

LAND AUCTION

Mon. March 25th @ 6 P.M.

Seneca Co. ~ New Riegel, OH

86 Acres ± • 4 Tracts

Land Located @ Corner of W. US 224 & S. TR 66, New Riegel, Ohio- Loudon Township – Section 35

Auction Location: New Riegel American Legion – 20 E. South St., New Riegel, Ohio

TRACT 1: 8 ± Ac. Cropland w/Frontage on US 224 & TR 108.

TRACT 2: 12 ± Ac. Cropland w/Frontage on TR 66.

TRACT 3: 50.5 ± Ac. Cropland w/Frontage on TR 66

TRACT 4: 15.5 ± Ac. Cropland / Woodland w/Frontage on TR 66. Wolf Creek borders this tract.

Tracts offer great recreation, residential, commercial and cropland potential.

TERMS: A non-refundable down payment of 10% per tract is due auction day with cash or check, balance due at closing within 45 days. **Taxes:** Seller paying first half of 2019 real estate taxes. **Possession:** At closing or w/proof of funds on cropland.

Selling w/Multi Par Method w/Online Bidding Available.

Judy Wall, Owner



ONSITE INSPECTION: Sun. March 10 (1-2PM)

Mike Watson, Auctioneer / Auction Manager – Phone: 419-937-7747



Paul Wagner, Ken Lucius, Kristy Gottfried, Trish McClellan, Real Estate Agents

WMS Marketing Services

1400 E. Wyandot Ave., Upper Sandusky, OH

Ph: 419-294-4366 - paul@wmsohio.com



wmsohio.com

WMS
WWW.WMSOHIO.COM
AUCTION SERVICES **SOLD IT**



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: U.S. 224 & S. TR. 66 - New Riegel, Ohio

Buyer(s): _____

Seller(s): Judy Wall

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.

AGENT(S)

BROKERAGE

The seller will be represented by _____, and _____.

AGENT(S)

BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the 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) Mike Watson & Paul Wagner and real estate brokerage WMS Marketing Services, Inc 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 1/28/19

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the 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 broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another 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 an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



CONSUMER GUIDE TO AGENCY RELATIONSHIPS

WMS Marketing Services LLC

We are pleased you have selected WMS Marketing Services LLC to help you with your real estate needs. Whether you are selling, buying or leasing real estate, WMS Marketing Services LLC 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 agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing 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 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.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any 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 confidential information of both parties.

Working With WMS Marketing Services LLC

WMS Marketing Services LLC does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but WMS Marketing Services LLC and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. WMS Marketing Services LLC will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and WMS Marketing Services LLC will act as dual agents but only if both parties agree. As dual agents 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 would 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 it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties WMS Marketing Services LLC has listed. In that instance WMS Marketing Services LLC 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

When WMS Marketing Services LLC lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. WMS Marketing Services LLC 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 WMS Marketing Services LLC shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and WMS Marketing Services LLC will be representing your interests. When acting as a buyer's agent, WMS Marketing Services LLC 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 or require buyer to compensate in some circumstances.

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. It is also illegal, 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, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Name Judy K. Wall (Please Print)

Name _____ (Please Print)

