SHERIDANS LLC

Dear Prospective Bidder:

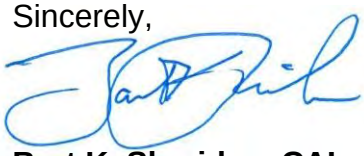
We thank you for your interest in the upcoming Multi-Parcel Public Auction of this 69-Acre **Greene County Country Home & Farm.** The auction method of marketing real property is an exciting sales method and one that has developed into a premier method of marketing all types of real property.

Please join us at the house for an Open House Monday, November 9, from 4:00 to 5:30 PM. Our agents are also available to meet with you privately by appointment at the farm or via phone to discuss the property and the auction.

The real estate sells via Public Auction at the Cedar Land Event Center in Cedarville, with live bidding beginning **Tuesday, November 17, at 1:00 PM.** You may place online bids prior to the live portion of the auction through the link that is available at our web site and/or you may bid online in real time during the auction.

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

Sincerely,



Bart K. Sheridan, CAI
Auctioneer/Broker

SHERIDANS LLC

GREENE COUNTY COUNTRY HOME & FARMLAND AUCTION

BID LIVE ONSITE OR ONLINE!

Tuesday, November 17, 1:00 PM

68.8 Total Acres • 6.3 Acres w/ Home • 62.5 Acres Farmland • Sells in 2 Tracts









3521 STRALEY RD, XENIA, OH 45385

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

www.SheridanTeam.com

SHERIDANS LLC

Contact our Associates at:
866-AtAuction
(866.282.8284)
(937) 766-2300

200 Parkview Lane
Cedarville, OH 45314



Bart K. Sheridan, CAI



Nathan Sheridan

Toll Free: 866.282.8284
Email: info@SheridanTeam.com

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

Sale by Order of

THE STRALEY FAMILY

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
KOKOMO, IN
PERMIT #154

3521 Straley Rd, Xenia, OH 45385

Located in Cedarville Township in eastern Greene County, this property offers 68.81± acres with a spacious country home and productive farmland. Conveniently located near Cedarville, Jamestown, Xenia, and Yellow Springs, the property will be offered at auction in two tracts, giving buyers the opportunity to purchase either tract or both!

TRACT 1 | HOME - 6.3± ACRES

- 2-Story, 5-Bedroom / 2-Bath Home
- Cedarville Schools
- Multiple Outbuildings
- Spacious Country Setting

TRACT 2 | FARMLAND - 62.5± ACRES

- Productive Soils
- Gently Rolling Terrain
- Farm Expansion or Investment Potential
- Potential for Additional Lot Splits

SOIL COMPLEX

Code	Description	%
BbB	Birkbeck silt loam, 1-4% slopes	48.33%
MhB	Miamian silt loam, 2-6% slopes	25.32%
RvB2	Russell-Miamian silt loams, 2-6% slopes	6.02%
ReA	Reesville silt loam, 0-2% slopes	5.95%
Ra	Ragsdale silty clay loam, 0-2% slopes	5.86%
Other	Other soil types	8.52%



Auction Date: Tuesday, November 17, 1PM

AUCTION LOCATION:
CEDAR LAND EVENT CENTER
200 Parkview Lane, Cedarville, OH

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

www.SheridanTeam.com (866) 282-8284

SHERIDANS LLC

REAL ESTATE SALE TERMS

Bidding Procedure: The property(ies) will sell to the highest bidder(s) via Public Auction using the Multi-Parcel Auction Method – bid on either individual tract or the combinations of 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 - $25,000 & Tract 2 - $50,000**. Onsite Purchaser(s) will place deposit date of auction; online Purchaser(s) will place deposit within 24 hours of auction's end. Balance will be due at closing.

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

Closing Date: December 30, 2026, time being of the essence.

Possession: Date of closing.

Tract Survey: Seller will provide a new single-parcel survey for Tract 2 at closing.

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

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

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

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.

