SHERIDANS LLC

Dear Prospective Bidder:

We thank you for your interest in the upcoming Public Auction of **258 acres of Premier Western Madison County Land** selling by the Multi-Parcel Auction Method in three tracts. 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 Cedar Land Event Center at 200 Parkview Lane in Cedarville, Ohio, with live bidding beginning Thursday, November 12th at 1:00 PM. Online bidding will be available prior to and during the live portion of the auction. The details 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, November 12th at 1:00 PM for this great opportunity.

Sincerely,

Matt Sheridan
Auction Manager

258 Acres Neil Rd London, OH 43140

Listing #: 970979
County: Madison **Cross St:** US 42



Prop Type: Land **Sub Type:** Acreage
Subdivision:
Primary Parcel ID: 14-00006.000D **Lot SqFt:** 11,246,321
School Dist: Madison-Plains **Lot Acres:** 258.1800
CDOM: **Lot Sz Src:** Assessor's Data

Remarks

Directions: Located near 7001 Neil Rd, London, OH just south of US 42 between London & South Charleston. Watch for signs.
Prop Desc: 258.18 ACRES – PRIME WESTERN MADISON COUNTY FARMLAND | PUBLIC AUCTION – THURSDAY, NOVEMBER 12, 2026, AT 1 PM! An exceptional opportunity to acquire 258+ acres of highly productive farmland in Paint Township, western Madison County, conveniently located between London & South Charleston! This impressive farm offers nearly 100% tillable acreage, productive Kokomo, Crosby-Lewisburg & Lewisburg-Celina soils, generally level to gently rolling topography, and systematic drainage tiling to support efficient farming operations with large open fields for efficient farming. With approximately 7,456 feet of combined road frontage along Neil Rd, Neil Rd East & Old Xenia Rd, this property offers excellent access and the size, quality & agricultural characteristics sought by serious farmland buyers and investors. Large, productive farms of this caliber offer an attractive opportunity to expand an existing farming operation, strengthen an agricultural investment portfolio, or acquire a substantial long-term landholdings. The combination of quality Kokomo soils, extensive tillable acreage, systematic drainage improvements & convenient access makes this an outstanding agricultural property. Its location within reach of the growing Columbus market enhances its long-term investment appeal. The farm will be offered in 3 tracts of approximately 42, 94 & 122 acres. BUY ANY INDIVIDUAL TRACT, COMBINATIONS OF TRACTS, OR THE ENTIRE 258.18 ACRES! Newly surveyed in 2026. Zoned A-1 (Agriculture). Live onsite & online bidding available. Auction held at the Cedar Land Event Center in Cedarville, OH. Great opportunity for a 1031 tax-deferred exchange. PLEASE NOTE: Advertised list price is for search purposes only & does not represent the seller's appraised value or minimum reserve price. Contact the auction company for complete details, Bidder Packet with property information & terms of sale, or to schedule a property visit. Call today!

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: 5,520.00 **LConditions:**
Assessments: . **Bus Dist to Trns:**
Lot Dim: 258.18 acres **Fees:**

Lot Size/Access

Timber: No **Frontage:**
Grade: **Road Type:** 7,456 feet of frontage on 3 roads
Size/Shape: Irregular **Aerial:** Yes
Plat: **Survey:** Yes
Topography: Yes **Tenant Right:** No
Crop Right: Yes **Feasibility:**
Soil Map: Yes **Soil Survey:** No

Property Information

Conditions: Call Agent **Ownership:**
Zoning: Agricultural **Accessibility**
New Financing: Conventional, Exchange
Possible Use Farm, Recreation, Single Family

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

REAL ESTATE SALE TERMS

Bidding Procedure: The property(s) 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 - $50,000; Tract 2 - $50,000; Tract 3- $100,000 ($200,000 Total). 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 any Current Agricultural Use Valuation (CAUV) recoupment fees due to a change in land use that become due after closing.

Closing Date: Closing(s) will occur between January 4 and January 8, 2027. Purchaser(s) will pay customary portion of closing costs at closing. Closing(s) will be conducted by CAHD Title Agency, Springfield, OH, unless mutually agreed in writing by Seller and Purchaser.

Possession: Date of closing subject to tenant's right to harvest 2026 crops, if applicable.

Property Survey: All tracts have been newly surveyed and filed with Madison County in 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 provided in connection with this auction, including all marketing materials and property information, is subject to the terms and conditions set forth 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 prior to bidding. 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.