Signature Judy K. Wall Date 1/28/19

Signature _____ Date _____

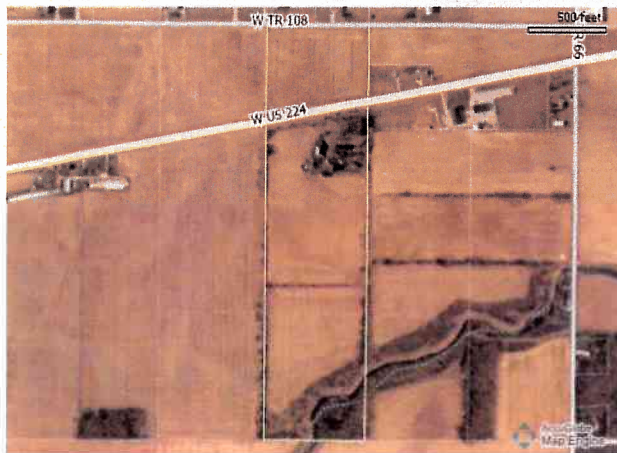


Seneca County, Ohio - Property Record Card

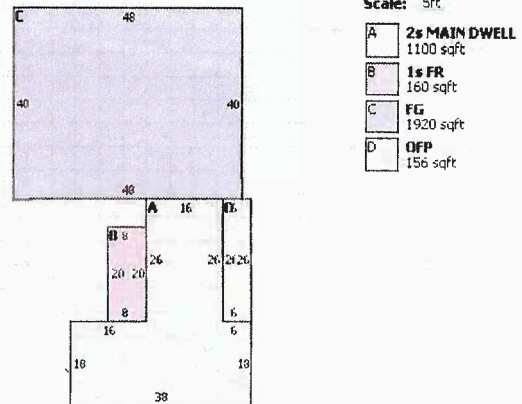
Parcel: I35000564200000 Card: 1

Owner WALL JUDY
Address 8288 W US 224
Land Use (111) A - CASH GRAIN OR GENERAL FARM
Class AGRICULTURAL
Legal Description E 1/2 W 1/2 NE 1/4
Range Township Section 0-0-35

MAP



SKETCH



RESIDENTIAL

Building Style	OLD STYLE	Full Baths	1
Sq.Ft.	2360	Half Baths	0
Year Built	1850	Basement	FULL
Stories	2	Basement Area	0
Exterior Wall	BRICK	Rec Room Area	0
Rooms	8	Heat Fuel Type	OIL
Bedrooms	4	Heat/Cool	CENTRAL
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	1	N/A	\$18,000.00
2	0	0	38.05	N/A	\$190,250.00
5	0	0	0.5	N/A	\$110.00
9	0	0	0.45	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$208,360.00	\$72,930.00
Building Value	\$89,140.00	\$31,200.00
Total Value	\$297,500.00	\$104,130.00
CAUV Value	\$93,970.00	
Taxable Value	\$64,090.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AG1 - STEEL GRAIN	1975	16x12	\$0.00
1	AG1 - STEEL GRAIN	1975	15x20	\$0.00
1	AL1 - 1S LEAN TO	1900	11x36	\$110.00
1	AR1 - GRANARY	1900	14x36	\$880.00
1	AL1 - 1S LEAN TO	1900	35x38	\$760.00
1	AB2 - FLAT BARN	1900	38x64	\$2,840.00

SALES

Date	Buyer	Seller	Price	Validity
12/20/2018	WALL JUDY	WALL RICHARD	\$0.00	7 INVALID/MULTI

Seneca County, Ohio - Property Record Card

Parcel: I35000564200000 Card: 2

Owner WALL JUDY
 Address 8288 W US 224
 Land Use (111) A - CASH GRAIN OR GENERAL FARM
 Class AGRICULTURAL
 Legal Description E 1/2 W 1/2 NE 1/4
 Range Township Section 0-0-35

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	1	N/A	\$18,000.00
2	0	0	38.05	N/A	\$190,250.00
5	0	0	0.5	N/A	\$110.00
9	0	0	0.45	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$208,360.00	\$72,930.00
Building Value	\$89,140.00	\$31,200.00
Total Value	\$297,500.00	\$104,130.00
CAUV Value	\$93,970.00	
Taxable Value	\$64,090.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
2	AL1 - 1S LEAN TO	1900	36x38	\$1,170.00

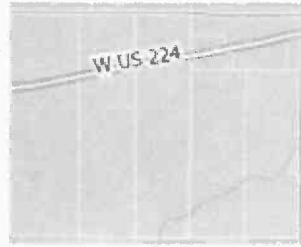
SALES

Date	Buyer	Seller	Price	Validity
12/20/2018	WALL JUDY	WALL RICHARD	\$0.00	7 INVALID/MULTI

Data For Parcel I35000564200000

Agricultural Data

Parcel: I35000564200000
Owner: WALL JUDY
Address: 8288 W US 224



[+] Map this property.