Multi-Parcel Auction
Auction Bidding Process
Sample

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

1. BIDDING

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

2. BIDDING ASSISTANCE

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

3. BID INCREMENTS

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

4. CONCLUSION OF THE AUCTION

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

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

Real Estate Sales
Auctions
Appraisals

200 Parkview Lane
Cedarville, OH 45314

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

3521 Straley Rd Cedarville TWP, OH 45385

Active 10/21/2026 **Listing #:** 971600 **List Price:** $475,000

County: Greene **Cross St:** Rakestraw Rd



Prop Type:	Residential	**Sub Type:**	Single Family
Subdivision:	M S 2247		
Beds:	5		
FB/HB:	2/0	**Appx SqFt:**	3,604/Assessor's Data
Yr Built:	1880	**Price/SqFt:**	131.80
Primary Parcel ID	D08-0001-0007-0-0046-00	**Lot SqFt:**	274,864
School Dist:	Cedar Cliff	**Lot Acres:**	6.3100
CDOM:	0	**Lot Sz Src:**	Assessor's Data

Recent Change:

10/21/2026 : NEW : ->A

Remarks

Directions: From Xenia go east on Old US 35 to property.

Prop Desc: TRACT 1: Don't miss this opportunity to purchase a wonderful country home on 6+ acres in Cedarville Twp (Greene Co). Nestled in the southern part of the township in eastern Greene County, this property will thrill you with the nice lot, the spacious home, and the great outbuilding utility! The 5 BR/2-bath home features a 1997 kitchen/bath/utility room addition, including a nice and easily accessible basement space. Recent updates include new LP furnace for front of house (2023); new metal roof & gutters (including house, garage, & metal shed) (2025); new siding on west & upper south sides (2025); new septic system (approximately 2016). And don't forget the "to die for" covered front porch giving a great panoramic north view from west to east. No VA/FHA financing. Outbuildings offer a large amount of storage space and the opportunity for a 4-H animals or your horse, freezer beef/chicken/pork, or other livestock. Tract 1 is part of the total of 69 acres (Including Tract 2 - 63 acre of vacant, mostly tillable farmland) being offered at Public Auction by the Multi-Parcel Auction Method on Tuesday, November 17, 2026. "List Price" is a a suggested starting bid and does not necessarily reflect the property's fair market value.

Legal Desc: MS 2247 3521 STRALEY RD

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Kitchen	18 x 14	Main	Dining Room	27 x 15	Main
Living Room	18 x 14	Main	Family Room	15 x 14	Main
Study/Office	13 x 10	Main	Entry Room	15 x 9	Main
Utility Room	9 x 8	Main	Bedroom	13 x 13	Second
Bedroom	13 x 13	Second	Bedroom	13 x 9	Second
Bedroom	15 x 13	Second	Bedroom	15 x 13	Main

FB Level 1:	2	**FB Level 2:**	0	**FB Level 3:**		**FB Level 4:**	**FB Lower Level:**	0	**FB Lwr Level/Bsmt:** 0
HB Level 1:	0	**HB Level 2:**	0	**HB Level 3:**		**HB Level 4:**	**HB Lower Level:**	0	**HB Lwr Level/Bsmt:** 0

Miscellaneous Information

Distressed Prop:	None		
Semi Annual Tax:	$1,883	**LConditions:**	
Homestead Exempt:	Yes		
Assessments:	0	**Bus Dist to Trns:**	
Lot Dim:	562' X 498'		
Auction Date:	11/17/2026	**Last Remodeled:**	
Mgmnt Co:		**Mgmnt Phone:**	9379026660

Property Information

Age:	20+ Years	**Avail Financing:**	Conventional
Occupancy:	At Closing	**Levels:**	2 Story
Construction:	Frame, Vinyl	**Basement:**	Partial, Unfinished
Fireplace:		**Zoning:**	Agricultural
Heat System:	Forced Air, Propane	**Cooling:**	Central
Appliances:	Range, Refrigerator		
Style:		**Total Rooms:**	12
Garage:	2 Car, Detached, Opener		
Utilities:	Propane (Rented), Septic, Well		
Outside Features:	Porch		

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

Bart Sheridan
SHERIDANS LLC
bart@SheridanTeam.com

TRACT 2 Straley Rd Cedarville Vlg, OH 45314

Active 10/21/2026 **Listing #:** 971638 **List Price:** $925,000
County: Greene **Cross St:** Rakestraw Rd



Prop Type:	Land	**Sub Type:**	Acreage
Subdivision:		**Price/Acre:**	$14,800
Primary Parcel ID:	D08-0001-0007-0-0016-00	**Lot SqFt:**	2,722,500
School Dist:	Cedar Cliff	**Lot Acres:**	62.5000
CDOM:	0	**Lot Sz Src:**	Assessor's Data

