



Dear Prospective Bidder:

We thank you for your interest in the upcoming Public Auction of this **Western Clark County Farm. The property is located on Lammes Lane between Springfield and New Carlisle, Ohio, and contains 61+ acres** selling by Public Auction in one tract. 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.

The real estate sells via Public Auction at the Shrine Club on Shrine Road in Springfield, Ohio, with live bidding beginning Thursday, August 20th at 1:00 PM. Online bidding will be available prior to and during the live portion of 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.

Auction representatives will be available by appointment for private visits at the property. We look forward to seeing you on Thursday, August 20th at 1:00 PM for this great opportunity.

Sincerely,

A handwritten signature in blue ink that reads "Matt Sheridan".

Matt Sheridan
Auction Manager



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!

61 Acres Lammes Ln OH 45344

County: Clark

Listing #: 964705

Cross St: Between US 40 & Lower Valley Pike



Prop Type: Land

Subdivision:

Primary Parcel ID: 0100500014100001

School Dist: Tecumseh

CDOM:

Sub Type: Acreage

Lot SqFt: 2,665,654

Lot Acres: 61.1950

Lot Sz Src: Assessor's Data

Remarks

Directions: From Springfield, go west on US 40 to left on Lammes Lane to property. From I-675 and I-70, go north. I-675 becomes Spangler Rd. Turn right on

Prop Desc: This property sells at Public Auction on Thursday, August 20 at 1:00 PM with live and online bidding available. Don't miss this outstanding opportunity to purchase 61+ acres of versatile Clark County farmland offering an exceptional combination of productive cropland, mature woods, a well-fed pond, and outstanding recreational appeal. Located across from 654 Lammes Lane, New Carlisle, Ohio, the property features productive Miamian, Crosby, and Kokomo soils, making it well suited for continued crop production, rental income through cash rent, or conversion to pasture for horses or livestock. Approximately 11+ acres of mature woods provide excellent wildlife habitat, hunting, and year-round recreational opportunities. Adjoining the woods is a scenic pond with a functioning well to help maintain water levels, creating an ideal setting for fishing, swimming, and outdoor enjoyment. Whether you're looking to expand your farming operation, invest in quality Ohio farmland, establish a hobby farm, or enjoy a private recreational retreat, this property offers tremendous versatility. Conveniently located just minutes from New Carlisle, Springfield, Dayton, and Interstate 70, this is a rare opportunity to purchase an exceptional tract in a highly desirable location. Property newly surveyed.

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: 844.00
Assessments: .
Lot Dim: 61.195 Acres

LConditions: Yes
Bus Dist to Trns:
Fees:

Lot Size/Access

Timber: Yes
Grade: Flat to Gently Rolling
Size/Shape: L-Shaped
Plat:
Topography: Yes
Crop Right: Yes
Soil Map: Yes

Frontage: 1,049 feet
Road Type: County
Aerial: Yes
Survey: Yes
Tenant Right: Yes
Feasibility:
Soil Survey: No

Property Information

Conditions: Call Agent
Easements:
Zoning: Agricultural
Land Features: Pond, Wooded
New Financing: Cash, Conventional, Exchange
Possible Use: Farm, Recreation, Single Family

Ownership:
Occupancy: At Closing, Other
Accessibility:



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

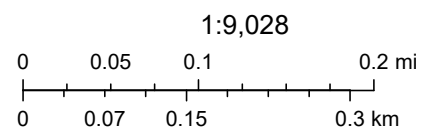


ArcGIS Web Map



8/10/2026, 10:23:22 AM

● Survey Search



Vantor

0100500014100001



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

8/10/2026

MOST RECENT PHOTO



LEGAL

OWNER HAUF LAWRENCE E & JEANNE D
ADDRESS 654 LAMMES LN NEW CARLISLE OH 45344
DESCRIPTION N W PT N W QR
ACREAGE 60.8600
TAX DIST 010
SCHOOL DIST TECUMSEH LSD

VALUATION

TYPE	APPRAISED	ASSESSED
LAND	\$616,250.00	\$215,690.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$125,380.00	\$43,880.00
TOTAL	\$616,250.00	\$43,880.00