Agricultural

Soil Type	Soil Use Code	Acres	Agricultural Use Value
PM	DTCH	0.732	\$0.00
HM1	HOME	1.000	\$18,000.00
BOA	WOOD	2.082	\$1,130.00
PM	WOOD	1.086	\$1,530.00
BOA	CROP	13.756	\$31,360.00
BOA	ROW	1.364	\$0.00
PM	CROP	1.463	\$4,670.00
BOB	CROP	14.653	\$29,160.00
PA	WOOD	0.051	\$20.00
PA	CROP	3.813	\$8,100.00

Agricultural Totals

Total Acres: 40
Total Agricultural Use Value: \$93,970.00

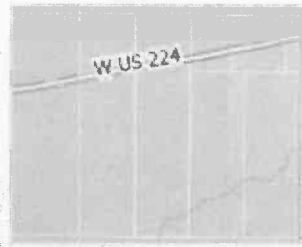
GIS parcel shapefile last updated 10/8/2018 2:37:38 AM.

The CAMA data presented on this website is current as of 1/29/2019 10:09:09 PM.

Data For Parcel I35000564200000

Tax Data

Parcel: I35000564200000
Owner: WALL JUDY
Address: 8288 W US 224



[+] Map this property.

Tax Year: 2018 ▾

Property Tax

	Tax Year 2018 Payable 2019	
	First Half	Second Half
Gross Charge:	\$1,974.00	\$1,974.00
Reduction Factor:	(\$626.76)	(\$626.76)
Nonbusiness Rollback:	(\$113.90)	(\$113.90)
Owner Occupied Rollback:	(\$15.75)	(\$15.75)
Homestead Reduction:	(\$164.51)	(\$164.51)
Special Assessments:	\$71.66	\$71.65
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$1,124.74	\$1,124.73
Prior Charges:	\$0.00	
Full Year Total (may include prior year charges):	\$2,249.47	
Payments:	\$0.00	
Half Year Due:	\$1,124.74	
Full Year Due:	\$2,249.47	

Tax Distribution for Current Tax Year (2017 Payable 2018)

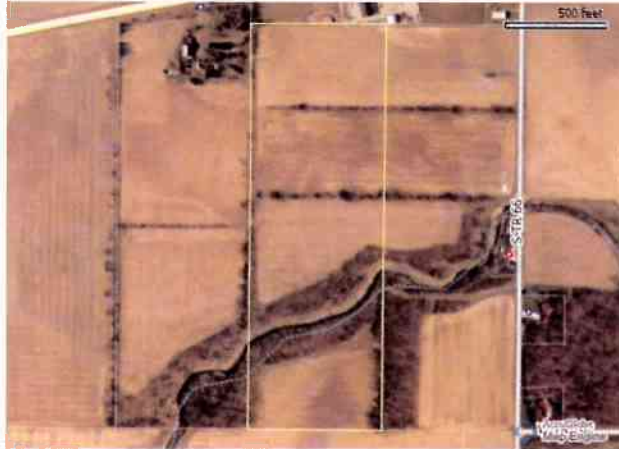
Name	Amount
Seneca County	\$476.17
Loudon Twp	\$172.03
New Riegel Lsd	\$1,158.42
Vanguard Jvsd	\$78.64
Bascom Jt Fire Dist	\$138.18
	\$39.70

Seneca County, Ohio - Property Record Card

Parcel: I35000564120000 Card: 1

Owner WALL JUDY
 Address 0 W US 224
 Land Use (110) A - AGRICULTURAL VACANT LAND
 Class AGRICULTURAL
 Legal Description W1/2 E1/2 NE1/4 LESS 1/2 A W SIDE 10 A N SIDE
 Range Township Section 0-0-35

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	28.61	N/A	\$143,050.00
5	0	0	0.25	N/A	\$50.00
9	0	0	0.64	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$143,100.00	\$50,090.00
Building Value	\$0.00	\$0.00
Total Value	\$143,100.00	\$50,090.00
CAUV Value	\$59,350.00	
Taxable Value	\$20,770.00	