SHERIDANS LLC

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 termsof 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!

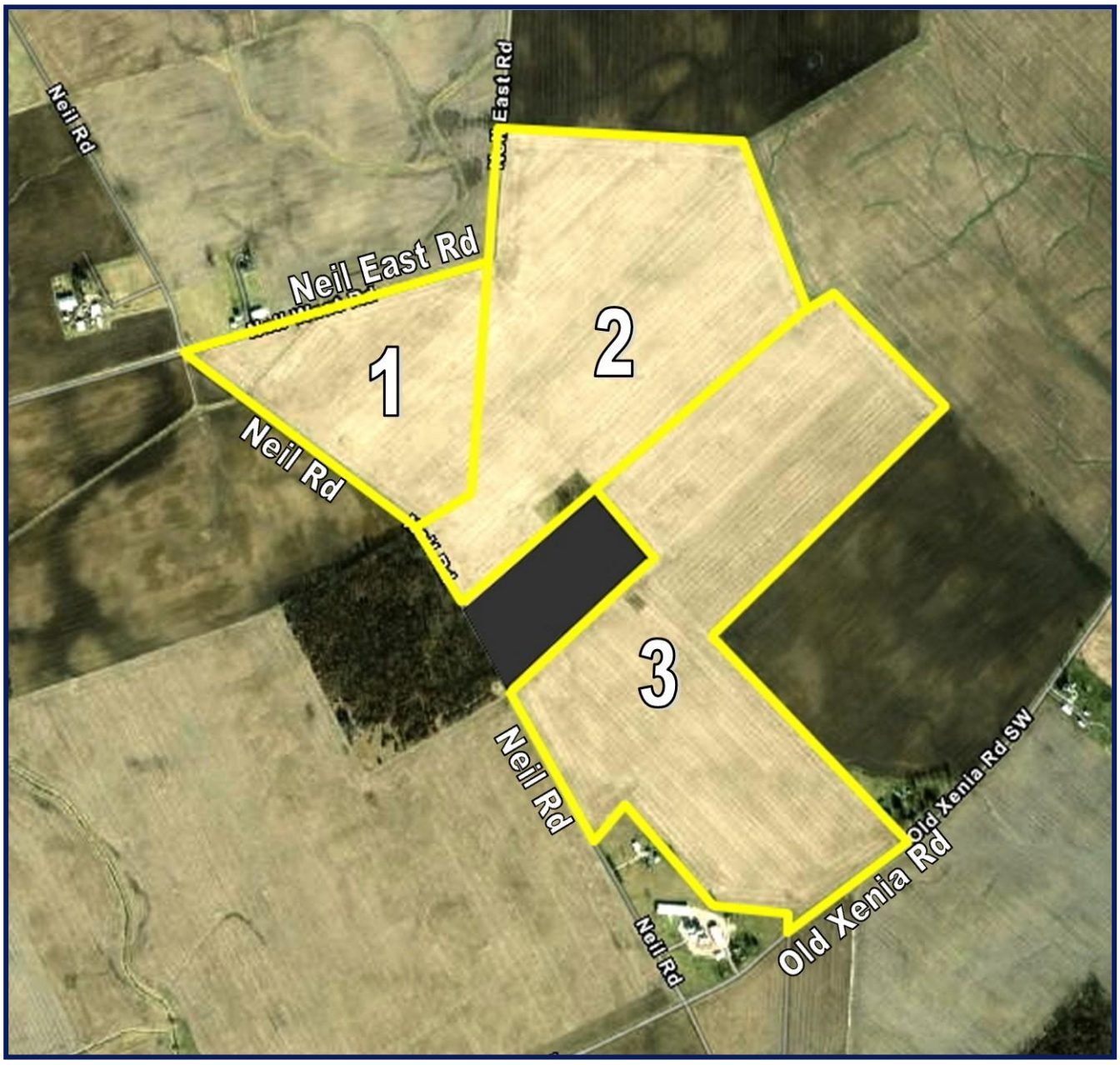
4. ***What happens if I am the high bidder?***

   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.