TAXES

TAXABLE VALUE \$43,880.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$935.64 / \$935.64
YEAR (TOTAL / BALANCE) \$1,871.28 / \$0.00

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	45.280	1,972,397	\$509,400.00
ACREAGE Unknown	0	0	12.210	531,868	\$85,470.00
ACREAGE Unknown	0	0	2.850	124,146	\$21,380.00
ACREAGE Unknown	0	0	0.520	22,651	\$0.00

IMPROVEMENTS

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
4/2/2007	HAUF LAWRENCE E & JEANNE D	HAUF LAWRENCE E	3	\$0.00	Unknown
12/16/1998	HAUF LAWRENCE E	HAUF ROSE C & LAWRENCE E	0	\$0.00	Unknown
2/27/1990			0	\$0.00	Unknown

AGRICULTURAL

TYPE	SOIL	ACRES	CAUV VALUE (100%)
CROP	MhB	30.560	\$73,040.00
WOOD	MhB	11.960	\$2,750.00
CROP	CrA	5.210	\$14,590.00
CROP	MkB2	4.880	\$9,760.00
CROP	Ko	4.470	\$17,250.00
PAST	MhB	2.140	\$5,110.00
PAST	Ko	0.570	\$2,200.00
ROAD	CrA	0.320	\$0.00
WOOD	Ko	0.240	\$60.00
ROAD	MhB	0.200	\$0.00
POND	MhB	0.160	\$380.00
PAST	MkC2	0.140	\$240.00
WOOD	MkC2	0.010	\$0.00

654 LAMMES LANE
Section 14, Township 3, Range 9 B.M.Rs.,
Bethel Township,
Clark County, Ohio
61.195 Acre

BASIS OF BEARINGS:

BEARINGS ARE BASED ON OHIO STATE
PLANE COORDINATES, SOUTH ZONE, NAD
83 (2011) BASED ON GNSS OBSERVATIONS,
WITH THE NORTH LINE OF SEC. 14, T.3, R.9
BEING S 84°21'50" E.



SCALE 1 INCH = 200 FEET

MONTUMENT' LEGEND :

- 11 IRON FIN SET, W/ID CAP
 (5/8" X 3" CAPPED TEAM GEODATA 756747)
 12 IRON FIN FOUND (SIZE NOTED)
 13 IRON FIN FOUND W/ID CAP
 14 IRON PIPE FOUND (SIZE NOTED)
 15 MAG NAIL SET
 16 MAG NAIL FOUND
 17 RAILROAD SPIRE SET
 18 RAILROAD SPIRE FOUND
 19 CROSS CUT SET
 20 CROSS CUT FOUND
 21 POST FOUND (SIZE & MATERIAL)
 22 STONE FOUND

OWNERSHIP TABLE:

- ① CHARLES HALL
O.R. 2139 PG. 1701
FOUR ACRES

SURVEY REFERENCES

R.L.S.V. 10 PAGE 2473
R.L.S.V. 15 PAGE 214
R.L.S.V. 29 PAGE 141

SURVEY NOTES

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

CERTIFICATION

HEREBY CERTIFY THAT THIS PLAN OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4753-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN JUNE, 2026 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984
DATE OF SURVEY : 06/03/2026



EAM GEODATA
SOLUTIONS
EAMGEODATA.COM 937.369.0811

**Description of
61.195 Acre
Located in
Section 14, Township 3, Range 9, B.M.R.S.
Bethel Township, Clark County, Ohio**

Situate in State of Ohio, County of Clark, Township of Bethel and being in the northwest quarter of Section 14, Township 3, Range 9, B.M.R.S., being all of the 10.42 acres tract as conveyed to Lawrence E. Hauf and Jeanne D. Hauf by deed recorded in O.R. Vol. 1811 Page 1136 (Tract Three) and all of the 50 acres tract as conveyed to Lawrence E. Hauf and Jeanne D. Hauf by deed recorded in O.R. Vol. 1811 Page 1136 (Tract Four) of the Deed Records of Clark County, Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin found at the northwest corner of said Section 14, being in the centerline of Lammes Lane (30' R/W; 60' Thoroughfare R/W) being the POINT OF BEGINNING of the herein described tract.

