assessor's Data

Remarks

Directions: From Xenia, take US 42 NE toward Cedarville. Property is at US 42 and Stevenson Rd.
Prop Desc: Tract 1 (of 2): 212.2 acres of productive central-Greene County farmland. An outstanding opportunity to purchase highly desirable farmland in 2 separate tracts just northeast of Xenia, Ohio, along US 42 and Stevenson Road. This farm combines productive agricultural land with exceptional future development and investment potential in a rapidly growing area. Tract 1 features approximately 212 acres with over 80% tillable acres, productive soil types, and more than 2,500 feet of road frontage, making it an excellent addition to any farming operation or investment portfolio. Tract 2 consists of approximately 50 acres and offers an ideal setting for multiple future homesites, recreational retreats, or long-term development opportunities with over 3,700 feet of road frontage and convenient access to town amenities. Beautiful creek access on both sides of Oldtown Creek, a Little Miami River tributary. Located just minutes from downtown Xenia and with easy access to US 35, this property combines rural appeal with excellent accessibility and visibility. Productive soils throughout the farm further enhance its long-term agricultural value. Bid on one tract or both with our Multi-Parcel Bidding System. Property sells at Public Auction Wednesday, July 15, 2026, at the Cedar Land Event Center. "List Price" is a suggested starting bid and is not intended to represent the property's fair market value. Search "Xenia Land Auction" for more auction details and to request Bidder Package.

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: 0.00
Assessments: 0
Lot Dim: irregular

LConditions:
Bus Dist to Trns:
Fees:

Lot Size/Access

Timber: 24 Acres
Grade: rolling
Size/Shape: 212.2 Acres (irregular)
Plat:
Topography: Yes
Crop Right: Yes
Soil Map: Yes

Frontage: 2603'
Road Type: US Highway/paved
Aerial: Yes
Survey: Yes
Tenant Right: Yes
Feasibility:
Soil Survey: Yes

Property Information

Easements: Of Record
Zoning: Agricultural
Land Features: Access, Creek, Wooded
New Financing: Cash, Conventional

Occupancy: At Closing, Tenant
Accessibility: US Highway



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





Tract 2 US 42 Xenia Twp, OH 45385

Active 06/12/2026

County: Greene

Listing #: 961303

Cross St: Stevenson Rd



Prop Type: Land
Subdivision: M36-0002-0029-0-0017-00 & M36-0002-0029-0-0018-00
Primary Parcel ID: 00
School Dist: Xenia
CDOM: 0
Sub Type: Acreage
Lot SqFt: 2,169,288
Lot Acres: 49.8000
Lot Sz Src: Assessor's Data

Remarks

Directions: From Xenia, take US 42 NE toward Cedarville. Property is at US 42 and Stevenson Rd.
Prop Desc: Tract 2 (of 2): 49.8 acres of central-Greene County rural development land. An outstanding opportunity to purchase highly desirable farmland and rural development land in 2 separate tracts just northeast of Xenia, Ohio, along US 42 and Stevenson Road. This farm combines productive agricultural land with exceptional future development and investment potential in a rapidly growing area. Tract 1 features approximately 212 acres with over 80% tillable acres, productive soil types, and more than 2,500 feet of road frontage, making it an excellent addition to any farming operation or investment portfolio. Tract 2 consists of an approximately 50-acre corner lot (at Stevenson Rd) and offers an ideal setting for multiple future homesites, recreational retreats, or long-term development opportunities with over 3,700 feet of road frontage and convenient access to town amenities. Beautiful creek access on both sides of Oldtown Creek, a Little Miami River tributary. Located just minutes from downtown Xenia and with easy access to US 35, this property combines rural appeal with excellent accessibility and visibility. Productive soils throughout the farm further enhance its long-term agricultural value. Bid on one tract or both with our Multi-Parcel Bidding System. Property sells at Public Auction Wednesday, July 15, 2026, at the Cedar Land Event Center, Cedarville. "List Price" is a suggested starting bid and is not intended to represent the property's fair market value. Search "Xenia Land Auction" for more auction details and to request Bidder Package.