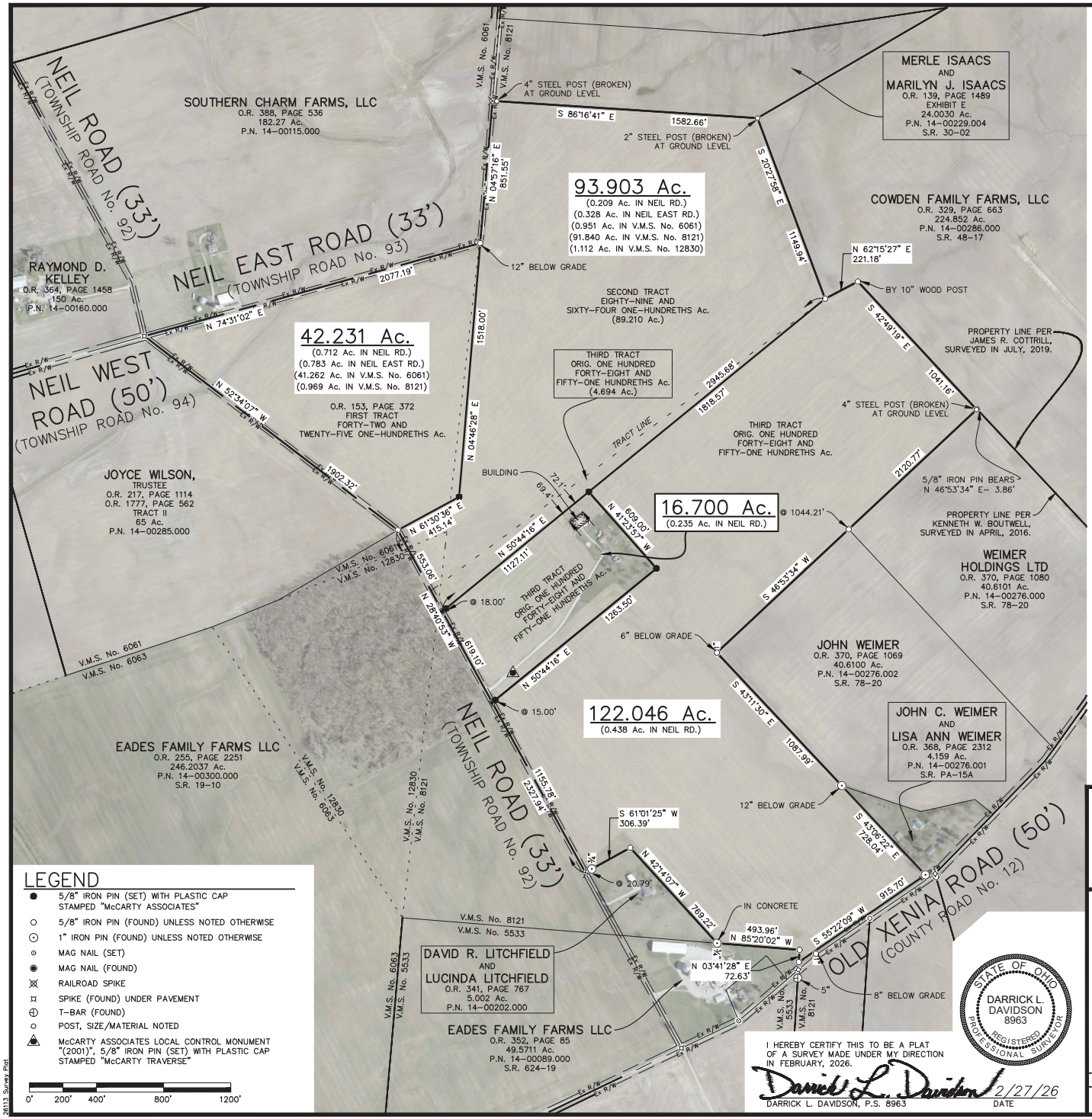
SHERIDANS
LLC



Real Estate Sales
Auctions
Appraisals

200 Parkview Lane
Cedarville, OH 45314

www.SheridanTeam.com
(937) 766-2300 (Phone)
(937) 766-0002 (Fax)



VOLUME____PLAT NO._____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FEBRUARY 27, 2026
SCALE 1"=400'
DEED REFERENCE
DOC. No. 2018–014344
TOWNSHIP PAINT
MILITARY SURVEY NUMBERS
12830, 6061 AND 8121

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 116°29'54.8") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN FEBRUARY 5, 2026, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 26113 02–12–26)

P.O.B. (16.700 Ac.)
LOCAL CONTROL MONUMENT TO P.O.B. (16.700 Ac.)
MAD–05032 TO P.O.B. (16.700 Ac.)

