



Dear Prospective Bidder:

We thank you for your interest in the upcoming Multi-Parcel Public Auction of this **Greene and Clinton County Farm**. 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.

Our personnel are 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, August 12, 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 K. Sheridan", is written over a light blue circular background.

Bart K. Sheridan, CAI
Auctioneer/Broker



Contact our Associates at:
866-AtAuction (866.282.8284)
(937) 766-2300
info@SheridanTeam.com

Bart K. Sheridan, CAI



Matt Sheridan

200 Parkview Lane
Cedarville, OH 45314

Toll Free: 866.282.8284

Email: info@SheridanTeam.com

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SHERIDANS LLC is a leader in farmland
and rural property sales throughout
Southwest and Central Ohio. Call today
for a no-fee consultation to discuss your
farmland needs.

Bid Live Onsite or Online!

Greene and Clinton County FARMLAND AUCTION

Wed, August 12 at 1:00 pm

288 Total Acres • 284 Tillable Acres • Sells in 3 Tracts



Greene and Clinton County FARMLAND AUCTION

Wednesday, August 12 at 1:00 pm

**BID LIVE
ONSITE OR
ONLINE!**



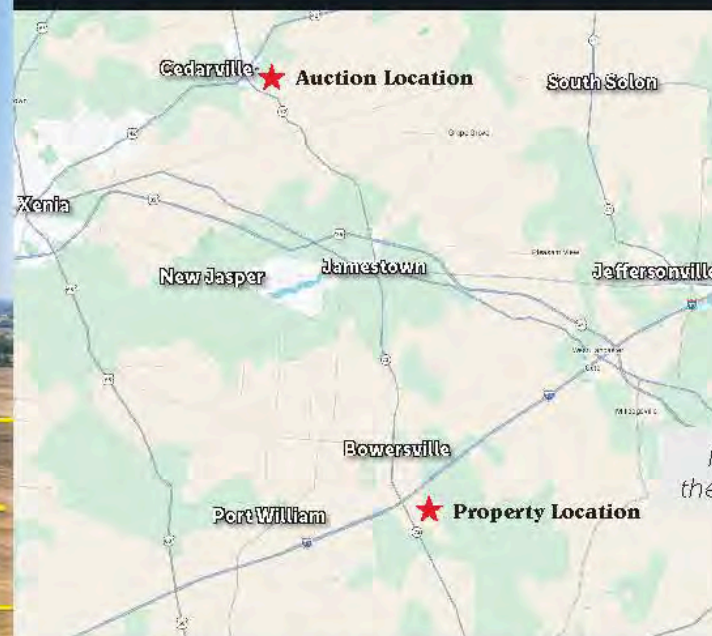
Greene and Clinton County FARMLAND AUCTION

Wednesday, August 12 at 1:00 pm



**BID LIVE
ONSITE OR
ONLINE!**

288 TOTAL ACRES • 284 TILLABLE ACRES • SELLS IN 3 TRACTS



AUCTION LOCATION
Cedarland Event Center - 200 Parkview Ln, Cedarville, OH

PROPERTY LOCATION
SR 72 and Zimmerman Rd. Sabina, OH

Don't miss out on this rare
opportunity to bid on 288
acres of premier Greene &
Clinton County farmland!

Bid Live Onsite or Online!

Please register for online bidding prior to
the auction date at www.SheridanTeam.com.



Scan the QR
Code for more
information



SHERIDANS
LLC



AUCTION LOCATION CEDARLAND EVENT CENTER - 200 Parkview Ln, Cedarville, OH

Visit us on the web or call for a FREE complete Bidder Package

(866) 282-8284

(866) 282-8284

www.SheridanTeam.com

Greene and Clinton County FARMLAND AUCTION

Scan the QR
Code for more
information



Wednesday, August 12 at 1:00 pm

Don't miss this rare opportunity to bid on 288 acres of premier Greene and Clinton County farmland selling at Public Auction by the Multi-Parcel Method. With approximately 284 acres currently in cultivation, this highly productive farm is comprised predominantly of proven Kokomo, Celina, Brookston, and Crosby soil types and offers excellent crop-producing capabilities. The property will be offered in three tracts, allowing buyers the flexibility to purchase individual parcels, combinations of tracts, or the farm in its entirety. This farm provides outstanding accessibility while maintaining its benefits of a quiet country setting near SR 72 and I-71. Large, contiguous tracts of quality tillable farmland with this level of productivity and location are increasingly difficult to find. **Call today about this excellent opportunity for operators, investors, and landowners seeking high-quality agricultural real estate.**



REAL ESTATE SALE TERMS

Bidding Procedure: The property(ies) will sell to the highest bidder(s) via Public Auction using the Multi-Parcel Auction Method – bid on any individual tract or combinations of any tracts. The properties will sell subject to confirmation of the Seller.

Acceptance of Bid Prices: Successful bidder(s) will sign a *Confirmation of Sale Agreement* at the auction site immediately following the close of bidding. Successful online bidder(s) will sign a *Confirmation of Sale Agreement* within 24 hours after Auction. Bidding IS NOT CONDITIONAL UPON FINANCING.

Down Payment: Purchaser(s) will deposit the following amounts as down payment with the Auction Company upon signing of *Confirmation of Sale Agreement*: Tract 1 - \$90,000; Tract 2 - \$60,000; Tract 3 - \$45,000. Onsite Purchaser(s) will place deposit date of auction; online Purchaser(s) will place deposit within 24 hours of auction's end. Balance will be due at closing.

Real Estate Taxes: Taxes will be prorated to the date of closing (long proration method). Purchaser(s) will pay for any Current Agricultural Use Valuation (CAUV) recoupment fees due to a change in land use.

Closing Date: Closing will occur on or before September 29, 2026. 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.

Cash Rent Proration: Cash rent for 2026 will be prorated to the date of the closing(s) based on a six-month (May 1 - October 31) convention.

Possession: Date of closing subject to tenant's right to harvest 2026 cash grain crops on or before December 31, 2026.

Agency: **SHERIDANS LLC** and its representatives are Exclusive Sales Agents for the Seller.

Online Bidding: Auctioneer will accept online bids during auction in real time. Auctioneer retains full discretion to modify these terms at any time prior to or during the auction. Bidders' use of online bidding option and bid placement constitutes acceptance and agreement to adhere to these terms. All bidders are responsible for reading all terms and conditions. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations. Auctioneer is not responsible for the failure of any part of the bidding process or internet bidding. See additional online bidding terms online.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the *Confirmation of Sale Agreement*. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this auction marketing information is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.

288 Total
Acres

284 Tillable
Acres

Sells in
3 Tracts

Contact us today to learn more about this exciting opportunity to invest in quality, productive, and beautiful Southwest Ohio farmland!

Visit www.SheridanTeam.com for detailed information about this upcoming auction.