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: 0.00
Assessments: 0
Lot Dim: irregular

LConditions:
Bus Dist to Trns:
Fees:

Lot Size/Access

Timber: 36.4 Acres
Grade: rolling
Size/Shape: 49.8 Ac (irreg)
Plat:
Topography: Yes
Crop Right: Yes
Soil Map: Yes

Frontage: 2603'
Road Type: US Highway/Paved
Aerial: Yes
Survey: Yes
Tenant Right: Yes
Feasibility:
Soil Survey: Yes

Property Information

Easements: Of Record
Zoning: Agricultural
Land Features: Access, Creek, Wooded
New Financing: Cash, Conventional
Possible Use 5+ Family, Corner Lot, Recreation, Single Family, Subdivision

Occupancy:
Accessibility County Road, Paved Road, US Highway



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



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



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?*

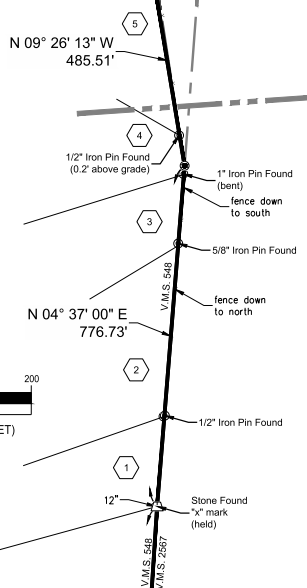
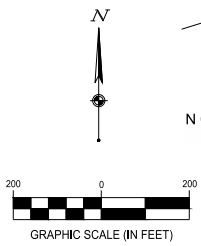
You can typically expect the property to be sold. We will start the auction at the scheduled time and spend an appropriate amount of time making opening announcements and discussing the purchase terms of the auction. You should feel free at that time to ask any questions that you may have regarding the 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.



SEE SHEET 1
MATCHLINE

Parcel #
M36-0002-0029-0-0003-00
DOUBLE JM3 FARM LLC
& DLR FAMILY FARM LLC
Inst. # 2022018534
S.R. 25, Pg. 178
98.146 acres

PARCEL INFORMATION

- Parcel #
M36-0002-0026-1-0056-00
TARVER CHARLES E & JOANN
Vol. 563, Pg. 54
Lot 17
Rising Hills Subdivision
P.C. 32, Pgs. 399B-400A 1
- Parcel #
M36-0002-0026-1-0054-00
WILLIAMS CRAIG L & DENISE Y
Inst. # 2021027970
Lot 15A
Rising Hills Replat
P.C. 39, Pgs. 170B 2
- Parcel #
M36-0002-0026-1-0052-00
CARTER MICHAEL DEREK
Inst. # 2023009080
Lot 13A
Rising Hills Replat
P.C. 39, Pgs. 170B 3
- Parcel #
M36-0002-0026-1-0048-00
KELLER GREGORY R
O.R. 2801, Pg. 935
Lot 9
Rising Hills Subdivision
P.C. 32, Pgs. 399B-400A 4
- Parcel #
M36-0002-0026-1-0047-00
JOHNS BESSIE C
Inst. # 2023015243
Lot 8
Rising Hills Subdivision
P.C. 32, Pgs. 399B-400A 5

Parcel #
M36-0002-0026-1-0026-00
GILLESPIE DEBRA J
Inst. # 2025000703
S.R. 23, Pg. 239
5.001 acres

TRACT 2
212.166 acres (As-surveyed)
(9,241,962 sq.ft.)
(Including 1.807 acres within
the existing RW of U.S. 42)

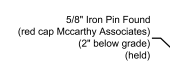
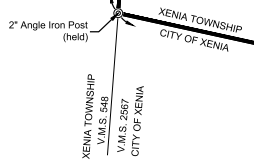
PART OF
Parcel #
M36-0002-0029-0-0017-00
STATE OF OHIO
Vol. 202, Pg. 308
257.500 acres

Parcel #
M36-0002-0026-1-0025-00
GILLESPIE DEBRA J
Inst. # 2025000703
S.R. 22, Pg. 132
35.003 acres

Parcel #
M36-0002-0029-0-0005-00
BULL GARY S & KIMBERLY K
O.R. 2910, Pg. 237
S.R. 36, Pg. 209
48.666 acres