P.O.B. (42.231 Ac.)
LOCAL CONTROL MONUMENT TO P.O.B. (42.231 Ac.)
MAD–05032 TO P.O.B. (42.231)

P.O.B. (93.903 Ac.)
LOCAL CONTROL MONUMENT TO P.O.B. (93.903 Ac.)
MAD–05032 TO P.O.B. (93.903 Ac.)

DEED REFERENCE:

KAVANAGH HOLDINGS LLC
O.R. 153, PAGE 372
FIRST TRACT
FORTY–TWO AND
TWENTY–FIVE ONE–HUNDRETHS Ac.

SECOND TRACT
EIGHTY–NINE AND
SIXTY–FOUR ONE–HUNDRETHS Ac.

THIRD TRACT
ORIG. ONE HUNDRED
FORTY–EIGHT AND
FIFTY–ONE HUNDRETHS Ac.
P.N. 14–00006.000

REVISION

BOUNDARY SURVEY FOR
KAVANAGH HOLDING LLC

PAINT TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 12830, 6061 AND 8121

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN FEBRUARY, 2026.

DARRICK L. DAVIDSON, P.S. 8963 — DATE 2/27/26

STATE OF OHIO
DARRICK L. DAVIDSON
8963
REGISTERED PROFESSIONAL SURVEYOR

McCARTY ASSOCIATES, LLC.
ARCHITECTS | ENGINEERS | SURVEYORS
213 N. High St. Hillsboro, Oh 45133
937.393.9971
MCCARTYASSOCIATES.COM

DWS

DATE	SCALE	PROJECT NO.
FEBRUARY 27, 2026	1"=400'	S26–113

L:\2026\26-113 Kavanagh Holdings\AutoCAD\DWG_Survey\26113 Survey Plat.dwg, Survey Plat, 2/27/2026 2:54:25 PM, rynn, DWG To PDF.pc3

26113 Survey Plat

14-00006.000

10/14/2026

Jennifer S. Hunter, CPA
County Auditor
Madison County, Ohio
auditor.co.madison.oh.us

This is the Madison County Auditor's Property Record Card for the property prior to the home and 16.7 acres being split out of the farm.

LEGAL	
OWNER	KAVANAGH HOLDINGS LLC
ADDRESS	7001 NEIL RD
DESCRIPTION	275.388A 8121 6061
SCHOOL DIST	MADISON PLAINS LSD
TAX DIST	14
ACREAGE	275.390

VALUATION	APPRAISED	ASSESSED
LAND	$3,051,290.00	$1,067,950.00
IMPROVEMENTS	$133,500.00	$46,730.00
CAUV	$760,770.00	$266,270.00
TOTAL	$894,270.00	$313,000.00

TAXES	
TAXABLE VALUE	$313,000.00
ROLLBACKS	NONE
DELINQUENT (TOTAL / BALANCE)	$0.00/ $0.00
HALF (1ST / 2ND)	$6,412.85 / $6,412.83
YEAR (TOTAL / BALANCE)	$12,825.68 / $0.00