Remarks

Directions: Located between SR 72 (between Cedarville & Jamestown) and Old US 35 (between Xenia & Jamestown)
Prop Desc: TRACT 2: 62.5+/- acres of premier agricultural production land in east-central Greene County. Nice squared property lines make for ease of farming and excellent soil complex with a productivity rating of nearly 79! Tract 2 is part of the total of 69 acres (Including Tract 1 - 6.3 acres with country home and outbuildings) being offered at Public Auction by the Multi-Parcel Auction Method on Tuesday, November 17, 2026. "List Price" is a a suggested starting bid and does not necessarily reflect the property's fair market value. No FHA/VA financing allowed.

Miscellaneous Information

Distressed Prop:	None		
Semi Annual Tax:	1,166.00	**LConditions:**	
Assessments:	0	**Bus Dist to Trns:**	
Lot Dim:	irregular	**Fees:**	

Lot Size/Access

Timber:	0	**Frontage:**	655'
Grade:	level	**Road Type:**	Township Rd (paved)
Size/Shape:	62.5 Ac; squared	**Aerial:**	Yes
Plat:	Yes	**Survey:**	Yes
Topography:	Yes	**Tenant Right:**	Yes
Crop Right:	No	**Feasibility:**	
Soil Map:	Yes	**Soil Survey:**	Yes

Property Information

Easements:	Of Record	**Occupancy:**	
Zoning:	Agricultural	**Accessibility**	Paved Road
New Financing:	Cash, Conventional		
Possible Use	Farm, Single Family		

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

20261117 Straley Farm REA

Ohio, AC +/-



Boundary 3 Boundary 2

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.

20261117 Straley Farm REA

Ohio, AC +/-



Boundary 3 Boundary 2

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.

| Boundary 69.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BbB	Birkbeck silt loam, 1 to 4 percent slopes	33.48	48.33	0	84	2e
MhB	Miamian silt loam, 2 to 6 percent slopes	17.54	25.32	0	74	2e
RvB2	Russell-Miamian silt loams, 2 to 6 percent slopes, moderately eroded	4.17	6.02	0	73	2e
ReA	Reesville silt loam, 0 to 2 percent slopes	4.12	5.95	0	80	2w
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	4.06	5.86	0	83	2w
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	3.57	5.15	0	55	3e
RvB	Russell-Miamian silt loams, 2 to 6 percent slopes	1.89	2.73	0	77	2e
So	Sloan silty clay loam	0.45	0.65	0	51	3w
TOTALS		69.28(*)	100%	-	78.61	2.06

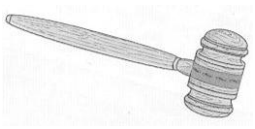
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



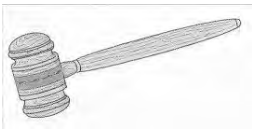
Buyer Agent
Real Estate Auction Instructions

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

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



SHERIDANS LLC



AUCTION COMMISSION PARTICIPATION FORM

FOR LICENSED REAL ESTATE AGENTS ONLY

1. The licensee must be actively licensed in the state in which the auction takes place. No commission will be shared with a non-licensed individual or firm.

2. The participating licensee **must register** his/her prospective bidder, on this approved form, prior to the prospective bidder's inspecting the property or making contact concerning the auction through **SHERIDANS LLC**.

3. The participating licensee must attend all viewings of property and the Auction with the prospective bidder and follow through to closing, to share a commission.

4. The participating licensee must register the prospective bidder at least **24 hours prior** to the Auction.

5. The participating licensee acknowledges receipt of this Agreement and of Auction Bidder Package.

6. This Agreement must include a signed **Agency Disclosure Statement** showing participating licensee as a buyer-broker. No Sub-Agency Disclosure Forms will be accepted.

7. Commission participation on this property will be offered to the successful bidder's representative based on the following scale: **1% OF YOUR BIDDER'S FINAL BID** if the prospective bidder becomes the successful bidder and closes promptly subject to the terms and conditions as announced or amended on Auction day.