- Tract 1:**
- 131.6 total acres - all tillable
 - Over 4300' road frontage
 - Well drained, productive soil
- Tract 2:**
- 92.1 total acres - all tillable
 - Over 2300' road frontage
 - Well drained, productive soil
- Tract 3:**
- 64.4 total acres
 - 61.3 tillable acres
 - Over 1300' of road frontage
 - Well drained, productive soil

SOIL COMPLEX		
Code	Description	%
Ko	Kokomo silty clay loam, 0-2% slopes	27.3%
CeB	Celina-Losantville silt loams, 2-6% slopes	22.2%
Bs	Brookston silty clay loam, 0-2% slopes	17.1%
CtB	Crosby-Celina silt loams, 2-4% slopes	8.2%
Other	See bidder package for full soil report	25.2%



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



[TRACT 1 Zimmerman Jefferson Twp, OH 45169](#)

\$2,224,000

TRACT 1 of 3: 131.56 acres (130 ac tillable). It's a rare opportunity to bid on 288± acres of premier Greene and Clinton County farmland selling at Public Auction by the Multi-Parcel Method. With approximately 284 acres currently in cultivation, this highly productive farm is comprised predominantly of proven Kokomo, Celina, Brookston, and Crosby soil types and offers excellent crop-producing capabilities. The property will be offered in three tracts, allowing buyers the flexibility to purchase individual parcels or any combinations of tracts. The farm provides outstanding accessibility while maintaining benefits of a quiet country setting with exceptional road frontage and convenient access to US 72 and I-71. Large, contiguous tracts of quality tillable farmland with this level of productivity and location are increasingly difficult to find, making this an excellent opportunity for operators, investors, and landowners seeking high-quality agricultural real estate. Excellent soil complex with high concentrations of Kokomo, Crosby, & Brookston silt loams. Property sells at Public Auction Wednesday, August 12, 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 "Greene County Land Auction" for more auction details and to request Bidder Package.

Directions: Intersection of SR 72 & I-71

ML#:	963475	Frontage:	4384'
Yr Built:		Acres:	139.5900
Prop Type:	Land	Size/Shape:	131.59 Ac (irreg) - Greene & Clinton Cos
Prop SubType:	Acreage	Aerial:	Yes
Primary Parcel ID:	E13000100120003900	Plat:	Yes
Lot SqFt:	6,080,540	Survey:	No
Price/Acre:	\$15,932	Topography:	Yes
Cross Street:		Tenant Right:	Yes
County:	Greene	Crop Right:	Yes
Subdivision:		Land Feat:	Corner Lot, Interstate
School Dist:	Greeneview	Outside Feat:	
Lot Dim:	irregular	Improvements:	None
Timber:	0	Accessibility:	County Road, Paved Road, State Highway
SemiAnnl Tax:	\$2,598.00	Utilities:	Utilities at Street

Presented By: Bart K Sheridan
Primary: (937) 902-6660
Secondary: (937) 902-6660
Other:

Sheridans LLC
(937) 766-2300
Cedarville, OH 45314
(937) 766-2300
(937) 766-0002
See our listings online:
<http://www.SheridanTeam.com>

July 15, 2026

Email: bart@SheridanTeam.com
Web Page:



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TRACT 2 Perrill Rd Liberty Twp, OH 45168

\$1,474,000

TRACT 2 of 3: 92.1 total acres (91 ac tillable). It's a rare opportunity to bid on 288± acres of premier Greene and Clinton County farmland selling at Public Auction by the Multi-Parcel Method. With approximately 284 acres currently in cultivation, this highly productive farm is comprised predominantly of proven Kokomo, Celina, Brookston, and Crosby soil types and offers excellent crop-producing capabilities. The property will be offered in three tracts, allowing buyers the flexibility to purchase individual parcels or any combinations of tracts. The farm provides outstanding accessibility while maintaining benefits of a quiet country setting with exceptional road frontage and convenient access to US 72 and I-71. Large, contiguous tracts of quality tillable farmland with this level of productivity and location are increasingly difficult to find, making this an excellent opportunity for operators, investors, and landowners seeking high-quality agricultural real estate. Excellent soil complex with high concentrations of Kokomo, Crosby, & Brookston silt loams. Property sells at Public Auction Wednesday, August 12, 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 "Greene County Land Auction" for more auction details and to request Bidder Package.

Directions: Intersection of SR 72 & I-71

ML#:	963606	Frontage:	2330'
Yr Built:		Acres:	92.1000
Prop Type:	Land	Size/Shape:	92.1 ac (irreg) - Clinton & Greene Co
Prop SubType:	Acreage	Aerial:	Yes
Primary Parcel ID:	380020202000000 (CI) & e13000100160003200 (Gr)	Plat:	
Lot SqFt:	4,011,876	Survey:	No
Price/Acre:	\$16,004	Topography:	Yes
Cross Street:		Tenant Right:	Yes
County:	Clinton	Crop Right:	Yes
Subdivision:		Land Feat:	Access, Interstate
School Dist:	Greeneview	Outside Feat:	
Lot Dim:	irregular	Improvements:	None
Timber:	0	Accessibility:	County Road, Paved Road, State Highway
SemiAnn Tax:	\$1,780.00	Utilities:	Utilities at Street

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TRACT 3 Zimmerman Jefferson Twp, OH 45169

\$950,000

TRACT 3 of 3: 64.4 total acres (61 ac tillable). It's a rare opportunity to bid on 288 acres of premier Greene and Clinton County farmland selling at Public Auction by the Multi-Parcel Method. With approximately 284 acres currently in cultivation, this highly productive farm is comprised predominantly of proven Kokomo, Celina, Brookston, and Crosby soil types and offers excellent crop-producing capabilities. The property will be offered in three tracts, allowing buyers the flexibility to purchase individual parcels or any combinations of tracts. The farm provides outstanding accessibility while maintaining benefits of a quiet country setting with exceptional road frontage and convenient access to US 72 and I-71. Large, contiguous tracts of quality tillable farmland with this level of productivity and location are increasingly difficult to find, making this an excellent opportunity for operators, investors, and landowners seeking high-quality agricultural real estate. Excellent soil complex with high concentrations of Kokomo, Crosby, & Brookston silt loams. Property sells at Public Auction Wednesday, August 12, 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 "Greene County Land Auction" for more auction details and to request Bidder Package.

Directions: From intersection of SR 72 & I-71, take Zimmerman/Perrill Rd east to property

ML#:	963796	Frontage:	1354'
Yr Built:		Acres:	64.3550
Prop Type:	Land	Size/Shape:	irregular
Prop SubType:	Acreage	Aerial:	Yes
Primary Parcel ID:	e13000100150002900	Plat:	
Lot SqFt:	2,803,304	Survey:	Yes
Price/Acre:	\$14,762	Topography:	Yes
Cross Street:		Tenant Right:	Yes
County:	Greene	Crop Right:	Yes
Subdivision:		Land Feat:	
School Dist:	Greeneview	Outside Feat:	
Lot Dim:	irregular	Improvements:	None
Timber:	0	Accessibility:	
SemiAnnl Tax:	\$2,897.00	Utilities:	

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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.

SCALE 1" = 300'

E 264

(20.967 AC. FROM 50.627 AC. TRACT)
(21.523 AC. FROM 84.78 AC. TRACT)

(84.78 AC ~ TRACT 9)
(50 AC ~ TRACT 8)

Figure 10 is a survey diagram showing a traverse. The bearings and distances are as follows:

- Bearing: S 46°46'02" W, Distance: 41.16'
- Bearing: S 46°46'02" E, Distance: 41.16'
- Bearing: N 38°44'33" E

A note indicates: "IP SET IN BASE OF ROTTED POST".

102° W 1888.58'

10° W 1418.70'

95° 101'

83° 101'

101'

101'

45.767 AC. IN JEFFERSON TWP.

48.938 AC. IN WILSON TWP. CL

**Note information
pertaining to a 3.58-acred
exception as presented on
the following page.**

DATE APRIL 2013



Note: This survey presented as an exception from Tract 1 shown on the prior page.



BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD83 (2011) AS DERIVED FROM GNSS OBSERVATIONS. DISTANCES USED ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES DIVIDE GRID DISTANCE BY THE COMBINED SCALE FACTOR OF 0.999885068.