Thence, with the north line of said Section 14 and the centerline of said Lammes Lane, South 84°21'50" East for a distance of 1025.18' to a 5/8" iron pin found (cap destroyed) at a deflection point in the centerline of said Lammes Lane.

Thence, continuing with the centerline of said Lammes Lane, South 45°50'16" East for a distance of 23.58' to a Mag Nail set, being the northwest corner of the four acres tract as conveyed to Charles Hall by deed recorded in O.R. 2139 Page 1701.

Thence, with the west line of the said four acres tract, South 12°13'29" West, passing a 5/8" iron pin set, capped "EAM GeoData" at a distance of 17.68', for a total distance of 1116.74' to a 5/8" iron pin set, capped "EAM GeoData", being the southwest corner of the said four acres tract.

Thence, with the south line of the said four acres tract and its extension being the south line of the 15 acres tract as conveyed to Barbara A. Murray and Michael J. Murray by deed recorded in O.R. 2231 Page 3591, South 84°57'42" East for a distance of 1095.38' to a 5/8" iron pin set, capped "EAM GeoData" being a northwesterly corner of the 48.79 acres (less exceptions) tract as conveyed to J.K. Brock, LTD. by deed record in O.R. 2033 Page 1630 (Parcel #2).

Thence, with the lines of the said 48.79 acres (less exceptions) tract for the following two (2) courses:

1. South 04°56'27" West for a distance of 761.08' to an 8" wood corner post.
2. North 85°00'10" West, passing an 8" x 12" concrete corner post at a distance of 283.16', being a northwesterly corner of the said 48.79 acres (less exceptions) tract and the northeast corner of the 71.11 acres tract as conveyed to Bradley G. Clark and Cristi A. Clark by deed recorded in O.R. 2089 Page 154 (first tract), for a total distance of

2045.41' to a 12" x 12" concrete corner post at the northwest corner of the said 71.11 acres tract, being in the west line of said Section 14.

Thence, with the west line of said Section 14, North 06°23'54" East, passing a 5/8" iron pin found at a distance of 786.93', an iron pin found, capped "Scholl" at a distance of 1651.63' and an iron pin found, capped "Scholl" at a distance of 1866.63', for a total distance of 1896.63' to the POINT OF BEGINNING.

Containing 61.195 acres (0.361 acre in the public right of way), more or less and subject to all legal highways, easements and restrictions of record.