SPECIAL ASSESSMENTS	
COUNT	5
YEAR (TOTAL / BALANCE)	$1,608.46 / $0.00
DELINQUENT (TOTAL / BALANCE)	$0.00 / $0.00

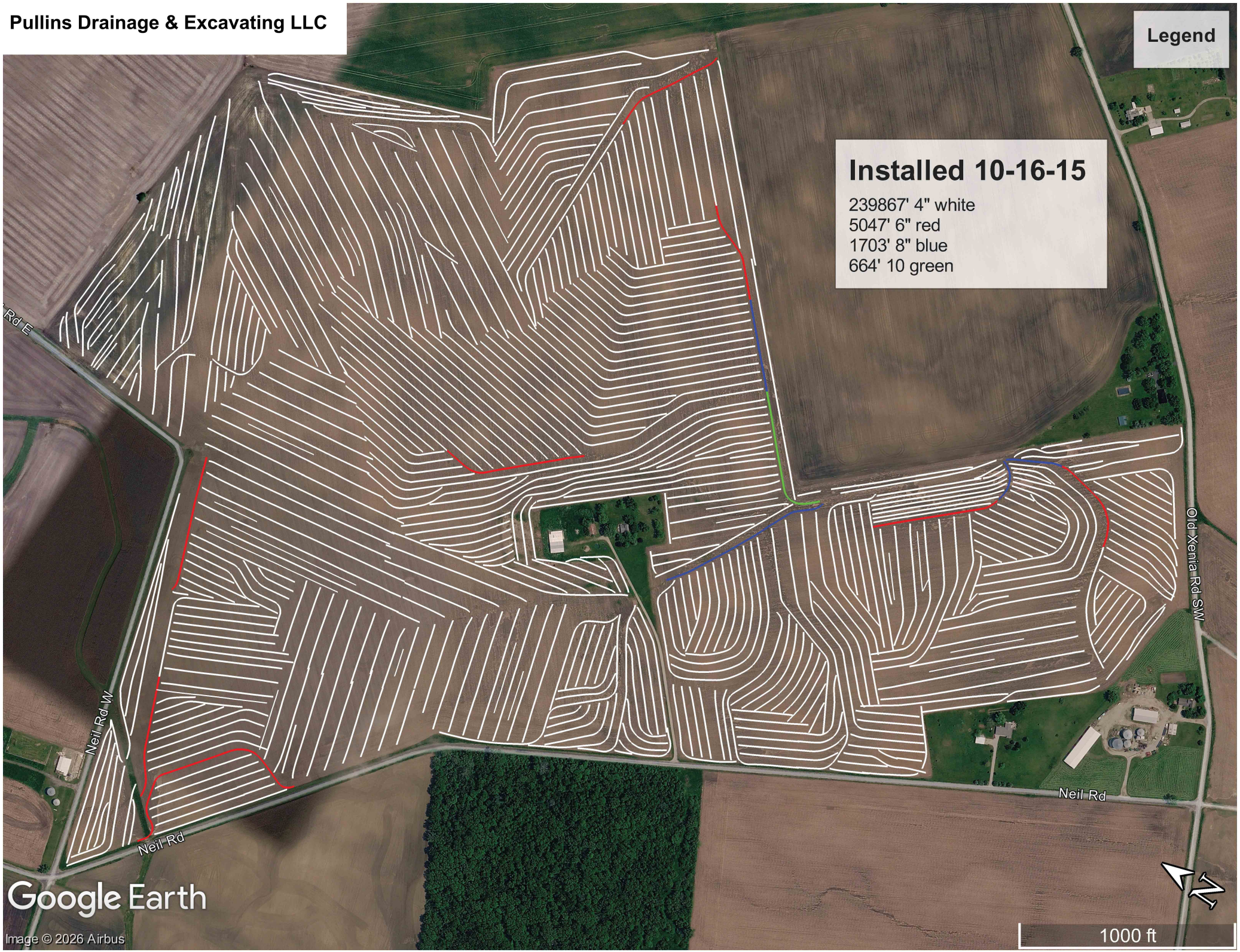
MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
12/30/2002	KAVANAGH HOLDINGS LLC	KAVANAGH EUGENE & DOROTHY	1	$0.00	False
1/5/1998	KAVANAGH EUGENE & DOROTHY	ALLISON ROSE	1	$702,239.00	True

LAND

CODE	DIM 1	DIM 2	DIM 3	VALUE
MRKTAC-MARKET - TILLABLE AG	274	0	0	$3,018,290.00
HS-HOMESITE	1	0	0	$33,000.00

Pullins Drainage & Excavating LLC



Madison County, Ohio
829 US Highway 42 NE
London, OH 43140
740-852-4003 (p)

2026 Program Year

Farm **2595**
Tract **583**



NOTES:

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Tract Cropland Total: 267.10 acres

1:10,016

Common Land Unit
Non-Cropland
Cropland
CRP
Tract Boundary

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

Map Created December 01, 2025

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

OHIO
MADISON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2595
Prepared : 10/14/26 11:46 AM CST
Crop Year : 2027

Operator Name : THOMPSON GRAIN FARM
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
275.05	267.10	267.10	0.00	0.00	0.00	0.00	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	267.10	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	CORN	SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	194.91	0.00	165	
Soybeans	70.20	0.00	50	
TOTAL	**265.11**	**0.00**		

NOTES

Tract Number : 583

Description : E10/1C
FSA Physical Location : OHIO/MADISON
ANSI Physical Location : OHIO/MADISON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KAVANAGH HOLDINGS LLC
Other Producers : THEODORE MONNIN
Recon ID : None

Abbreviated 156 Farm Record

Tract Land Data

Tract 583 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
275.05	267.10	267.10	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	267.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	194.91	0.00	165
Soybeans	70.20	0.00	50
TOTAL	**265.11**	**0.00**	