Parcel #
M40-0002-0026-0-0001-00
WIGHTMAN ANN & JULIA DAVIS
Inst. # 2023000775
62.077 acres

- LEGEND**
- 5/8" X 30" IRON REBAR SET WITH A YELLOW CAP STAMPED GESO INC
 - MAG NAIL SET
 - ⊙ IRON REBAR FOUND
 - IRON PIPE FOUND
 - ⊗ MAG NAIL OR SPIKE FOUND



GRANTOR <u>STATE OF OHIO</u>	
GRANTEE <u>STATE OF OHIO</u>	
LOCATION	
SURVEY NO. <u>V.M.S. 548 AND V.M.S. 2562</u>	
XENIA TOWNSHIP	
GREENE COUNTY, OHIO	
DATE: <u>June 02, 2025</u>	SCALE: 1" = 200'

TRACT 1 DESCRIPTION

Containing 212.166 Total Acres

Situated in the Xenia Township, Greene County and State of Ohio, and being a part of Virginia Military Surveys 548 and 2567 and being part of lands conveyed to State of Ohio, as recorded in Volume 202, Page 308, and more particularly described as follows:

Beginning at a found 8" post at the northwest corner of V.M.S. 2567, the southwest corner of V.M.S. 4340 & 4422 and lands conveyed to Travis and Nicole Heron as recorded in Instrument # 2024008924, on the easterly line of V.M.S. 548 and lands conveyed to Kraig Hagler as recorded in Instrument # 2022005723;

Thence along said northern line of V.M.S. 2567 and the southern line of said lands of Travis and Nicole Heron as recorded in Instrument # 2024008901 and the southern line of lands conveyed to Ryan & Madeline Kemp as recorded in Instrument # 2021030183, South 71°03'28" East, a distance of 1233.43 feet to a found 12" post in the southwest corner of lands conveyed to United States of America as recorded in Volume 3362, Page 513, passing found 5/8" Iron Pins with Clinco Sutton caps at 476.58 feet and 877.70 feet;

Thence continuing along said northern line of V.M.S. 2567 and the southern line of said lands of United States of America, South 69°43'56" East, a distance of 964.21 feet to a set mag nail in the centerline of US Route 42, a 60' right-of-way and at the westerly corner of lands of Archie & Lisa Woods as recorded in Volume 602, Page 302, and being the **TRUE POINT OF BEGINNING**;

Thence continuing along the northern line of V.M.S. 2567 and along the westerly line of said lands of Woods, **South 70°57'41" East**, a distance of **432.09 feet** to a found 5/8" Iron Pin with Clinco Sutton cap at the northwestern corner of lands conveyed to Daniel V. JR. & Patricia S. Ocallaghan as recorded in O.R. 3544, Page 793;

Thence leaving the V.M.S. line, along the westerly line of said lands of Ocallaghan, along the westerly line of lands conveyed to Double JM3 Farm LLC & DLR Family Farm LLC as recorded in Instrument # 2022018534 and along the westerly line of lands conveyed to Gary S. & Kimblery K. Bull as recorded in O.R. 2910, Page 237, **South 08°48'29" West**, a distance of **4375.50 feet** to a found 5/8" iron pin with red cap stamped "Verdantas 7830" at the northeasterly corner of lands conveyed to Ann Wightman & Julia Davis as recorded in Instrument # 2023000775 and in the northerly line of the City of Xenia;

Thence along the northerly line of said lands of Wightman and along said northerly line of the City of Xenia, **North 77°41'18" West**, a distance of **2204.73 feet** to a found 2" angle iron post in the easterly line of lands conveyed to Debra J. Gillespie as recorded in Instrument # 2025000703 and the easterly line of aforementioned V.M.S. 548;

Thence along said easterly line of lands of Gillespie and along said easterly line of V.M.S. 548, **North 03°42'25" East**, a distance of **1365.95 feet** to a found stone with "X" at the southeasterly corner of Lot 17, Rising Hills Subdivision as recorded in Plat Cabinet 32, Pages 399B-400A;

Thence along easterly line of Lot 17 and Lot 9 of said Rising Hills Subdivision, along the easterly line of Lot 13A and Lot 15A of Rising Hills Replat, as recorded in Plat Cabinet 39, Page 170B and along the and along said easterly line of V.M.S. 548, **North 04°37'00" East**, a distance of **776.73 feet** to a set iron pin;