MONUMENT LEGEND:

- I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED 'EAM GEODATA 7984')
- I.P.F. IRON PIN FOUND (SIZE NOTED)
- ⊗ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
- ⊙ I.P.F. IRON PIPE FOUND (SIZE NOTED)
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ✱ R.R.S. RAILROAD SPIKE SET
- ✱ R.R.F. RAILROAD SPIKE FOUND
- ✕ C.C.S. CROSS CUT SET
- ✕ C.C.F. CROSS CUT FOUND
- S.F. STONE FOUND
- N.M.F. NO MONUMENT FOUND OR SET

FAY J. BEARD, TRUSTEE
INSTRUMENT No. 2018012395
TRACT 6
135.088 Ac.
S.R. 42 PG. 263-268

FAY J. BEARD, TRUSTEE
INSTRUMENT No. 2018012395
TRACT 8
92.105 Ac.
S.R. 42 PG. 263-268

3.580 Ac.
(0.138 Ac. in R/W)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN JUNE, 2025 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984
DATE OF SURVEY: 06/04/2025



SURVEY REFERENCES

SURVEY REC. No. 42 PG. 264-268

SURVEY NOTES

- OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

APPROVED GREENE COUNTY ENGINEER

BY STH DATE 6-23-2025

APPROVED BY:

ZONING Residential DATE 6/23/25

Dr. Nadia RPCC, CITY, OR VILLAGE
DATE 8-11-25

GRANTOR FAY J. BEARD, TRUSTEE

GRANTEE

LOCATION

Section _____, Township _____, Range _____

or V.M.S. No. 951

JEFFERSON TOWNSHIP
GREENE COUNTY, OHIO

DATE 06/04/2025 SCALE: 1" = 100'



SURVEYED BY:

APPROVED
 Greene County Engineer
 By **DMB**

Date **5-11-13**

ZONING

APPROVED BY:

JOB 2013/13343
 SHEET 6 OF 6

GRANTOR FAY J. BEARD, THOMAS E. BEARD & SHARON BEARD
 GRANTEE _____

LOCATION:

Section _____, Town _____, Range _____

or Survey No. 830 & 951

WILSON TWP. ~ CLINTON CO.

JEFFERSON TWP. ~ GREENE CO. TOWNSHIP,

GREENE COUNTY, OHIO

DATE APRIL 2013

SURVEY PLAT OF THE LANDS OF
FAY J. BEARD, THOMAS E. BEARD
& SHARON BEARD
 OFFICIAL RECORD 2976, PAGE 654 &
 DEED BOOK 505, PAGE 638

N

SCALE 1" = 300'

TRACT 3

64.355 ACRES
 ORIGINAL 64.33 ACRE TRACT

MONUMENT LEGEND

- Iron Pin (fd) size per plan
- 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
- ⊗ Iron Pipe (fd) OD size per plan
- ⊠ Stone (fd)
- ▲ Railroad Spike (fd)
- △ Railroad Spike (set)
- ⊕ Mag Nail (set)
- ⊞ Concrete Monument (fd)
- PK or Mag Nail (fd)
- ⊗ Post (fd) size per plan
- ⊕ Bolt (fd)

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.9998891185819. To obtain Ground distances divide the Grid distance by the combined scale factor. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

SMITH ROAD
 VMS 925
 VMS 936

DEED LINE OF 38.154 ACRE TRACT
 N 63°33'09" E 1443.86'

DEED LINE OF MORRIS' 73.5858 ACRE TRACT
 STEVEN D. & RELNA J. MORRIS
 73.5858 AC.
 OFFICIAL RECORD 536, PAGE 97

SURVEYED BY:

APPROVED
 Greene County Engineer
 By **DMB**

Date **5-16-13**

ZONING

APPROVED BY:



ZIMMERMAN ROAD

HSR & R FARMS LLC
 115.673 AC.
 OFFICIAL RECORD 2886, PAGE 221

Clinco & Sutton
 SURVEYORS

XENIA & WILMINGTON, OH



GRAPHIC SCALE IN FEET

JOB NO. 2013/13344

GRANTOR **FAY J., THOMAS E. & SHARON BEARD**
 GRANTEE _____
 LOCATION:
 Section _____, Town _____, Range _____
 or Survey No. **925**
 JEFFERSON TOWNSHIP,

GREENE COUNTY, OHIO

APR 2013

TRACT 1: Being all of the following described real estate:

Situated in Jefferson Township, Greene County, and Wilson Township, Clinton County, Ohio Virginia Military Survey Number 951, and being part of a 50.627 acre tract (Tract 12) (Fay J. Beard (Greene County Official Record 2976, Page 654 and Clinton County Official Record 771, Page 612))(Thomas E. Beard, Sharon Beard and Fay J. Beard (Greene County Deed Book 457, Page 258)), part of an 84.78 acre tract (Tract 9), all of the remaining part of an original 10.00 acre tract (Tract 10), and all of an original 33.32 acre tract (Tract 11) as conveyed by deed to Fay J. Beard (Greene County Official Record 2976, Page 654 and Clinton County Official Record 771, Page 612) and Thomas E. Beard, Sharon Beard, and Fay J. Beard as recorded in Greene County Deed Book 514, Page 301 and Clinton County Deed Book 247, Page 572 and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the centerlines of State Route 72, Perrill Road and Gallimore Road;

thence with the centerline of State Route 72 N 25°29'59" W 1107.02' to a railroad spike found;

thence continuing along the centerline of State Route 72 N 24°28'54" W 638.82' to a mag nail set at a corner to Joyce Hobbs' 11.39 acre tract (Official Record 1397, Page 872);

thence with the line of said Hobb's 11.39 acre tract N 46°35'08" E (passing an iron pin set at 50.00') 617.04' to an iron pin set;

thence continuing with the line of said Hobb's land N 17°24'48" W (passing a 5/8" iron pin found at 77.78') 1022.61' to a drill hole found in concrete at a corner to the southerly right of way of Interstate 71, a 1" iron pipe found bears witness S 82°21'16" E 0.97';

thence with the southerly right of way of Interstate 71 N 55°21'36" E 417.34' to an iron pin set;

thence continuing with the southerly right of way of said Interstate N 52°03'27" E 806.56' to an iron pin set at the beginning of a curve to the left having a radius of 21633.51;

thence with said curve to left measured along the arc a distance of 268.51' and a long chord which bears N 52°45'39" E 268.51' to an iron pin set;

thence by new division line through the Grantors' land S 38°44'33" E 1902.45' to an iron pin set in the line of William and Regina A. Patton's 2.00 acre tract (Official Record 1345, Page 937);

thence with the line of said Patton's 2.00 acre tract S 46°46'02" W 41.16' to an iron pin set in the base of a rotted corner post;

thence continuing with the line of said Patton S 38°44'33" E 527.94' to a railroad spike set in the centerline of Zimmerman Road and also being in the VMS No. 830 & 951;

thence with the military survey line and along the centerline of Zimmerman Road and becoming the centerline of Perrill Road S 46°46'02" W 1686.58' to a mag nail set;

thence continuing with the military survey line and centerline of Perrill Road S 47°03'20" W 1169.77' to the Point of Beginning containing 135.068 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in April, 2013.

Together with an access easement for the benefit of the Grantors' original 50.627 acre tract (Tract 12) and being more particularly described in Volume 2976, Page 654 (Tract 12) of the Greene County Official Records.