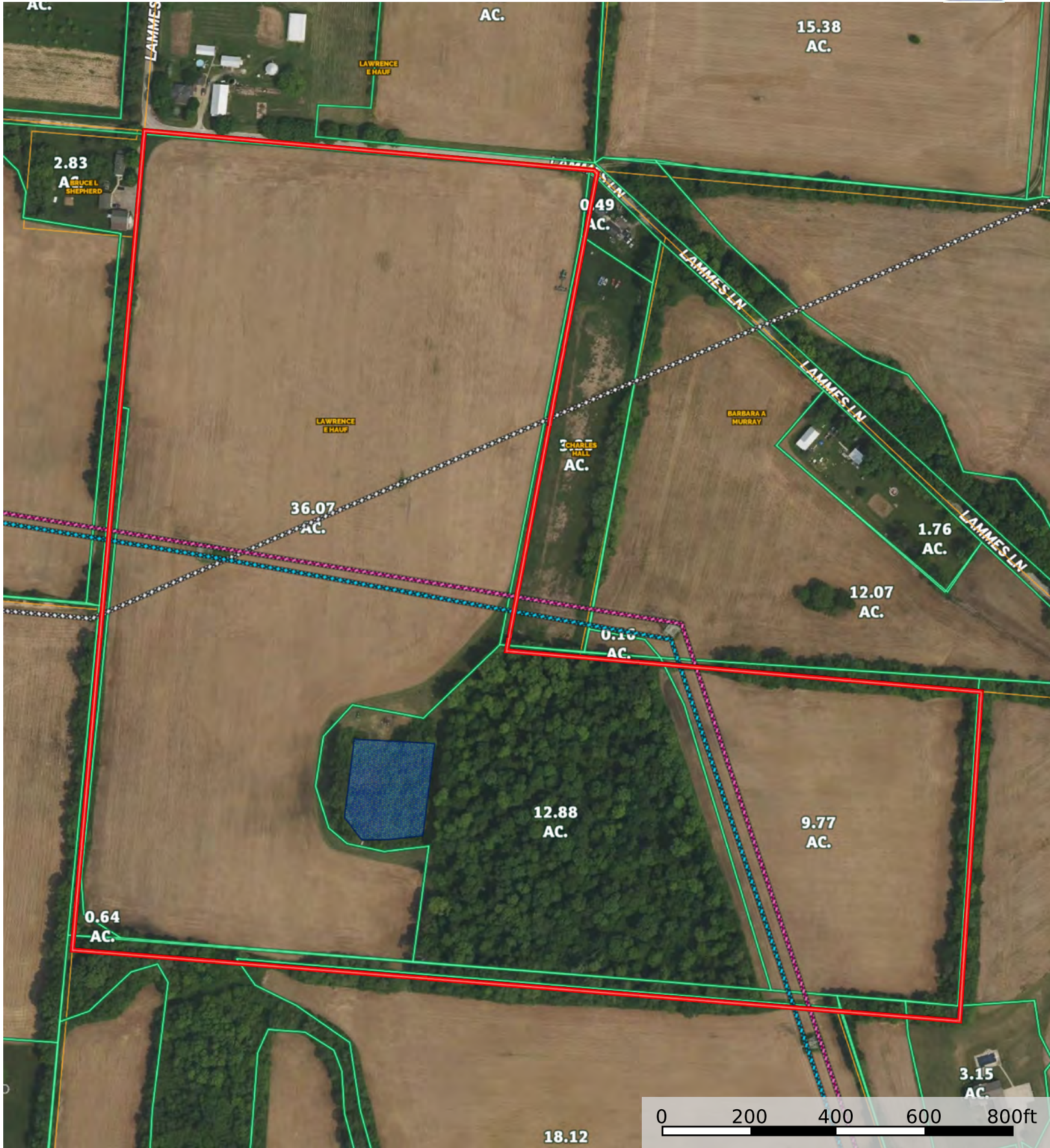
Basis of bearings are based on the Ohio State Plane Coordinates, South Zone, NAD 83 (2011) based on GNSS observations, with the north line of Section 14, Township 3, Range 9 B.M.R.S. being South 84°21'50" East.