Thence continuing along easterly line of Lot 9 and Lot 8 of said Rising Hills Subdivision, **North 09°26'13" West**, a distance of **485.51 feet** to a found 1/2" iron pin at the southeasterly corner of Lot 8;

Thence along the easterly line of Lot 8, **North 09°24'21" West**, a distance of **401.00 feet** to a set mag nail in aforementioned centerline of US Route 42 and the southeast corner of Harson Investments;

Thence along a new division line along said centerline of US Route 42 the following courses:

- **North 66°07'54" East**, a distance of **670.83 feet** to a set mag nail;
- Along a curve to the right with a delta of **02°20'00"**, a radius of **2865.00 feet**, length of **116.67 feet**, with a chord bearing North 67°17'54" East, a distance of 116.66 feet to a set mag nail;
- **North 68°27'54" East**, a distance of **1815.53 feet** to the **TRUE POINT OF BEGINNING**, containing **212.166 acres** of land more or less (Including 1.807 acres with the right-of-way of U.S. 42). Subject to all easements, reservations, restrictions and conditions of record;

North and bearing system based on the centerline of US Route 42, (North 68°27'54"East), from GPS observations taken by CESO in May of 2026 in Ohio State Plane - North, NAD 83.

Based on a field survey conducted by CESO in May 2026.

All pins to be set are 5/8" x 30" Iron Pin Set w/cap CESO, Inc.

Survey is recorded in the Greene County Engineer's Survey Record Volume _____ Page _____.

CESO, Inc.

Sean T Brooks, PS
Registered Surveyor No. 8828

Date:

TRACT 2 DESCRIPTION

Containing 49.794 Total Acres

Situated in the Xenia Township, Greene County and State of Ohio, and being a part of Virginia Military Surveys 548 and 2567 and being all of a 0.82 acre tract and part of a 257.500 acre tract conveyed to State of Ohio, as recorded in Volume 202, Page 308, and more particularly described as follows:

Beginning at a found 8" post at the northwest corner of V.M.S. 2567, the southwest corner of V.M.S. 4340 & 4422 and lands conveyed to Travis and Nicole Heron as recorded in Instrument # 2024008924, on the easterly line of V.M.S. 548 and lands conveyed to Kraig A. Hagler as recorded in Instrument # 2022005723;

Thence along said northern line of V.M.S. 2567 and the southern line of said lands of Travis and Nicole Heron as recorded in 2024008924, and the southern line of a 12.690 acre tract conveyed to Travis & Nicole Heron, as recorded in Instrument # 2024008901 and the southern line of lands conveyed to Ryan L. & Madeline C. Kemp as recorded in Instrument # 2021030183, **South 71°03'28"East**, a distance of **1233.43 feet** to a found 12" post in the southwest corner of lands conveyed to United States of America as recorded in O.R. 3362, Page 513, passing found 5/8" Iron Pins with Clinco Sutton caps at 476.58 feet and 877.70 feet;

Thence continuing along said northern line of V.M.S. 2567 and the southern line of said lands of United States of America, **South 69°43'56"East**, a distance of **964.21 feet** to a set mag nail in the centerline of US Route 42, a 60' right-of-way and at the westerly corner of lands of Archie E. & Lisa H. Woods Volume 602, Page 302 (as shown on right-of-way plan I.C.H. No. 6, and Pet. No. 4656);

Thence along a new division line along said centerline of US Route 42 the following courses:

- **South 68°27'54"West**, a distance of **1815.53 feet** to a set mag nail;
- A curve to the left with a delta of **02°20'00"**, a radius of **2865.00 feet**, length of **116.67 feet**, with a chord bearing South 67°17'54"West, a distance of 116.66 feet to a set mag nail;
- **South 66°07'54"West**, a distance of **670.83 feet** to a set mag nail in the southeastern corner of a 61.754 acre tract conveyed to Harson Investments LTD as recorded in O.R. 1160, Pg. 242, the northeast corner of Lot 8 of Rising Hills Subdivision, as recorded in Plat Cabinet 32, Page 32, Page 399B-400A and on the township line between City of Xenia and Xenia Township;