NOTES

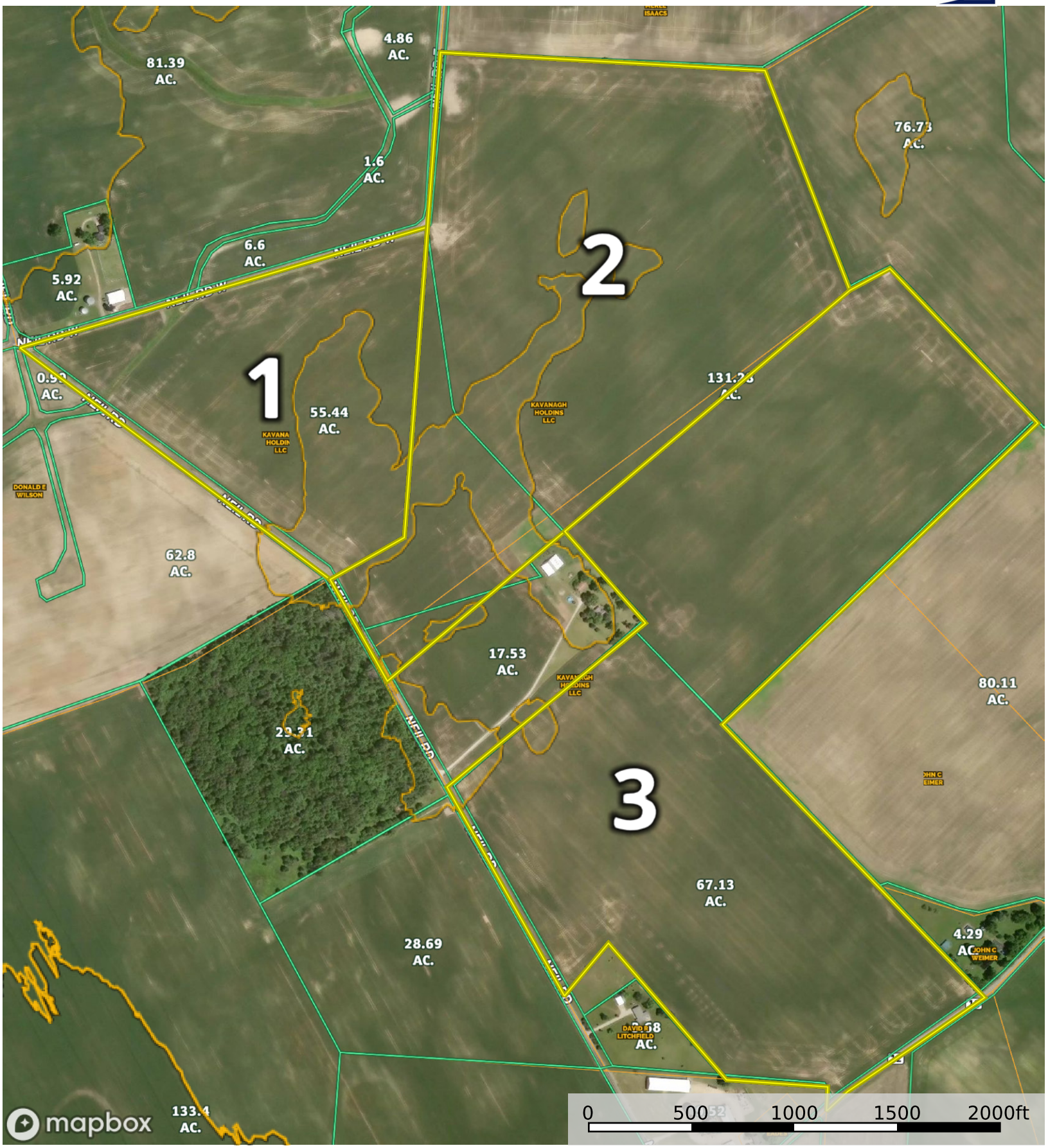
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Kavanagh Holdings LLC RE