Note: The above described 135.068 acre tract contains all of the Grantors' 33.32 acre tract (Tract 11), all of the remaining part of an original 10.00 acre tract (Tract 10), 62.534 acres from the Grantors' original 84.78 acre tract, and 29.425 acres from the Grantors' original 50.627 acre tract. Furthermore, The 135.068 acre tract contains 110.764 acres in Jefferson Township, Greene County, Ohio and 24.304 acres in Wilson Township, Clinton County, Ohio.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.99988506801. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Recorded in Volume 42 Page 263-268 of the Greene County Surveyor's Records. *dl*

Parcel ID Number: E13-1-12-0-39

Prior Instrument reference: Volume 3408 Page 0218 of the Official Records of Greene County, Ohio.

Original Survey:	135.1 ac
2025 Transfer:	<u>3.6 ac</u>
Net Acreage	131.5 ac

TRACT 3: Being all of the following described real estate:

Situated in Jefferson Township, Greene County, Ohio Virginia Military Survey number 925 and being a resurvey of an original 63.33 acre tract as conveyed by deed to Fay J Beard (Official Record 2976, Page 654), Thomas E Beard, Sharon Beard and Fay J Beard as recorded in Volume 505, Page 638 of the Greene County, Deed Records and being more particularly described as follows:

Commencing for reference at a railroad spike found at the intersection of Smith Road and Zimmerman, being a corner to VMS Nos. 836, 868, 925 & 936, and also being a corner to David & Sherri Kile's 38.154 acre tract (Official Record 2659, Page 234);

Thence along Zimmerman Road with the military survey line and line of Kile's 38.154 acre tract N 63° 33' 09" E 1443.86' to a mag nail found marking the True Point of Beginning for this tract herein described;

Thence continuing with the line of said Kile's 38.154 acre tract N 37° 51' 16" W (passing an iron pin set at 25.00') 1214.95' to an iron pin set at a corner to Keith M & Cynthia A Earley, trustee's 28.303 acre tract (Official Record 2989, Page 46);

Thence with the line of said Earley, Trustee's 28.303 acre tract N 50° 39' 38" E 166.30' to an iron pin set;

Thence continuing with the line of said 28.303 acre tract N 37° 20' 14" W 845.37' to an iron pin set in the line of Cathy J Dill, Trustee's 46.641 acre tract (Official Record 2601, Page 112);

Thence with the line of said Dill, Trustee's 46.641 acre tract N 50° 36' 40" E 1170.31' to a stone found at a corner to Hazel B Mills' 47.3 acre tract (Official Record 3368, Page 702);

Thence with the line of said Mills 47.3 acre tract S 37° 21' 27" E (passing an iron pin set at 2337.98') 2357.98' to a mag nail set in the centerline of Zimmerman Road and also being in the line of VMS Nos. 868 & 925;

Thence with the military survey line and centerline of Zimmerman Road S 63° 19' 49" W 1274.18' to a PK nail found;

Thence continuing along Zimmerman Road with the military survey line S 63° 33' 09" W 74.82' to the True Point of Beginning containing 64.355 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

ok

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in April, 2013.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations, Distances used are Grid Distances. The Combined Scale Factor is 0.999891185819. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Recorded in Volume 42, Page 262 of the Greene County Surveyor's Records.

Parcel ID Number: E13-1-15-0-29

Prior Instrument reference: Volume 3408 Page 0210 of the Official Records of Greene County, Ohio.

TRACT 2: Being all of the following described real estate:

Situated in Jefferson Township, Greene County, and Wilson Township, Clinton County, Ohio Virginia Military Survey Number 830, and being all of the remaining part of an original 100.9 acre tract (Tract 14) (Fay J. Beard (Greene County Official Record 2976, Page 654 and Clinton County Official Record 771, Page 612)) and Thomas E. Beard, Sharon Beard, and Fay J. Beard as recorded in Greene County Deed Book 527, Page 140 and Clinton County Deed Book 253, Page 380 and being more particularly described as follows:

Commencing for reference at a mag nail set at the intersection of the centerlines of State Route 72, Perrill Road and Gallimore Road;

thence with the centerline of Perrill Road and along the line of VMS Nos. 830 & 951N 47°03'20" E 1169.77' to a mag nail set at a corner to H. Ronald & Mary Jo E. Devoe's 26 acre tract (Deed Book 275, Page 647), and also being the True Point of Beginning for this tract herein described;

thence continuing with the military survey line and along the centerline of Perrill Road and becoming the centerline of Zimmerman Road N 46°46'02" E 1418.70' to a mag nail set at a corner to Richard D. & Susan M. Meadow's 8.646 acre tract (Greene County Official Record 3068, Page 311 & Clinton County Official Record 793, Page 854);

thence with the lines of said Meadow's 8.646 acre tract along the following courses:

S 41°18'01" E (passing a 10" wood post found at 17.81') 1115.38' to an 8" wood post found;

thence N 46°31'42" E 348.18' to an 8" wood post;

thence N 42°19'20" W 1113.43' to a railroad spike set in the line of VMS Nos. 830 & 951 and also being in the centerline of Zimmerman Road;

thence with the military survey line and along the centerline of Zimmerman Road N 46°46'02" E 104.60' to a railroad spike set;

thence continuing with the military survey line and centerline of Zimmerman Road N 46°41'19" E 796.12' to a mag nail set at a corner to David R. & Mary Ann Parsley's 19.47 acre tract (Official Record 2403, Page 1);

thence with the line of said Parsley's 19.47 acre tract S 39°50'36" E (passing an iron pin set at 16.50') 1652.73' to an iron pin set in the line of Robert E. & Eleanor J. Baker's 55.68 acre tract (Greene County Official Record 907, Page 632 & Clinton County Official Record 172, Page 715);

thence with the line of said Baker's 55.68 acre tract S 46°30'13" W 1316.07' to an iron pin set in the base of a rotted corner post and being a corner to said Bakers' remaining part of an original 105.15 acre tract (Clinton County Deed Book 182, Page 648);

thence continuing with the line of said Baker's original 105.15 acre tract S 46°07'07" W 1334.17' to an iron pin set at the corner of the Wilson Township Cemetery;

thence with the line of said cemetery and becoming the line of said Devoe's original 26 acre tract N 39°47'59" W (passing an iron pin set at 1652.90') 1672.90' to the True Point of Beginning containing 92.105 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in April, 2013.

Note: The above described 92.105 acre tract contains 45.767 acres in Jefferson Township, Greene County, Ohio and 46.338 acres in Wilson Township, Clinton County, Ohio.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.99988506801. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Recorded in Volume 42, Page 263-268 of the Greene County Surveyor's Records.

Recorded in Volume ____, Page ____ of the Clinton County Surveyor's Records

Parcel ID Number: E13-1-16-0-32

Prior Instrument reference: Volume 3408 Page 0223 of the Official Records of Greene County, Ohio.

Subject to taxes due and payable August, 2018, and thereafter, and subject to all easements, right of ways and restrictions of record or in use.