PERMITS

IMPROVEMENTS

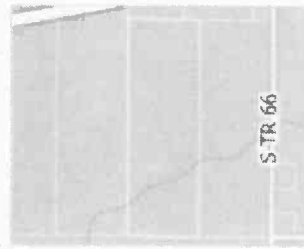
SALES

Date	Buyer	Seller	Price	Validity
12/20/2018	WALL JUDY	WALL RICHARD	\$0.00	7 INVALID/MULTI

Data For Parcel I35000564120000

Agricultural Data

Parcel: I35000564120000
Owner: WALL JUDY
Address: 0 W US 224



[+] Map this property.

Agricultural

Soil Type	Soil Use Code	Acres	Agricultural Use Value
PM	DTCH	0.902	\$0.00
BOA	CROP	9.160	\$20,880.00
BOB	CROP	13.858	\$27,580.00
BOA	WOOD	0.931	\$510.00
PM	WOOD	2.492	\$3,500.00
PM	CROP	2.157	\$6,880.00

Agricultural Totals

Total Acres: 29.5
Total Agricultural Use Value: \$59,350.00

GIS parcel shapefile last updated 10/8/2018 2:37:38 AM.

The CAMA data presented on this website is current as of 1/29/2019 10:09:09 PM.

Data For Parcel I35000564120000

Tax Data

Parcel: I35000564120000
Owner: WALL JUDY
Address: 0 W US 224



[+] Map this property.

Tax Year: 2018 ▾

Property Tax

	Tax Year 2018 Payable 2019	
	First Half	Second Half
Gross Charge:	\$639.73	\$639.73
Reduction Factor:	(\$203.12)	(\$203.12)
Nonbusiness Rollback:	(\$36.91)	(\$36.91)
Owner Occupied Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$45.28	\$45.26
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$444.98	\$444.96
Prior Charges:	\$0.00	
Full Year Total (may include prior year charges):	\$889.94	
Payments:	\$0.00	
Half Year Due:	\$444.98	
Full Year Due:	\$889.94	

Tax Distribution for Current Tax Year (2017 Payable 2018)

Name	Amount
Seneca County	\$180.73
Loudon Twp	\$65.29
New Riegel Lsd	\$439.69
Vanguard Jvsd	\$29.85
Bascom Jt Fire Dist	\$52.45

Seneca County, Ohio - Property Record Card

Parcel: I35000564160000 Card: 1

Owner WALL JUDY
 Address 0 S TR 66
 Land Use (110) A - AGRICULTURAL VACANT LAND
 Class AGRICULTURAL
 Legal Description E1/4 NE1/4 LESS 11.18A
 Range Township Section 0-0-35

MAP



SKETCH

A sketch is unavailable for this parcel.

RESIDENTIAL

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
2	0	0	27.43	N/A	\$137,150.00
5	0	0	0.25	N/A	\$50.00
9	0	0	1.14	N/A	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$137,200.00	\$48,020.00
Building Value	\$0.00	\$0.00
Total Value	\$137,200.00	\$48,020.00
CAUV Value	\$56,540.00	
Taxable Value	\$19,790.00	

PERMITS

IMPROVEMENTS

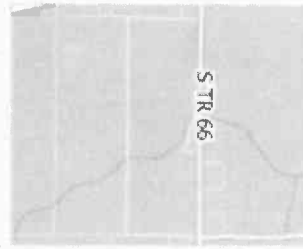
SALES

Date	Buyer	Seller	Price	Validity
12/20/2018	WALL JUDY	WALL RICHARD	\$0.00	7 INVALID/MULTI

Data For Parcel I35000564160000

Agricultural Data

Parcel: I35000564160000
Owner: WALL JUDY
Address: 0 S TR 66



[+] Map this property.