Ohio, AC +/-



Tract 3 Tract 1

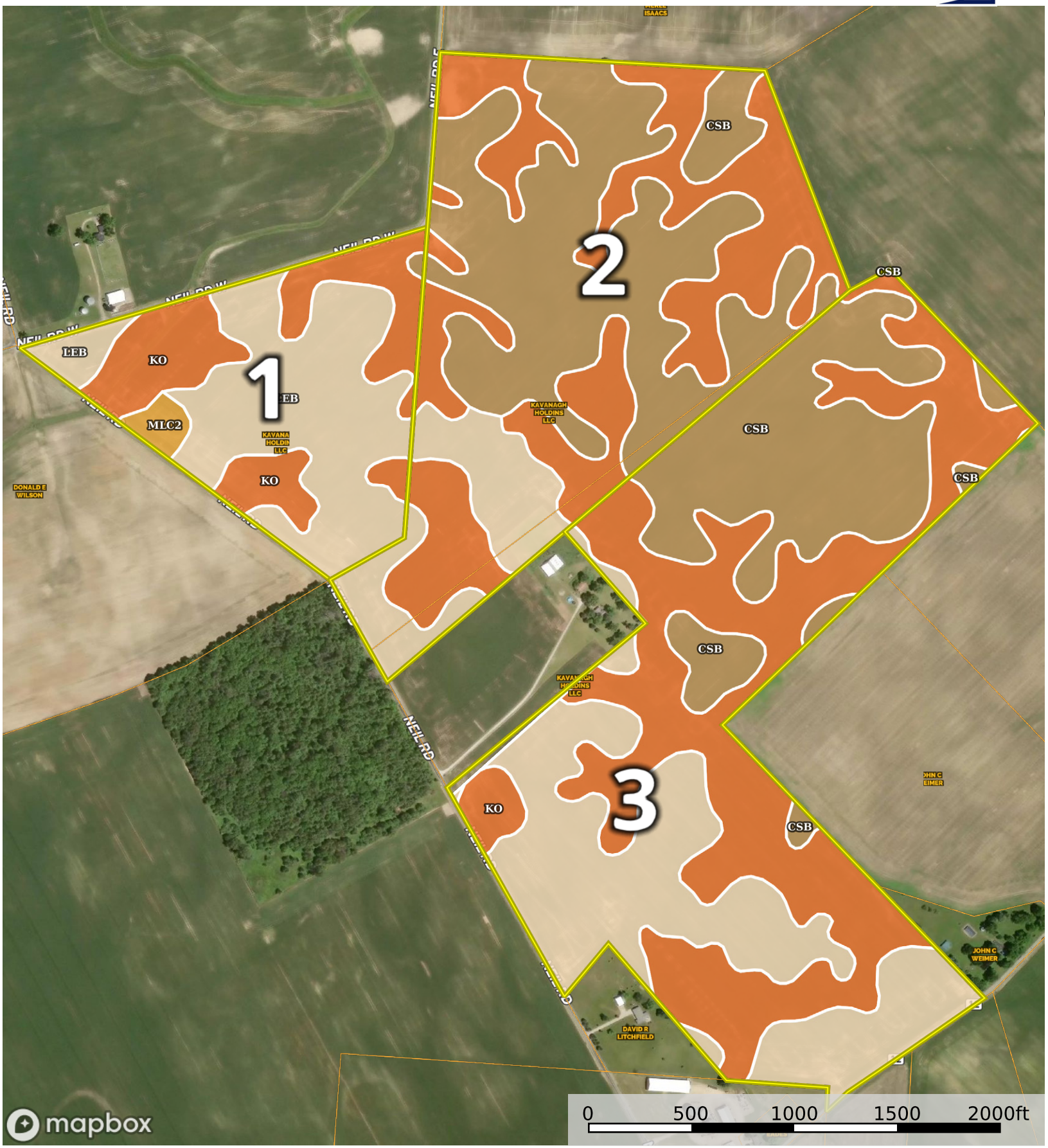
SHERIDANS LLC

P: (937) 766-2300 www.SheridanTeam.com

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Kavanagh Holdings LLC RE

Ohio, AC +/-



Tract 3 Tract 1

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| Boundary 257.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	104.66	40.68	0	82	2w
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	77.64	30.18	0	61	2e
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	73.55	28.59	0	64	2e
MlC2	Miamian silt loam, 6 to 12 percent slopes, eroded	1.42	0.55	0	55	3e
TOTALS		257.27(*)	100%	-	70.37	2.01

(*) 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.



Multi-Parcel Auction

Bidding Process

Sample

SHERIDANS LLC
www.SheridanTeam.com
(937) 766-2300

Note: <u>This is a sample</u> Multi-Parcel Auction <u>scenario</u> and is designed only to illustrate the SHERIDANS 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**
   - We will begin the auction by taking bids on the individual tracts, starting with Tract 1, then Tract 2, etc. That will provide a starting point for the sale of the property.
   - Next, we will accept combination bids for multiple parcels or increases in bids for each individual parcel.
   - Bidding increments are established by the auctioneer.
   - Any registered bidder may bid on any individual tract or on any combination of tracts at any time during the auction.
   - Bidders will bid on the property "**BY THE TRACT"** (total dollar) and not "by the acre."
   - The set of bids that yields the highest total dollars at any given time will be in the "lead" until another bid (or bids) is exceeds a current bid, elevating that new bid to a leading position.