Parcel: E13-0001-0012-0-0039-00
KRAIG HAGLER

Year: 2025

Tract 1
Parcel 1



Greene County Auditor | Greene County, Ohio

SUMMARY

Deeded Name	BEARD FAY J TRUSTEE	Taxpayer	BEARD FAY J TRUSTEE
Owner	BEARD FAY J TRUSTEE 3541 ORCHARD GROVE RD SABINA OH 45169		3541 ORCHARD GROVE RD SABINA OH 45169
Tax District	E13-JEFFERSON TWP GREENEVIEW LSD	Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
		Class	Agriculture
School District	2904-GREENEVIEW LSD	Subdivision	
Neighborhood	00133001-JEFFERSON TWP (E13) RES		
Location	ZIMMERMAN RD SABINA OH 45169	Legal	951 107.184AC ZIMMERMAN RD
CD Year		0012-00	Routing Number 001-00
Acres	107.1840	07/30/2018	Sales Amount 0.00
Map Number			
Sold			

VALUE

District	E13-JEFFERSON TWP GREENEVIEW LSD		
Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"		
Enrolled Programs	-Agricultural District--CAUV-		
	Appraised	Assessed	
Land	909,370	318,280	
Improvement	0	0	
Total	909,370	318,280	
CAUV	Y	304,610	106,610
Homestead	N	0	0
OOC	N	0	0
Taxable		304,610	106,610

CURRENT CHARGES

Full Rate	60.200000		
Effective Rate	43.125190		
Qualifying Rate	38.168763		
	Prior	First	Second
Tax	0.00	2,095.34	2,095.34
Special	0.00	0.00	0.00
Total	0.00	2,095.34	2,095.34
Paid	0.00	2,095.34	0.00
Due	0.00	0.00	2,095.34

TRANSFER HISTORY

Date		Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
07/30/2018	Buyer: BEARD FAY J TRUSTEE Seller: BEARD FAY J	NONE	0.00 3475	N	8
06/18/2013	Buyer: BEARD FAY J Seller: BEARD THOMAS ET AL	NONE	0.00 2294	N	4
12/16/2009	Buyer: BEARD THOMAS ET AL Seller: BEARD THOMAS ET AL	NONE	0.00 4864	N	14

LAND

Type	Dimensions	Description	Value
A2-TILLABLE	106.9842	Acres	909,370
A9-RIGHT OF WAY	0.1998	Acres	0
		Total	909,370

UTILITIES

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

Parcel: 380020104000000
TERENCE G. HABERMEHL

Year: 2025

Tract 1
Parcel 2



Clinton County Auditor | Clinton County, Ohio

SUMMARY

Deeded Name	FAY J BEARD FRLT	Taxpayer	FAY J BEARD FRLT
Owner	FAY J BEARD FRLT 3541 ORCHARD GROVE RD SABINA OH 45169		3541 ORCHARD GROVE RD SABINA OH 45169
Tax District	380-WILSON TWP-GREENEVIEW LSD	Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
School District	GREENEVIEW LSD	Class	Agriculture
Neighborhood	37000-WILSON TWP	Subdivision	
Location	SR 72	Lender	
CD Year		Legal	MS 931
Acres	24.3040	Map Number	380-017543-6
		Sold	08/06/2018
		Routing Number	
		Sales Amount	0.00

VALUE

District	380-WILSON TWP-GREENEVIEW LSD
Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"

Enrolled Programs -CAUV-

	Appraised	Assessed
Land	225,100	78,790
Improvement	0	0
Total	225,100	78,790
CAUV Y	75,780	26,520
Homestead N	0	0
OOC N	0	0
Taxable	75,780	26,520

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties # of Lots
08/06/2018	Buyer: FAY J BEARD FRLT Seller: BEARD FAY J WARRANTY DEED EX 39/267	0.00 402	N N	1 0
07/17/2013	Buyer: BEARD FAY J Seller: BEARD FAY J & SHARON & THOMAS E WARRANTY DEED EX 39/268	0.00 432	N N	1 0
12/18/2009	Buyer: BEARD FAY J & SHARON & THOMAS E Seller: BEARD THOMAS & SHARON & CERT OF TRANSFER	0.00 679	N N	2 0
01/01/1990	Buyer: BEARD THOMAS & SHARON & Seller: NOT ON FILE NONE	0.00	N	1 0

LAND

Type	Dimensions	Description	Value
A5-TILLABLE	22.4900	Acres	224,900
A9-WASTELAND	1.8140	Acres	200
		Total	225,100

Parcel: E13-0001-0016-0-0032-00 Year: 2025

KRAIG HAGLER

Greene County Auditor | Greene County, Ohio

Tract 2
Parcel 1



SUMMARY

Deeded Name	BEARD FAY J TRUSTEE	Taxpayer	BEARD FAY J TRUSTEE
Owner	BEARD FAY J TRUSTEE 3541 ORCHARD GROVE RD SABINA OH 45169		3541 ORCHARD GROVE RD SABINA OH 45169
Tax District	E13-JEFFERSON TWP GREENEVIEW LSD	Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
		Class	Agriculture
School District	2904-GREENEVIEW LSD	Subdivision	
Neighborhood	00133001-JEFFERSON TWP (E13) RES		
Location	ZIMMERMAN RD	Legal	830 JNS 46.338AC IN CLINTON CO 45.767AC S SIDE/PERM ESMT ZIMMERMAN RD
CD Year		Map Number	0016-00
Acres	45.7670	Sold	07/30/2018
		Routing Number	014-00
		Sales Amount	0.00

VALUE

District	E13-JEFFERSON TWP GREENEVIEW LSD
Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Enrolled Programs	-Agricultural District--CAUV-

	Appraised	Assessed
Land	373,340	130,670
Improvement	0	0
Total	373,340	130,670
CAUV	Y 141,680	49,590
Homestead	N 0	0
OOC	N 0	0
Taxable	141,680	49,590

CURRENT CHARGES

Full Rate	60.200000		
Effective Rate	43.125190		
Qualifying Rate	38.168763		
	Prior	First	Second
Tax	0.00	974.67	974.67
Special	0.00	0.00	0.00
Total	0.00	974.67	974.67
Paid	0.00	974.67	0.00
Due	0.00	0.00	974.67

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
07/30/2018 Buyer: BEARD FAY J TRUSTEE Seller: BEARD FAY J	NONE	0.00 3475	N	8
06/18/2013 Buyer: BEARD FAY J Seller: BEARD THOMAS E ETAL	NONE	0.00 2295	N	1
12/16/2009 Buyer: BEARD THOMAS E ETAL Seller: BEARD THOMAS E ETAL	NONE	0.00 4864	N	14

LAND

Type	Dimensions	Description	Value
A2-TILLABLE	41.2130	Acres	350,310
A3-PASTURE	3.2900	Acres	23,030
A9-RIGHT OF WAY	1.2640	Acres	0
		Total	373,340

UTILITIES

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

Parcel: 380020202000000
TERENCE G. HABERMEHL

Year: 2025

Tract 2
Parcel 2



Clinton County Auditor | Clinton County, Ohio

SUMMARY

Deeded Name	FAY J BEARD FRLT	Taxpayer	FAY J BEARD FRLT
Owner	FAY J BEARD FRLT 3541 ORCHARD GROVE RD SABINA OH 45169		3541 ORCHARD GROVE RD SABINA OH 45169
Tax District	380-WILSON TWP-GREENEVIEW LSD	Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
School District	GREENEVIEW LSD	Class	Agriculture
Neighborhood	37000-WILSON TWP	Subdivision	
Location	PERRILL RD	Lender	
		Legal	MS 830 AG DIST #916 -2015 RES TO BE 46.338 AC FOR 2014 DUP
CD Year	2025	Map Number	380-017542-8
Acres	46.3380	Sold	08/06/2018
		Routing Number	
		Sales Amount	0.00

VALUE

District	380-WILSON TWP-GREENEVIEW LSD
Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Enrolled Programs	-CAUV-

	Appraised	Assessed
Land	461,600	161,560
Improvement	0	0
Total	461,600	161,560
CAUV	Y 121,370	42,480
Homestead	N 0	0
OOC	N 0	0
Taxable	121,370	42,480