Thence along the eastern line of said lands of Harson Investments LTD and the township line, **North 09°49'32"West**, a distance of **1366.32 feet** to a set 5/8" Iron Pin in the southerly line of lands conveyed to Jim W. Blevins as recorded in Instrument # 2019021084;

Thence leaving the township line and along the southern line of said lands of Jim W. Blevins, **South 72°01'32"East**, a distance of **558.95 feet** to a set 5/8" Iron Pin at the southeasterly corner of said lands conveyed to Jim W. Blevins, on the eastern line of V.M.S. 548 and on the western line of V.M.S. 2567;

Thence along said eastern line of V.M.S. 548, said western line of V.M.S. 2567, the eastern line of said lands of Jim W. Blevins and eastern line of aforementioned lands of Kraig A. Hagler, **North 04°13'57"East**, a distance of **544.99 feet** to the **POINT OF BEGINNING**, containing **49.794 acres** of land more or less (including 1.997 acres within the right-of-way of U.S. 42). Subject to all easements, reservations, restrictions and conditions of record.

North and bearing system based on the centerline of US Route 42, (North 68°27'54"East), from GPS observations taken by CESO in May of 2026 in Ohio State Plane - North, NAD 83.

Based on a field survey conducted by CESO in May 2026.

All pins to be set are 5/8" x 30" Iron Pin Set w/cap CESO, Inc.

Survey is recorded in the Greene County Engineer's Survey Record Volume _____ Page _____.

CESO, Inc.

Sean T Brooks, PS
Registered Surveyor No. 8828

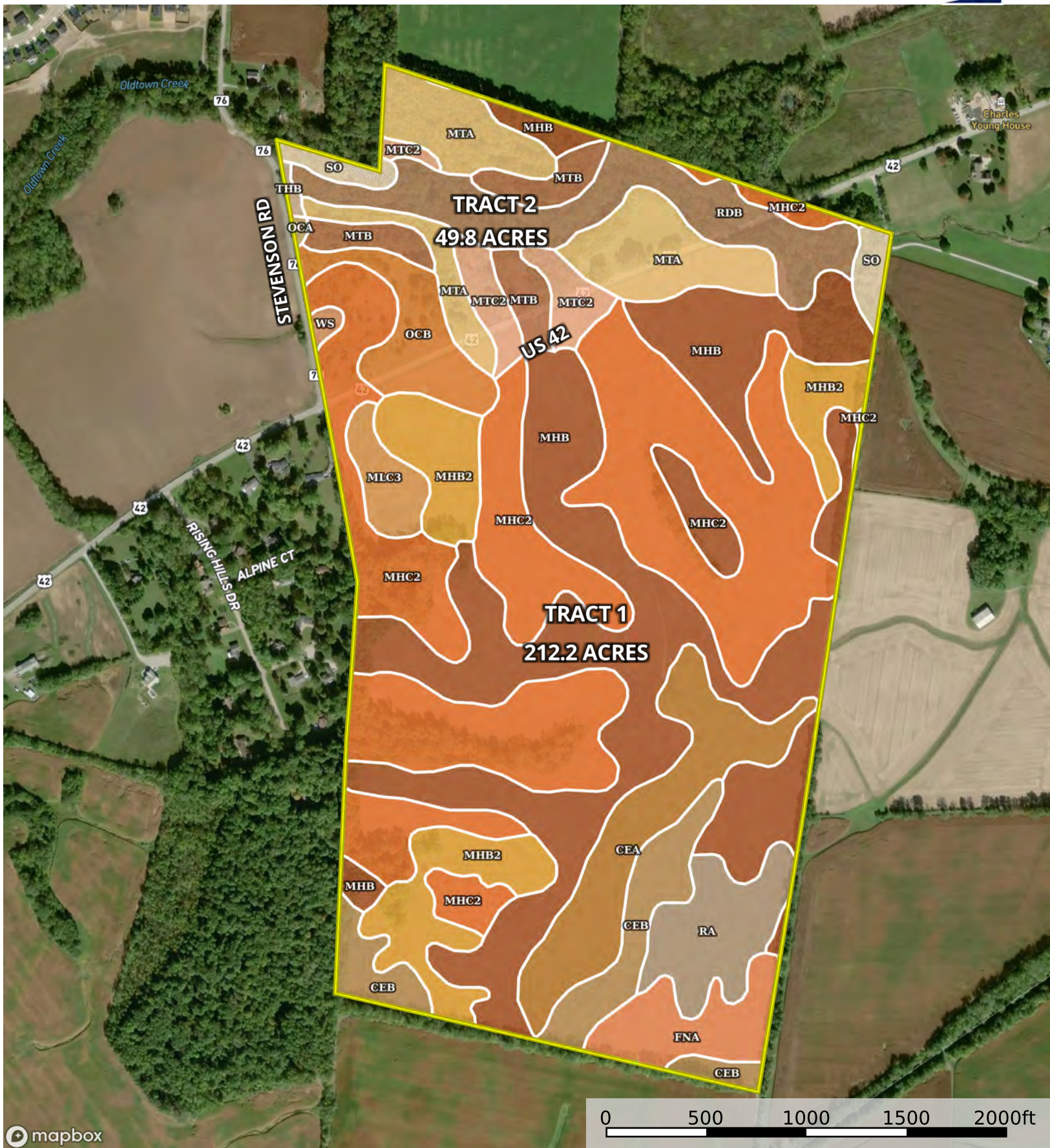
Date:





mapbox

Boundary 1



Boundary 1

Boundary 1 259.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	70.84	27.35	0	55	3e
MhB	Miamian silt loam, 2 to 6 percent slopes	68.31	26.37	0	74	2e
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	18.25	7.05	0	61	2e
MtA	Milton silt loam, 0 to 2 percent slopes	17.86	6.89	0	68	2s
RdB	Raub silt loam, 2 to 6 percent slopes	15.37	5.93	0	83	2e
CeA	Celina silt loam, 0 to 2 percent slopes	14.36	5.54	0	66	1
CeB	Celina silt loam, 2 to 6 percent slopes	10.95	4.23	0	73	2e
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	8.69	3.35	0	83	2w
OcB	Ockley silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	7.36	2.84	0	85	2e
FnA	Fincastle silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	6.91	2.67	0	91	2w
MtB	Milton silt loam, 2 to 6 percent slopes	6.82	2.63	0	62	2e
MtC2	Milton silt loam, 6 to 12 percent slopes, moderately eroded	5.65	2.18	0	59	3e
MIC3	Miamian clay loam, 6 to 12 percent slopes, severely eroded	3.54	1.37	0	55	4e
So	Sloan silty clay loam	3.02	1.17	0	51	3w
Ws	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.53	0.2	0	71	2w
ThB	Thackery silt loam, 2 to 6 percent slopes	0.35	0.14	0	78	2e
OcA	Ockley silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.21	0.08	0	77	1
TOTALS		259.0 2(*)	100%	-	67.42	2.28

(*) 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.

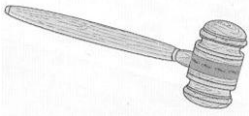
Buyer Agent

Real Estate Auction Instructions



We are happy to co-op with Buyer's Agents for our Auctions of Real Estate Listings. Below are basic instructions and procedures for Buyer's Agents for our online auctions.

1. Before your client registers to bid (whether for online bidding or onsite bidding), it is imperative that Buyers' Agents register your clients by fully completing and submitting the attached **Commission Participation Form** to the Listing Broker. It is important that this form is filled out completely because your share of the Broker commission could be affected for incomplete information.
2. A Bidder Package is available for each property being sold by Auction. The Bidder Package can be obtained by downloading from the MLS listing or from the specific Online Auction Listing at www.SheridanTeam.com. The Bidder Package will include a brochure with the Terms of Sale, along with the required property disclosures and other pertinent information about the property, including the contract documents that will be used for the transaction.
3. All properties sold by **SHERIDANS** via Auction are sold in "AS IS" condition (unless otherwise stated) and contracts are not contingent on inspections, financing, or any other contingency.
4. For bidders represented by a Buyer's Agent, all correspondence and questions from the bidder should be handled through the Buyer's Agent, and no communication should be made directly to the Auction Company.
5. Following the submission of the Bidder Package and Seller's decision to accept an offer, **SHERIDANS** will contact the Buyer's Agent as a courtesy, and then may contact the Buyer to secure any information needed to complete the contract prior to signature.
6. Earnest money from the Buyer will be held in the **SHERIDANS** real estate trust account until closing.