2. **BIDDING DISPLAY**
   - The bids in the "lead" will be noted.
   - Bids not in the lead will show the amount needed to tie the leading bid(s). The bidding increment established by the auctioneer will need to be added to the "To Tie" amount to place your bid in the lead.

TRACTS	ACRES	BIDDER #	TOTAL BID	$/ACRE	TO TIE ($)
1-2	30.00	101	$ 525,000	$17,500	LEAD
3	80.00	110	$1,040,000	$13,000	LEAD
1	10.00	120	$ 175,000	$ 17,500	$ 25,000
2	20.00	107	$ 325,000	$ 16,250	$ 25,000
1-3	110.00	103	$ 1,515,000	$ 13,773	$ 50,000

3. **BIDDING ONLINE**
   - The Bid Board available online will differ slightly from what is shown above.
   - Bidders bidding online can place a bid at any time, and the established increment will be added to the current bid to dictate your online bid amount.
   - The auctioneer will be prompted when online bids are placed. All online bids have to be manually accepted by the auctioneer. It is possible that an on-site bid has been placed prior to your online bid. When that happens, we will take bids in the order received, and your online bid may not be accepted as a result.
4. **CONCLUSION OF THE AUCTION**
   - When bidding has slowed, the auctioneer may establish a countdown using set number of minutes.
   - During the auction, the auctioneer may call for a brief recess to provide time to speak with the seller and to provide buyers with time to manage their finances and bidding decisions.
   - At the close of bidding, we will declare the highest set of bids as "SOLD" at the same time.

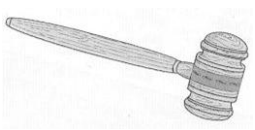
The final Bid Board available on-site may resemble the table above. *(**Note:** All bids in this table are presented for illustration purposes only for a three-parcel auction and are not intended to represent appraisal or projected acceptable prices for this auction. The final acceptance of bids are subject to seller confirmation.)*

Buyer Agent
Auction Instructions

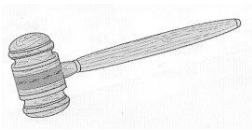
SHERIDANS LLC

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: 258 Acres in 3 Tracts, Neil Road, London, Ohio.

Auction End Date: Thursday, November 12, 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 _____, 2026.

By: _____, Member

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Effective 10/24/2024)

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

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

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

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

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

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

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

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

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

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

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

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

Fair Housing Statement

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

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

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

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

Printed Name	Printed Name
Signature Date	Signature Date

Department of Commerce
Division of Real Estate & Professional Licensing

EQUAL HOUSING OPPORTUNITY

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: Neil Road, London, OH 43140

Buyer(s): _____

Seller(s): Kavanagh Holdings LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

The seller will be represented by _____ (AGENT(S)), and _____ (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) Matt Sheridan & Bart K. Sheridan and real estate brokerage SHERIDANS LLC 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

Effective 02/10/19
Revised 8/29/2024

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

Department of Commerce
Division of Real Estate & Professional Licensing

EQUAL HOUSING OPPORTUNITY

Effective 02/10/19
Revised 8/29/2024

CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into this day of **NOVEMBER 12, 2026**, by and between (Seller): **KAVANAGH HOLDINGS LLC**, 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 per new 2026 boundary survey:

Check All That Apply	Tract No	Original Parcel	Location	Acres
	1	14-00006.000	Neil Road and Neil East Road	42.231
	2	14-00006.000	Neil Road and Neil East Road	93.903
	3	14-00006.000	Neil Road and Old Xenia Road	122.046

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 the tract or tracts identified above 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 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 **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 payable 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 between the dates of January 4 and January 8, 2027. 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 harvest 2026 crops, if necessary.
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 **NOVEMBER, 2026**.

Seller: _____ Purchaser: _____

_____ _____

_____

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

By:_____, Member

SHERIDANS LLC

Notes

SHERIDANS LLC

Real Estate Sales
Auctions
Appraisals

200 Parkview Lane
Cedarville, OH 45314

www.SheridanTeam.com
(937) 766-2300 (Phone)
(937) 766-0002 (Fax)