TRANSFER HISTORY

Date		Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties # of Lots
08/06/2018	Buyer: FAY J BEARD FRLT Seller: BEARD FAY J	WARRANTY DEED 39/268	0.00 401	N N	1 0
07/17/2013	Buyer: BEARD FAY J Seller: BEARD FAY J & SHARON & THOMAS E	WARRANTY DEED EX 39/268	0.00 433	N N	1 0
12/18/2009	Buyer: BEARD FAY J & SHARON & THOMAS E Seller: BEARD NEAL & FAY J &	CERT OF TRANSFER	0.00 679	N N	2 0
01/01/1990	Buyer: BEARD NEAL & FAY J & Seller: NOT ON FILE	NONE	0.00	N	1 0

LAND

Type	Dimensions	Description	Value
A5-TILLABLE	46.1540	Acres	461,500
A9-WASTELAND	0.1840	Acres	100
		Total	461,600



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KRAIG HAGLER

Greene County Auditor | Greene County, Ohio

SUMMARY

Deeded Name	BEARD FAY J TRUSTEE	Taxpayer	BEARD FAY J TRUSTEE
Owner	BEARD FAY J TRUSTEE 3541 ORCHARD GROVE RD SABINA OH 45169		3541 ORCHARD GROVE RD SABINA OH 45169
Tax District	E13-JEFFERSON TWP GREENEVIEW LSD	Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
		Class	Agriculture
School District	2904-GREENEVIEW LSD	Subdivision	
Neighborhood	00133001-JEFFERSON TWP (E13) RES		
Location	ZIMMERMAN RD	Legal	925 EASE 0.1262A 64.355AC N SIDE ZIMMERMAN RD
CD Year		Map Number	0015-00
Acres	64.3550	Sold	07/30/2018
		Routing Number	046-00
		Sales Amount	0.00

VALUE

District	E13-JEFFERSON TWP GREENEVIEW LSD
Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Enrolled Programs	-Agricultural District--CAUV-

	Appraised	Assessed
Land	535,500	187,430
Improvement	0	0
Total	535,500	187,430
CAUV	Y	210,580
Homestead	N	0
OOC	N	0
Taxable	210,580	73,700

CURRENT CHARGES

Full Rate	60.200000
Effective Rate	43.125190
Qualifying Rate	38.168763

	Prior	First	Second
Tax	0.00	1,448.59	1,448.59
Special	0.00	0.00	0.00
Total	0.00	1,448.59	1,448.59
Paid	0.00	1,448.59	0.00
Due	0.00	0.00	1,448.59

TRANSFER HISTORY

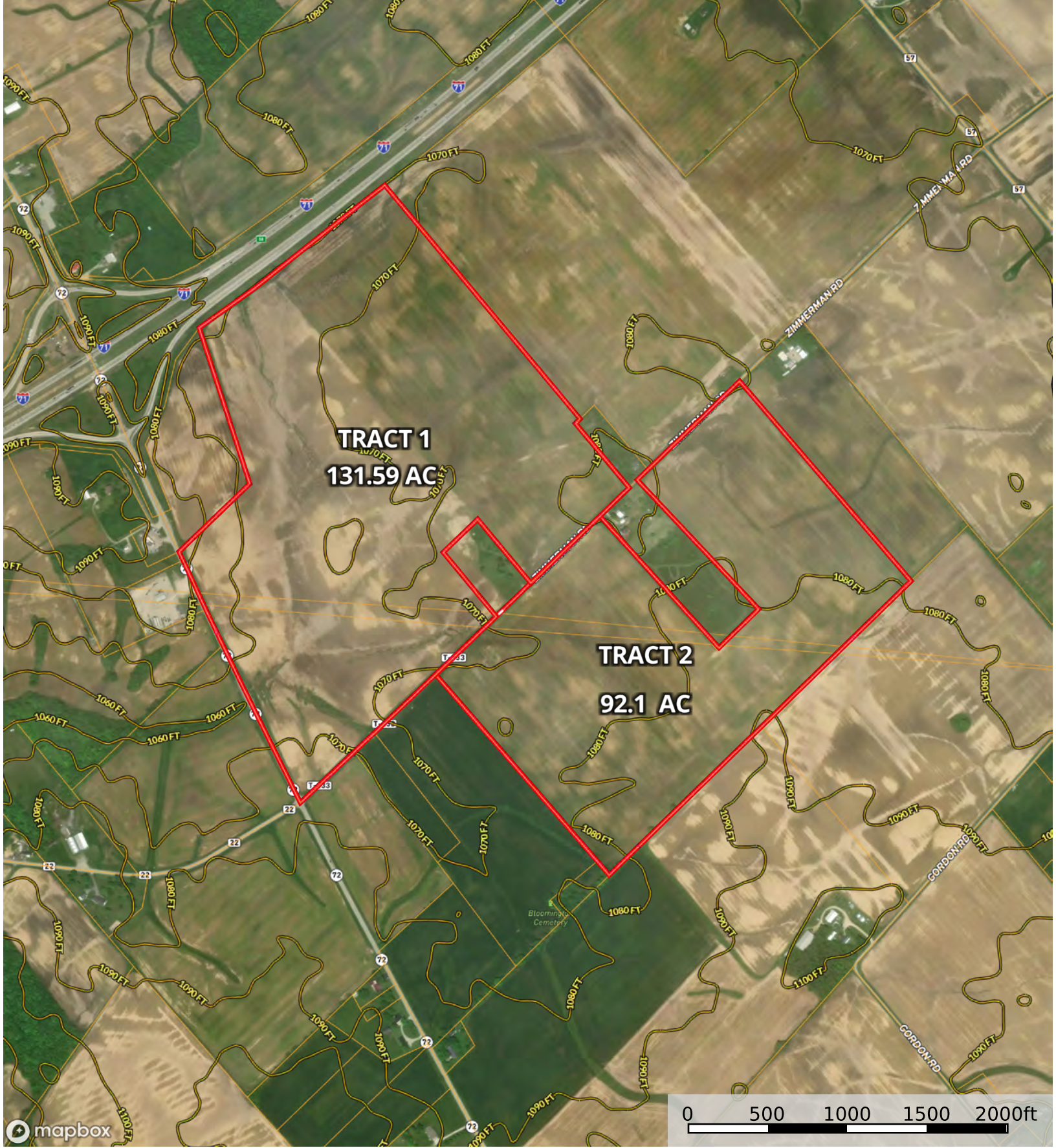
Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
07/30/2018	Buyer: BEARD FAY J TRUSTEE Seller: BEARD FAY J NONE	0.00 3475	N	8
06/18/2013	Buyer: BEARD FAY J Seller: BEARD FAY J & THOMAS E & SHARON BEARD NONE	0.00 2292	N	1
12/16/2009	Buyer: BEARD FAY J & THOMAS E & SHARON BEARD Seller: BEARD NEAL & FAY J & THOMAS E & SHARON BEARD NONE	0.00 4864	N	14

LAND

Type	Dimensions	Description	Value
A2-TILLABLE	61.8990	Acres	526,140
A4-WOODLAND	1.5600	Acres	9,360
A9-RIGHT OF WAY	0.8960	Acres	0
		Total	535,500