Agricultural

Soil Type	Soil Use Code	Acres	Agricultural Use Value
BOA	CROP	10.096	\$23,020.00
BOA	ROW	0.778	\$0.00
PM	CROP	3.625	\$11,560.00
BOA	WOOD	2.878	\$1,570.00
BOB	CROP	7.425	\$14,780.00
PA	CROP	1.871	\$3,980.00
PM	WOOD	1.159	\$1,630.00
PM	DTCH	0.988	\$0.00

Agricultural Totals

Total Acres: 28.82
Total Agricultural Use Value: \$56,540.00

GIS parcel shapefile last updated 10/8/2018 2:37:38 AM.

The CAMA data presented on this website is current as of 1/29/2019 10:09:09 PM.

Data For Parcel I35000564160000

Tax Data

Parcel: I35000564160000
Owner: WALL JUDY
Address: 0 S TR 66



[+] Map this property

Tax Year: 2018 ▾

Property Tax

	Tax Year 2018 Payable 2019	
	First Half	Second Half
Gross Charge:	\$609.56	\$609.56
Reduction Factor:	(\$193.54)	(\$193.54)
Nonbusiness Rollback:	(\$35.17)	(\$35.17)
Owner Occupied Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$21.98	\$21.98
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$402.83	\$402.83
Prior Charges:		\$0.00
Full Year Total (may include prior year charges):		\$805.66
Payments:		\$0.00
Half Year Due:		\$402.83
Full Year Due:		\$805.66

Tax Distribution for Current Tax Year (2017 Payable 2018)

Name	Amount
Seneca County	\$172.21
Loudon Twp	\$62.21
New Riegel Lsd	\$418.95
Vanguard Jvsd	\$28.44
Bascom Jt Fire Dist	\$49.97

Seneca County GIS



Notes

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Ohio
Seneca

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 8980

Prepared: 1/30/19 10:05 AM

Crop Year: 2019

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	FarmDiv F8254=F8979~8980~8981	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
98.14	82.14	82.14	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	82.14	0.0	0.0				

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	15.87		67	0.0
CORN	26.86		143	0.0
SOYBEANS	35.22		41	0.0
Total Base Acres:	77.95			

Tract Number: 2039 Description: LOUDON SEC 35

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
98.14	82.14	82.14	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	82.14	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	15.87		67	0.0
CORN	26.86		143	0.0
SOYBEANS	35.22		41	0.0
Total Base Acres:	77.95			

Owners: RICHARD WALL

JUDY WALL

Other Producers: None



United States
Department of
Agriculture

Seneca County, Ohio

Farm 8980

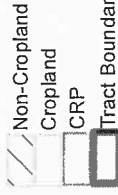
Tract 2039

2019 Program Year

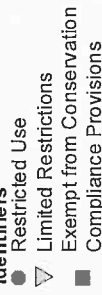
Map Created October 17, 2018

Seneca County
Farm Service Agency
3140 S State Route 100-Suite C
Tiffin, OH 44883-8890
419-447-7071 (p)
855-842-4899 (f)

Common Land Unit



Wetland Determination Identifiers



All of the following are true
unless otherwise indicated:

All Crops=NI
All Crops=GR
Corn=YEL
Soybeans=COM
Wheat=SRW



Tract Cropland Total: 82.14 acres

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).

WALL AUCTION

LOCATED IN THE NE 1/4 QUARTER OF SECTION 35, LOUDON TOWNSHIP,
TOWN-2-NORTH, RANGE 13-EAST, SENECA COUNTY, OHIO



TOWNSHIP ROAD 108

PARCEL # 1
8 ± ACRES

STATES ROUTE 224

UNITED

PARCEL # 2
12 ± ACRES

PARCEL # 3
50.5 ± ACRES

TOWNSHIP ROAD 66

PARCEL # 4
15.5 ± ACRES

WMS

WWW.WMSOHIO.COM

SOLD IT

AUCTION SERVICES



Mike Watson, Auctioneer
Phone: 419-937-7747

PARCELS, DISTANCES AND ACREAGES ARE SUBJECT TO A BOUNDARY SURVEY.
PARCELS ARE SUBJECT TO SENECA COUNTY HEALTH DEPARTMENT AND
LOCAL PLANNING COMMISSION APPROVALS.