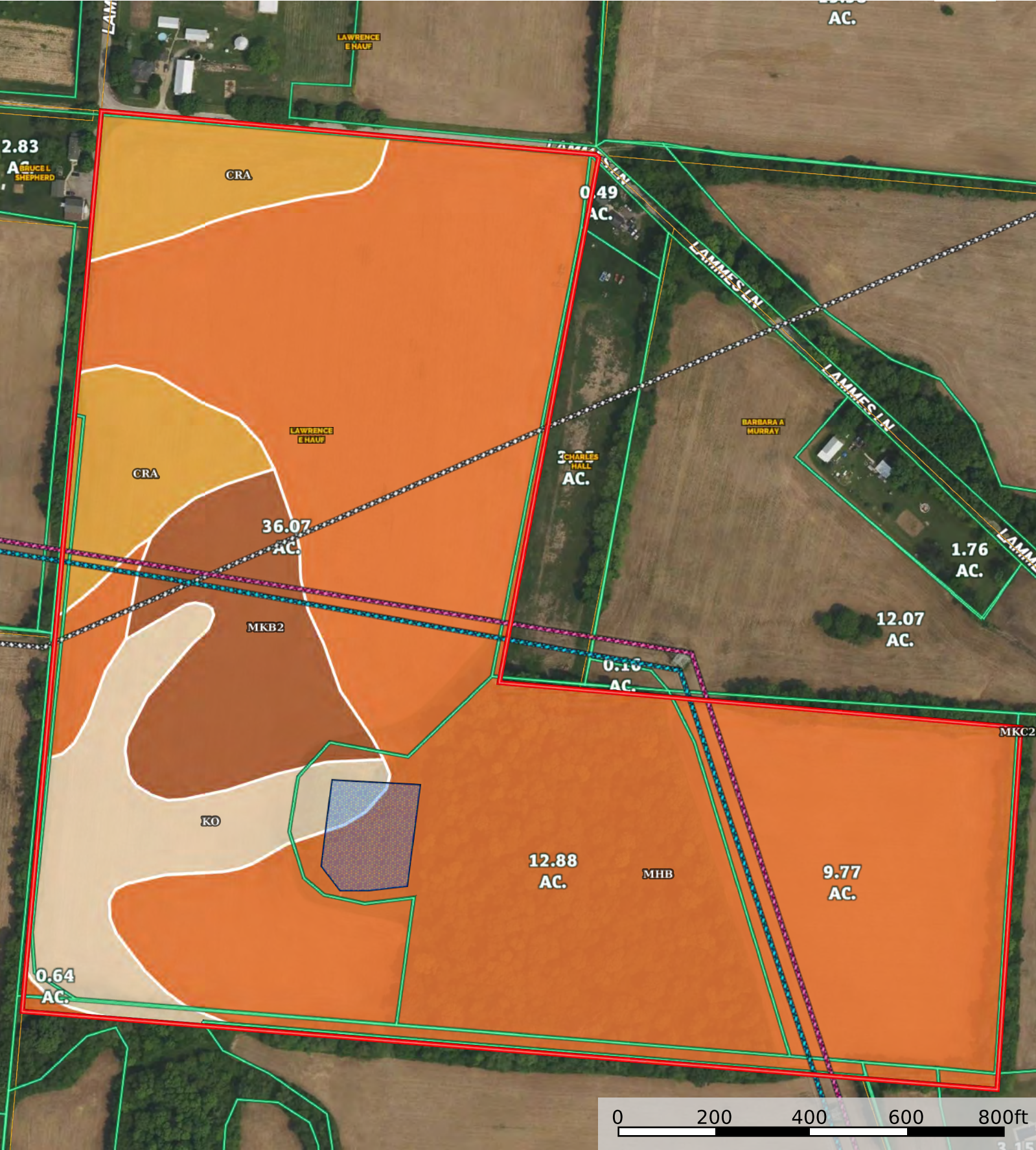
This description was prepared based on an actual field survey performed on June 3, 2026 by me, Eric A. Moody, Registered Professional Surveyor Number 7984 of the State of Ohio, and that all monuments referenced herein and placed on the ground represents the boundaries of the herein described tract.


Eric A. Moody, Professional Surveyor No. 7984
of the State of Ohio, June 11, 2026

EAM GeoData Solutions
eamgeodata.com
937.369.0811







|  Boundary 60.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MhB	Miamian silt loam, 2 to 6 percent slopes	44.82	74.09	0	74	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	5.41	8.94	0	68	2w
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	5.25	8.68	0	82	2w
MkB2	Miamian silty clay loam, 2 to 6 percent slopes, eroded	4.99	8.25	0	55	2e
MkC2	Miamian silty clay loam, 6 to 12 percent slopes, eroded	0.01	0.02	0	54	3e
TOTALS		60.48(*)	100%	-	72.57	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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

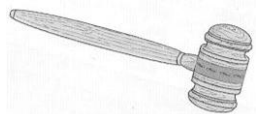
(s) soil limitations within the rooting zone (w) excess of water