UTILITIES

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



 Fence

 Boundary

 100 Year Floodplain

 500 Year Floodplain

 Floodway

 Special

 Unmapped/ Not Included



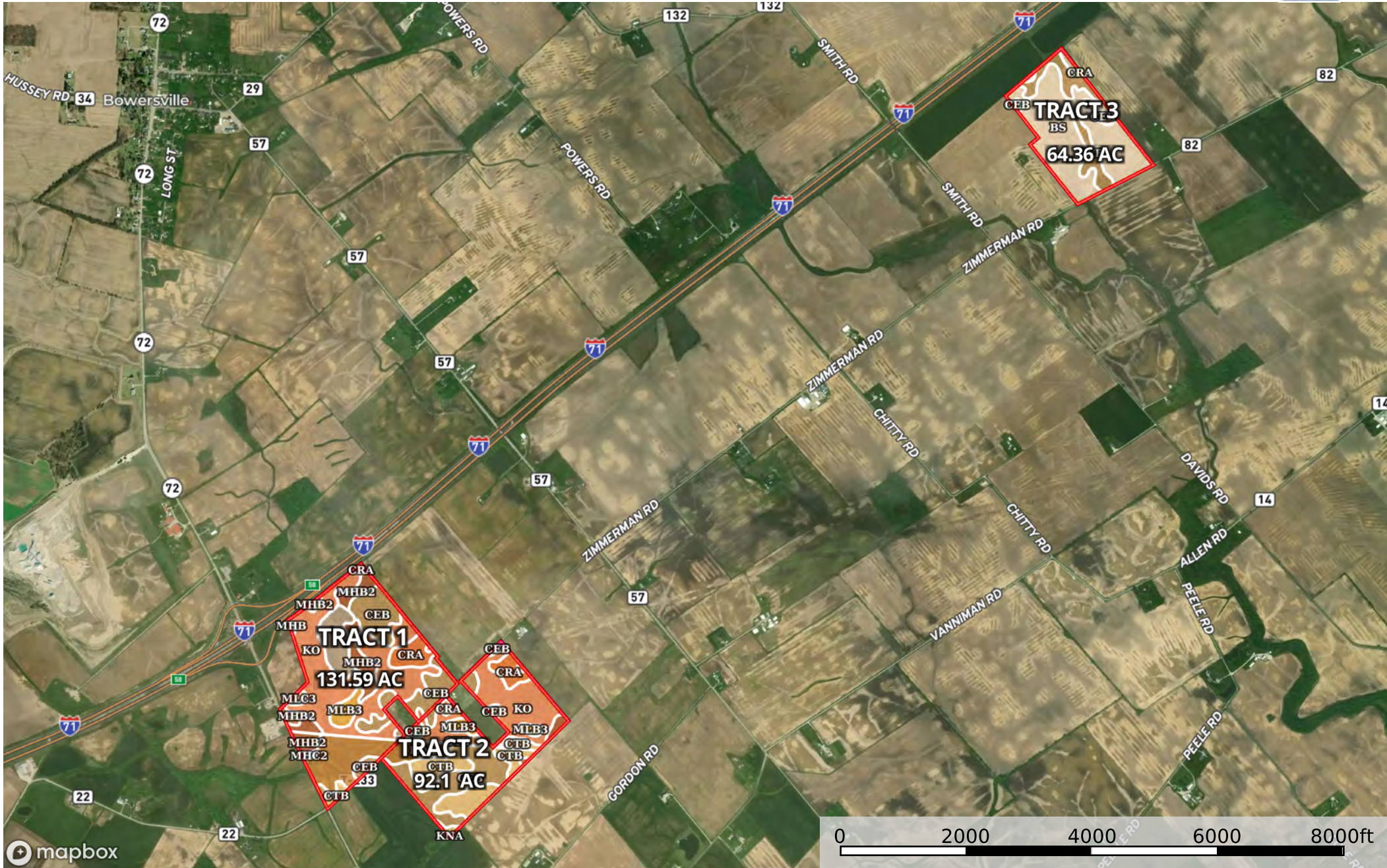
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-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included



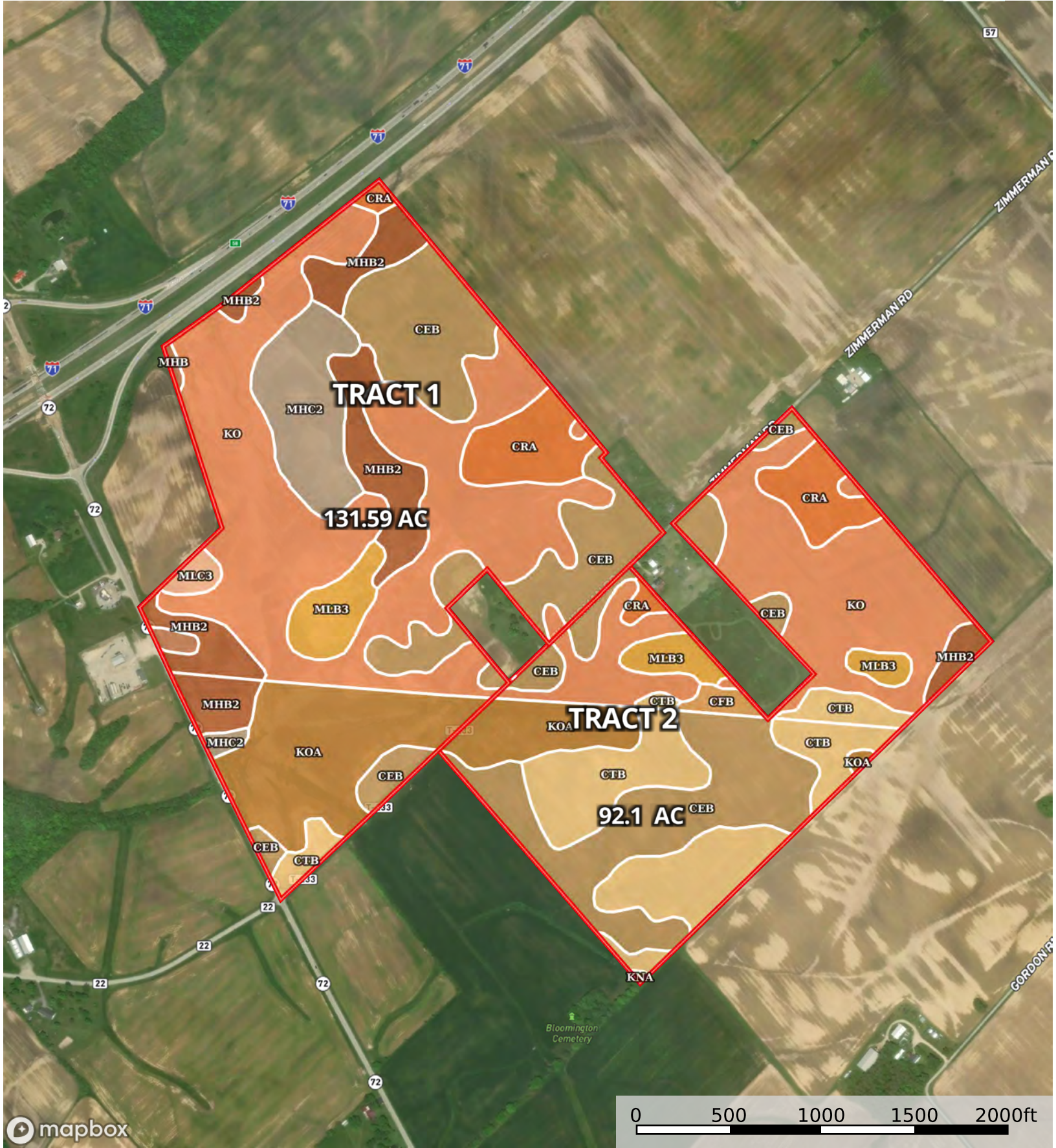
--- Fence ▭ Boundary



--- Fence □ Boundary



Fence Boundary



mapbox

Fence Boundary



--- Fence □ Boundary

 All Polygons 287.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	78.45	27.26	0	82	2w
CeB	Celina silt loam, 2 to 6 percent slopes	63.79	22.17	0	73	2e
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	49.12	17.07	0	70	2w
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	23.66	8.22	0	64	2w
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	23.06	8.01	0	77	2w
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	17.16	5.96	0	61	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	11.24	3.91	0	68	2w
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	10.58	3.68	0	55	3e
MIB3	Miamian clay loam, 2 to 6 percent slopes, severely eroded	7.43	2.58	0	69	3e
CfB	Celina-Losantville silt loams, 2 to 6 percent slopes	1.17	0.41	0	64	2e
MIC3	Miamian clay loam, 6 to 12 percent slopes, severely eroded	1.13	0.39	0	55	4e
MhB	Miamian silt loam, 2 to 6 percent slopes	0.89	0.31	0	74	2e
KnA	Kokomo silt loam, 0 to 1 percent slopes	0.09	0.03	0	83	2w
TOTALS		287.77(*)	100%	-	72.74	2.07

(*) 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.