CONTRACT TO PURCHASE BARE LAND AT PUBLIC AUCTION

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

DATE: March 25, 2019

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser agrees to purchase from the undersigned owner (seller) through *WMS Marketing Services, LLC*, (Broker), the following described real estate in New Riegel, Seneca County, OH and known as TBD
2. **PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$ _____ plus the buyer premium of \$ _____ for a **Total Contract Price of** \$ _____ for the Real Estate as follows:
Bare Land Purchase: \$ _____ per acre (purchase price shall be adjusted as needed to the 1/10th acre based off final acreage at time of transfer);
Improved Real Estate Purchase: \$ _____ **Total Contract Price.** A non-refundable (except in the case of a non-marketable title) down payment of \$ _____ to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before May 9, 2019. The closing date shall be automatically extended up to 30 days if Auctioneer deems necessary.
4. Buyers will close through Office of Buyers Choice - TBD.
5. If buyer does not close on or before scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of \$ -0- per day after original closing date.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
7. **BINDING OBLIGATION:** Purchaser is buying the property **As-Is, Where-Is and without Recourse**. If Purchaser fails to close for any reason whatsoever, except a nonmarketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except _____; (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except _____.
Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Purchaser. All Inspections must be completed prior to Auction. PURCHASER IS RELYING SOLELY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEERS/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.
10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by Warranty deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): _____

Buyers Initials _____

11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.
12. **DISCLOSURE:** _____ Buyer _____ Seller _____ - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given XX at closing, _____ days after closing @ _____ AM / PM, subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS:** The property sells: _____ to the high bidder regardless of price, or XX subject to seller's confirmation.
17. \$ TBD must be deposited at the time of Auction as down payment by company, corporate or personal check (presented with positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of WMS Marketing Services, llc as escrow agents for the sellers.
18. _____ A ten percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser. XX No Buyer premium will be charged.
19. **Taxes:** Seller paying first half of 2019 real estate taxes.
20. This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information contained online was obtained by sources deemed reliable. However, neither WMS Marketing Services, llc nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. Auctioneer reserves the right to bid on behalf of himself at any auction. The seller and Auction Company reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
21. Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22. The _____ buyer, XX seller shall be responsible for all transfer taxes and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and will convey a good and marketable title. The _____ buyer, XX seller, _____ split 50/50, is responsible for survey cost, if a survey is required for a transfer. If required for transfer, new surveys and legal descriptions will be prepared. Combination purchases will only receive a perimeter survey. The type of survey provided will be at the Seller's option. Additional splits, flags & pins will be at the buyer's expense. ***Buyer is responsible for all other costs associated with closing.**
23. By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure form and their right to rescind the Contract to Purchase.

25. **OTHER:**

27. Make Deed to: (print) _____

Print

Sign

Date _____

PURCHASER: _____

PURCHASER: _____

FULL ADDRESS:

PHONE NUMBERS:

WITNESS: _____

29. **SELLING FEES AND EXPENSES:** Seller is to pay an auction selling fee and reimburse agreed expenses as per the Auction Contract.

Print

SignDate

SELLER: _____

SELLER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: _____

_____ \$ _____ X _____ %

CO-OP REALTOR /BROKER FIRM

CO-OP AGENT / BROKER

PHONE _____





It is illegal To Discriminate Against Any Person Because of Race, Color, Religion, Sex, Familial Status, National Origin, Military Status, Disability or Ancestry

- In the sale or rental of housing or residential lots
- In advertising the sale or rental of housing
- In the financing of housing
- In the provision of real estate brokerage services

Blockbusting is also illegal.

The Broker and Sales Associates are licensed by the Ohio Department of Commerce, Division of Real Estate & Professional Licensing. The division may be contacted for inquiries and complaints and for information on the Real Estate Recovery Fund (Section 4735.12 of the Revised Code) as a source of satisfaction for unsatisfied civil judgments against a licensee.

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 South High Street • 20th Floor
Columbus, OH 43215-6133
(614) 466-4100 FAX (614) 644-0584

www.com.ohio.gov/real

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Effective 3/25/2008