Buyer Agent Auction Instructions



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

1. Before your client registers to bid for the online bidding for Real Estate Listings, before your client views the property, and before any contact is made by your client with Sheridans, it is imperative that the Buyer's Agent register your client 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 and late submittal.
2. A Bidder Package is available for each property being sold by Auction. The Bidder Package can be obtained from the specific 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 Simulcast (Live & Online) auctions, prospective buyers can attend the live auction at the advertised location and time. Prospective buyers can also register to bid online prior to the auction at www.SheridanTeam.com and place bids during the live auction. For most real estate auctions, online bidding is also permitted days before the start of the live auction. All registered bidders must be authenticated prior to approval to bid, so registration prior to the auction date is imperative.
5. To register to bid online, all prospective buyers can visit www.SheridanTeam.com and go to the specific auction listing where a link is available to enter the online auction portal for registration and bidding. After a prospective buyer registers to bid, a representative from the Auction Company will first confirm the identity of the registrant via phone call before his/her account is activated to bid. For this reason, we encourage all online bidders to register to bid prior to the day of the Live Auction.
6. Once a bidder's account is authenticated and activated, individual bids can be entered along with "max bid" amounts. Max bids are not visible to the Seller or other bidders. Max bids protect the bidder from being outbid up to the max bid amount entered by the bidder. Note that max bids placed by multiple bidders will cause the current bid to automatically escalate based on the max bids entered.
7. Increments of bidding are at the discretion of the Auction Company and cannot be modified by registered bidders.
8. The auction will end when the property(s) is declared "Sold" during the live portion of the auction. No live or online bids will be accepted after the property(s) is declared "Sold".
9. 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.
10. The Auction Company assumes no responsibility for computer, Internet, or software malfunctions or delays and reserves the right to suspend online bidding for any reason.



SHERIDANS LLC



BUYER AGENT REGISTRATION 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: 61.195 ACRES, LAMMES LANE, NEW CARLISLE, OH 45344

Auction End Date: AUGUST 20, 2026

(please indicate)

Prospective Bidder (Print)

Prospective Bidder (Signature)

Participating Licensee (Print)

Participating Licensee (Signature)

Real Estate Company _____

Telephone: _____

Fax: _____

Date: _____

Time: _____

This agreement accepted by SHERIDANS LLC this day

of _____, 2025.

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 20, 2026**, by and between (Seller): **LAWRENCE E HAUF & JEANNE D HAUF**, 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: **61.195 ACRES, LAMMES LANE, NEW CARLISLE, OH 45344; PARCEL 0100500014100001.**

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. \$ **40,000** 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 \$ **40,000** 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 money will be returned to Purchaser unless Seller makes a written demand for the earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written demand from the Seller within the 20-day period, the Broker shall return the earnest money to Purchaser. If a written demand from Seller is received by the Broker within the 20-day period, the Broker shall retain the earnest money until (i) Seller and Purchaser have settled the dispute; (ii) disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the court pursuant to applicable court procedures. Payment or refund of the earnest money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party.

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

4. **DEED:** Seller shall furnish a transferable and recordable **WARRANTY** deed conveying to Purchaser, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, rights to take liens, and encumbrances, except (a) legal highways, (b) any mortgage assumed by Purchaser, (c) all installments of taxes and assessments becoming due and after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Purchaser from using the Property for the following purpose: **AGRICULTURE**. If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or such matters within 10 days after receipt of written notice from Purchaser, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Purchaser.
5. **Real Estate Taxes:** Taxes will be prorated to date of closing using LONG proration method. Purchaser will pay any Current Agricultural Use Valuation Recoupment fees due after closing, if applicable.
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 terms of sale marketing information provided by Seller through the date of the Auction.
7. **CLOSING:** Closing will occur on or before **SEPTEMBER 29, 2026**. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by CAHD Title Agency, Springfield, OH, unless agreed in writing by all parties.
8. **POSSESSION:** Possession is date of closing, subject to tenant farmer's rights that are reserved to maintain and harvest 2026 crops.
9. **SOLE CONTRACT:** No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed.
10. **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.
11. **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.
12. **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.
13. **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 _____ day of **AUGUST 2026**.

Seller: _____

Purchaser: _____

We acknowledge the receipt and escrow holding of \$ 40,000 as indicated in items 2 and 3 above.

By: _____, Member

SHERIDANS LLC

Notes

[illegible]