 Boundary 64.11 ac **Tract 3**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	49.12	76.61	0	70	2w
CeB	Celina silt loam, 2 to 6 percent slopes	14.96	23.33	0	73	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.03	0.05	0	68	2w
TOTALS		64.11(*)	100%	-	70.69	2.0

(*) 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.

 Boundary 131.6 ac **Tract 1**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	50.5	38.38	0	82	2w
CeB	Celina silt loam, 2 to 6 percent slopes	24.5	18.62	0	73	2e
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	16.47	12.52	0	77	2w
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	15.74	11.96	0	61	2e
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	10.58	8.04	0	55	3e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	6.25	4.75	0	68	2w

MIB3	Miamian clay loam, 2 to 6 percent slopes, severely eroded	3.99	3.03	0	69	3e
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	1.55	1.18	0	64	2w
MIC3	Miamian clay loam, 6 to 12 percent slopes, severely eroded	1.13	0.86	0	55	4e
MhB	Miamian silt loam, 2 to 6 percent slopes	0.89	0.68	0	74	2e
TOTALS		131.6(*)	100%	-	73.46	2.13

(*) 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.

 Boundary 92.06 ac **Tract 2**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	27.95	30.36	0	82	2w
CeB	Celina silt loam, 2 to 6 percent slopes	24.33	26.43	0	73	2e
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes	22.11	24.01	0	68	2e
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	6.59	7.16	0	77	2w
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	4.96	5.39	0	68	2w
MIB3	Miamian clay loam, 2 to 6 percent slopes, severely eroded	3.44	3.74	0	69	3e
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	1.42	1.54	0	61	2e
CfB	Celina-Losantville silt loams, 2 to 6 percent slopes	1.17	1.27	0	64	2e
KnA	Kokomo silt loam, 0 to 1 percent slopes	0.09	0.1	0	83	2w
TOTALS		92.06(*)	100%	-	74.1	2.04

(*) 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.

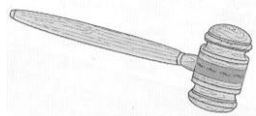
Buyer Agent

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 – 131.6 Acres
 Tract 2 – 92.1 Acres
 Tract 3 – 64.4 Acres

Auction Date: August 12, 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

Signature

Date

Printed Name

Signature

Date

AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____.
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

- Agent(s) _____ and real estate brokerage _____ will
- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.
- ☐ represent only the (check one) ☐ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ 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 this day of AUGUST 12, 2026, by and between (Seller): SAMUEL GROSS, hereinafter called the Seller, and:

NAME _____

ADDRESS _____

CITY/ST/ZIP _____

PHONE _____

E-MAIL _____

hereinafter called the Purchaser.

WITNESSETH:

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

EARNEST MONEY					
TRACT	DEPOSIT	LOCATION	PARCEL ID	TAXING DISTRICT	ACRES
1		Zimmerman Rd & SR 72	E13-1-12-39	Jefferson Twp (Greene)	107.184
		SR 72	380020104000000	Wilson Twp (Clinton)	24.300
	\$90,000		Total		131.484
2		Zimmerman Rd	E13-1-16-32	Jefferson Twp (Greene)	45.767
		Zimmerman Rd	380020202000000	Wilson Twp (Clinton)	46.340
	\$60,000		Total		92.107
3	\$45,000	Zimmerman Rd	E13-1-16-32	Jefferson Twp (Greene)	64.355

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 \$_____.

NOW THEREFORE, it is agreed as follows:

2. 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.
3. EARNEST MONEY: Upon presentation of this offer, Purchaser shall deliver to **SHERIDANS LLC**, the sum of \$_____ as earnest money, to be deposited in the Broker's trust account promptly after acceptance of this offer, as follows: (1) Purchaser signing in person at the auction site shall remit the earnest money to SHERIDANS LLC immediately upon signing this Agreement, or (2) Purchaser who bid online and is not physically at the auction site shall remit the Earnest Money to SHERIDANS LLC within 24 hours following the close of bidding. 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

Seller's Initials: _____ / _____ Purchaser's Initials: _____ / _____

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.

4. DEED: Seller shall furnish a transferable and recordable GENERAL 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.
5. REAL ESTATE TAXES: Taxes will be prorated to date of closing using LONG proration method. Purchaser(s) will be responsible for any Current Agricultural Use Valuation Recoupment fees, if applicable, becoming 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, inspection, 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. Seller shall have the right to remove non-real estate related personal property and equipment from the property after the auction and prior to closing but is not required to do so.
7. CLOSING: Closing will occur on or before SEPTEMBER 25, 2026. 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.
8. POSSESSION: Date of closing, subject to tenant's right to harvest 2026 cash grain crop.
9. CASH RENT PRORATION: Cash rent for 2026 will be prorated to the date of the closing(s) based on a six-month (May 1-October 31) convention.
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. GOVERNING LAW; VENUE: This Agreement and any claim, controversy, or dispute arising out of or relating to it, the auction, the property, or the parties' relationship (collectively, "Disputes") are governed by Ohio law. Except as provided in the next sentence, the exclusive venue for any court proceeding related to a Dispute (including proceedings to compel arbitration, to confirm/vacate/modify an award, or for provisional relief) shall be the state courts sitting in Greene County, Ohio, and each party irrevocably consents to that venue and waives any objection based on inconvenient forum. Carve-outs (limited): (i) actions that Ohio law requires to be brought where the land lies and that directly affect title or possession (e.g., quiet title, foreclosure/forcible entry & detainer, or recording/curative instruments) may be brought in the county where the property is located; and (ii) a party may seek temporary injunctive or similar provisional relief to preserve the status quo pending arbitration in Greene County state court (or in the property's county if the relief is tied to land-title/recording).
13. BINDING ARBITRATION: All Disputes shall be resolved by final, binding arbitration administered by the American Arbitration Association (AAA) under its Commercial Arbitration Rules. The seat/locale shall be Greene County, Ohio. The tribunal shall consist of three arbitrators: each party appoints one within 15 days of the AAA's notice of commencement, and those two appoint a neutral chair within 10 days (failing which the AAA will appoint). The arbitrators may grant any relief a court of competent jurisdiction could grant. The award shall be reasoned and may be confirmed or enforced exclusively in the state courts of Greene County, Ohio, subject to the limited Carve-outs above. Each party bears its own fees and costs and an equal share of the tribunal and AAA administrative fees unless the arbitrators allocate otherwise as permitted by law.
14. 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.
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 12TH day of AUGUST 2026.

Seller: _____

Purchaser: _____

We acknowledge the receipt and escrow holding of \$ _____ as indicated in items 1, 2 and 3 above.

By: _____, Member
SHERIDANS LLC

Notes

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.