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

Property Identification: **Tract 1 – 6.3 Acres**
Tract 2 – 62.5 Acres

Auction Date: November 17, 2026

(please indicate)

_____ _____
Prospective Bidder (Print) Prospective Bidder (Signature)

Real Estate Company_____

Telephone:_____ Fax:_____

Date:_____ Time:_____

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

_____.

By:_____, Member

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

(Effective 10/24/2024)

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

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

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

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

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

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

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

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

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

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

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

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

Fair Housing Statement

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

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

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

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

Printed Name	Printed Name
Signature Date	Signature Date

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: 3521 STRALEY ROAD, CEDARVILLE, OH

Buyer(s): _____

Seller(s): AMY KITZMILLER, TRUSTEE

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) 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

EQUAL HOUSING OPPORTUNITY

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

Docusign Envelope ID: 93648EC8-66A3-8A45-81A6-8CF43DF343A8

Ohio Association of REALTORS®

Residential Property Disclosure Exemption Form

To Be Completed By Owner

Property Address: 3521 Straley Rd, Xenia OH 45385

Owner's Name(s): Amy Kitzmiller

TRUSTEE

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property. Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☐ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☒ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Signed by: Amy Kitzmiller C42A7FEB06DE452... Date: 10/4/2026

Owner: TRUSTEE Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

© Copyright Ohio Association of REALTORS® 2012

Docusign Envelope ID: 93648EC8-66A3-8A45-81A6-8CF43DF343A8

Form No. 9600-040

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead- based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address 3521 Straley Rd, Xenia OH 45385

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

_____

_____

(ii) Initial _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

_____

_____

(ii) Initial _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Docusign Envelope ID: 93648EC8-66A3-8A45-81A6-8CF43DF343A8

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) _____ Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.[1]

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Amy Kitzmiller 10/4/2026
C42A7FEB06DE452...

Seller TRUSTEE	Date	Purchaser	Date
Seller	Date	Purchaser	Date
Seller's Agent	Date	Purchaser's Agent[1]	Date

Signed by: 10/4/2026
B999210...

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

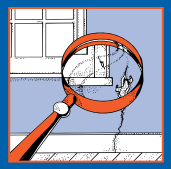
[1] Only required if the purchaser's agent receives compensation from the seller.

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- Get your young children tested for lead, even if they seem healthy.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

Recycled/Recyclable
Printed with vegetable oil based inks on recycled paper (minimum 50% postconsumer) process chlorine free.







Protect Your Family From Lead In Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children who seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

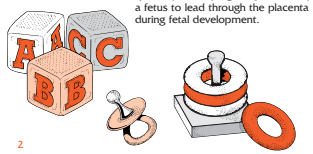
- Breathe in lead dust (especially during renovations that disturb painted surfaces).
- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

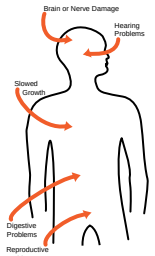
- Nervous system and kidney damage.
- Learning disabilities, attention deficit disorder, and decreased intelligence.
- Speech, language, and behavior problems.
- Poor muscle coordination.
- Decreased muscle and bone growth.
- Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- Increased chance of illness during pregnancy.
- Harm to a fetus, including brain damage or death.
- Fertility problems (in men and women).
- High blood pressure.
- Digestive problems.
- Nerve disorders.
- Memory and concentration problems.
- Muscle and joint pain.



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside and outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors.
- 250 $\mu g/ft^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- 400 parts per million (ppm) and higher in play areas of bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.



Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:



- **If you rent, notify your landlord of peeling or chipping paint.**
- **Clean up paint chips immediately.**
- **Clean floors, window frames, window sills, and other surfaces weekly**. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.



- **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas**.
- **Wash children's hands often, especially before they eat and before nap time and bed time.**
- **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- **Keep children from chewing window sills or other painted surfaces.**
- **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.



Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- 40 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors;
- 250 $\mu g/ft^2$ for interior windows sills; and
- 400 $\mu g/ft^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):



- **Have the area tested for lead-based paint.**
- **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If not conducted properly, certain types of renovations can release lead from paint and dust into the air.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist.