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: Tract 1 – 212.2+/- Acres
 Tract 2 – 49.8+/- Acres

Auction Date: July 15, 2026

(please indicate)

Prospective Bidder (Print)

Prospective Bidder (Signature)

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





SHERIDANS LLC

CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into at (City) CEDARVILLE, Ohio, this 15th day of JULY, 2026, by and between (Seller): CENTRAL STATE UNIVERSITY, THE STATE OF OHIO, 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 Timed Online Auction through **SHERIDANS LLC**, Cedarville, Ohio, (Broker) the following described premises (check all that apply):

Tract	Location	Parent Parcel ID	Taxing District	Acreage
<u> </u> 1:	US ROUTE 42	M36-2-29-17	XENIA TWP (XCS)	212.166
<u> </u> 2:	STEVENSON RD	M36-2-29-17	XENIA TWP (XCS)	49.794

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 in at Auction and has purchased all of said property for the sum of \$_____.

1. **PRICE:** That Purchaser agrees to pay the total sum of \$_____ as follows:
 - a. \$_____ as down payment, the receipt of which is hereby acknowledged by the Seller;
 - b. \$_____ (THE BALANCE DUE) on delivery of deed.
2. **EARNEST MONEY:** Upon presentation of this offer, Purchaser shall deliver to **SHERIDANS LLC**, the sum of \$_____ as earnest money. The Earnest Money shall be deposited in a trust account pending the final settlement and conveyance of the purchase and sale of the Real Estate contemplated in this Contract ("Closing"). If written acknowledgement of Earnest Money is not provided within the stated period, then Seller, at any time after the stated period, but prior to receiving the written acknowledgement of deposit, and by Seller's sole option, may, by written notice to selling REALTOR® or Buyer, terminate this Contract. If this Contract terminates for any reason, the Earnest Money will NOT be automatically disbursed to any party. Any disbursement of the 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 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 the Real Estate is located in Ohio, and 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 Buyer with no further notice to Seller. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money. Buyer and Seller acknowledge that loss of the Earnest Money may not be a party's sole remedy for failure to perform on the Contract.

_____/ Seller _____/ Purchaser

2. **DEED:** Seller shall furnish a transferable and recordable GOVERNOR'S deed conveying to Purchaser, or nominee, a marketable title to the Property. The Conveyance shall be subject to (a) legal highways and public rights-of-way; (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, building and other laws, ordinances, restrictions, and regulations; and (f) leases, licenses, easements, covenants, conditions, reservations, permits, memoranda of understanding, agreements, and restrictions of record, The cost of any title examination and title insurance shall be borne by Purchaser.

Deed to be made to: _____

3. **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 (CAUV) recoupment fees due to a Purchaser-induced change in land use, if applicable.

4. **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.

5. **CLOSING:** Closing will occur on or before 45 calendar days from approval of the purchase contract by the State of Ohio Controlling Board. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by HOME SITE TITLE AGENCY, XENIA, OH, unless mutually agreed in writing by Seller and Purchaser.

6. **LAND LEASE:** The tillable land for both tracts is leased for the 2026 calendar year. Lease payments of \$49,970 will be prorated to the date of **the transaction's(s') closing(s)**.

7. **CASH RENT PRORATION:** Cash rent of \$49,970 for 2026 will be prorated to the date of the Closing(s) based on a six-month (May 1- October 31) convention.

8. **POSSESSION:** **Date of closing subject to tenant's right to harvest 2026 cash grain crop.**

9. **NEW SURVEY:** Both tracts will convey based on new surveys approved by the Greene County GIS department.

10. **OTHER:** No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed except

10. **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.**

11. **LICENSING:** Broker and Auction Co. are licensed by the Division of Real Estate and Professional Licensing, Dept. of Commerce and are bonded in favor of the State of Ohio.

IN WITNESS WHEREOF, the parties hereunto set their hands this 15th day of JULY 2026.

Seller: _____

Purchaser: _____

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

SHERIDANS LLC

By: _____, Member