- **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted **toys** and **furniture.**
- Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain.**
- **Lead smelters** or other industries that release lead into the air.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/.**



EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov.**



Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD.**

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center
Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center
Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center
Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

This document is in the public domain. It may be reproduced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
June 2003

CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into at (City) CEDARVILLE, Ohio, this 17TH day of NOVEMBER, 2026, by and between (Seller): AMY KITZMILLER, TRUSTEE, hereinafter called "the Seller," and:

NAME _____

ADDRESS _____

CITY/ST/ZIP _____

PHONE _____

E-MAIL _____

hereinafter called the Purchaser.

WITNESSETH:

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

	Tract	Location	Parcel ID(s)	Taxing District	Acreage
_____	1:	3521 STRALEY ROAD	D08-0001-0007-0-0046-00	CEDARVILLE TWP (CCLSD)	6.31
_____	2:	STRALEY ROAD	D08-0001-0007-0-0015-00	CEDARVILLE TWP (CCLSD)	62.50
			D08-0001-0007-0-0016-00	CEDARVILLE TWP (CCLSD)	
			D08-0001-0008-2-0008-00	CEDARVILLE TWP (CCLSD)	

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

1. PRICE: That Purchaser agrees to pay the total sum of $_____ as follows:
   a. $_____ as down payment, the receipt of which is hereby acknowledged by the Seller;
   b. $_____ (THE BALANCE DUE) on delivery of deed.

1. EARNEST MONEY: Upon presentation of this offer, Purchaser shall deliver to **SHERIDANS LLC**, the sum of $_____ as earnest money. The Earnest Money shall be deposited in a trust account pending the final settlement and conveyance of the purchase and sale of the Real Estate contemplated in this Contract ("Closing"). If written acknowledgement of Earnest Money is not provided within the stated period, then Seller, at any time after the stated period, but prior to receiving the written acknowledgement of deposit, and by Seller's sole option, may, by written notice to selling REALTOR® or Buyer, terminate this Contract. If this Contract terminates for any reason, the Earnest Money will NOT be automatically disbursed to any party. Any disbursement of the Earnest Money shall be in compliance with Ohio R.C. 4735.24, which includes the following stipulations: The Earnest Money shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price (may be retained by brokerage and credited toward brokerage commission owed) or as directed by Buyer or (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final court order that specifies to whom the Earnest Money is to be awarded. If the Real Estate is located in Ohio, and if within two years from the date the Earnest Money was deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to Buyer with no further notice to Seller. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money. Buyer and Seller acknowledge that loss of the Earnest Money may not be a party's sole remedy for failure to perform on the Contract.

_____ _____ / _____ _____ /

Seller Purchaser

2. DEED: Seller shall furnish a transferable and recordable FIDUCIARY deed conveying to Purchaser, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, rights to take liens, and encumbrances, except (a) legal highways, (b) any mortgage assumed by Purchaser, (c) all installments of taxes and assessments becoming due and after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Purchaser from using the Property for the following purpose: AGRICULTURE. If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or such matters within 10 days after receipt of written notice from Purchaser, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Purchaser.

Deed to be made to: _____

2. REAL ESTATE TAXES: Real estate taxes will be prorated to the date of the delivery of the deed (long proration method). Purchaser(s) will pay for any Current Agricultural Use Valuation (CAUV) recoupment fees due to a Purchaser-induced change in land use, if applicable.
3. SURVEY: Seller will provide a new single-parcel survey for Tract 2 at closing.
4. AS IS: Seller and Purchaser acknowledge that Purchaser has bid on the property at Auction and is entering into this contract based on the property's current "AS IS" condition with no financing or any other purchaser contingencies, and that Seller makes no warranties, expressed nor implied, about the property other than what has been stated in marketing information provided by Seller through the date of the Auction.
5. CLOSING: Closing will occur on or before DECEMBER 30, 2026), time being of the essence. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by City Title Agency, Springfield, OH, unless mutually agreed in writing by Seller and Purchaser.
6. POSSESSION: Date of closing.
7. OTHER: No other terms, conditions, or qualifications pertaining to this sale transaction were made or expressed except _____

_____

8. 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.
9. LICENSING: Broker and Auction Co. are licensed by the Division of Real Estate and Professional Licensing, Dept. of Commerce and are bonded in favor of the State of Ohio.

IN WITNESS WHEREOF, the parties hereunto set their hands this 17TH day of NOVEMBER 2026.

Seller: _____ Purchaser: _____

_____ _____

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

SHERIDANS LLC

By: _____, Member

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)