

REAL ESTATE AUCTIONS

SAT. JAN. 25TH, 2025

INVESTMENT OPPORTUNITY - OFFERING 4 PROPERTIES

Pre-Bidding @ www.walnutharvestauctions.hibid.com or www.walnutharvestauctions.com

All pre-bids will be used during the live auction, Auction held onsite at each property

Call for a buyer's packet-real estate auction terms, online purchase subject to other terms & BP.

Vicki L. Phillips, Owner

Buyer's Packet "Real Estate Auction Terms"0

Property #1 10:00 A.M. 3244 East US 35 West Alex, Oh.
Zoned commercial & was used for a car lot
There is a mobile home on the property that was used for the auto sales office.



Property #2 11:30 A.M. 131 Western Ave. Lewisburg, Oh.
Home was in the process of being remodeled.
City water/sewer & natural gas.



Property #3 11:30 A.M. 133 Western Ave. Lewisburg, Oh.
(offered following 131 Western Ave)
Home was in the process of being remodeled. City water/sewer & natural gas.



Property #4 1:00 P.M. 4515 Prices Creek Rd. Lewisburg, Oh.
Home is in the process of being remodeled & sitting on 4.95 acres.
Also has an 80'x34' pole barn with electric & concrete floor.



"No showings without an appointment-do not walk the properties"

~ Thank you for attending our auctions ~

Walnut Harvest Auctions, LLC.

Bob Roach, Auctioneer, & Realtor - 937-533-7081 email: bob@walnutharvestauctions.com

Anna Marie Roach, Manager, & Realtor - 937.657.5626

Lucky Montoya, Auctioneer, & Realtor - 937-313-1660 - - Hogan Kindrick - 757-641-5406

OWNERLAND REALTY





Auction Date & Time: Sat. Jan. 25th, 2025 @ 10:00 A.M.

Real Estate Auction Terms: #1 Property sells subject to seller's confirmation (this is a reserve auction for the real estate), once the bidding has been done, we will go into a meeting with the sellers for confirmation, at that point whether they can or cannot accept the current bid, we will still open the bidding process back-up, after the meeting with the sellers.

#2 non-contingent of appraisal, you decide what the property is worth and bid what you can afford.

#3 Non-Contingent of buyer's financing (All buyers must have their finances arranged prior to day of auction).

#4 Non-Contingent of inspections, property was available for inspections prior to today's auction. Property sells in its current condition "AS IS." The disclosures forms in this packet are not warranted or guaranteed. All buyer(s) were encouraged to have their own inspections done prior to today's auction.

#5 Earnest money of 7% or 2500.00 whichever is greater down day of auction by Good bankable check or a pre-approved personal check. Checks made payable to OwnerLand Realty All earnest money will be held by and deposited in OwnerLand Realty escrow account.

#6 Closing held at Freedom Title on or before Friday March 7th, 2025, Buyers acknowledge if not closed by Friday March 7th, 2025, the purchase offer & terms will terminate, and buyers agree that all earnest money will be forfeited and released to the seller(s)... Earnest money will only be refunded or credited to the buyer(s) at closing of property. The Seller agrees to provide a clear marketable deed to the property, at the closing of this property, if not then the earnest money will be returned to the buyer's and the auction terms and offer to purchase will terminate.

Buyers _____ Sellers _____

#7 Possession of the property will be day of closing.

#8 Property taxes will be long proration-property may be in the Homestead reduction program.

#9 "Real estate auction terms" will be attached to a standard real estate purchase offer (Seller declines to purchase buyers an owner's title insurance policy. Buyers may purchase owner's title insurance at closing-non-contingent of suitable financing and insurance terms. Title Search is an Expense of the Buyer. The sellers will not be held responsible for any repairs of inspections that, buyers mortgage company requires, if required cost of a new survey will be split 50/50 between sellers & buyers. Applying to farm ground buyer will be responsible for all CAUV recoupment if the property is currently in the CAUV program and new owners takes the property out of the program.

#10 Prospective Buyer(s) received copies of the following forms provided in this packet:

Terms & Conditions

MLS Sheet (obtained from the Dayton Board of Realtors).

Residential Property Disclosure Form: N/A

Lead Base Paint Form (any home built prior to 1978 may or may not have lead base paint-home was available prior to day of auction for inspections): N/A

Consumer Guide to Agency Relationship from OwnerLand Realty (what you as the buyer can expect working with us and Working with other realtors).

Agency Disclosure Form (auctioneer/realtor is representing the sellers in this transaction).

Preble County Auditors Reports (general information obtained from their website).

Buyer Broker CO-OP Form (for licensed realtors only).

#11 Buyer(s) have agreed to the terms for this real estate auction. Real Estate Auction Terms will become part of the purchase offer & attached to a standard real estate offer to purchase. Buyer(s) accepts said property in its current condition-"AS IS." The Buyers releases the Sellers, Broker, and Salesperson/Auctioneer from all liability relating to defect of deficiency affecting the real and personal property. If property does not close on or before the closing date, buyers agree to release their earnest money to the sellers. This waiver shall survive the closing of this transaction.

Purchase Price of \$ _____ Date: Sat. Jan. 25th, 2025

Earnest Money 7% or 2500.00 whichever is greater of Auction Price: _____

**Bob Roach, Auctioneer & Realtor
OwnerLand Realty**

Seller(s): _____

Seller(s): _____

Purchaser: _____

Purchaser: _____

Bob Roach

bob@walmartrealestate.com

Cell 937-533-7081

3244 E 35 US West Alexandria, OH 45381

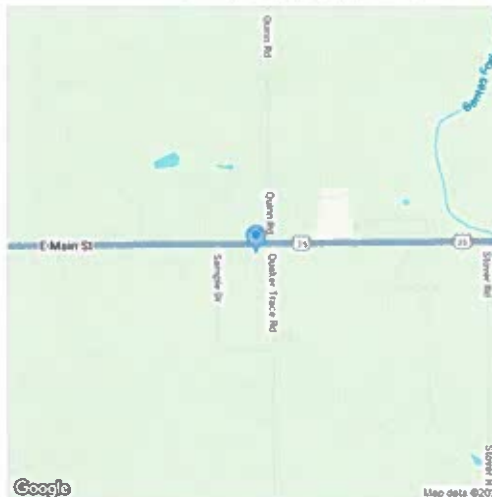
Active 11/09/2024

County: Preble

Listing #: 923548

Cross St:

List Price: \$100



Prop Type: Land
Subdivision: Ernest J Sample
Primary Parcel ID: H25530620400012000
School Dist: Twin Valley
CDOM: 5

Sub Type: Structure on Site
Price/Acre: \$118
Lot SqFt: 37,070
Lot Acres: 0.8510
Lot Sz Src: Assessor's Data

Remarks

Directions: US RT 35 East to Auction Property
Prop Desc: ADVANCE AUCTION NOTICE Real Estate Auction Sat. Jan 25th, 2025 @ 10:00 A.M. Property was used for a car lot, 0.851 of an acre, there is a mobile home on the lot that was used for the sales office. Class C Land Use 400 COMMERCIAL VACANT LAND Market Area H25C1 LANIER TWP TWIN VALLEY/COM City UNINCORPORATED Township LANIER TOWNSHIP School District TWIN VALLEY SD Selling in as is condition...there will be some but not all auto parts/tires/misc. items left on the property

Misc Information

Distressed Prop: Auction
Semi Annual Tax: 251.00
Assessments: of record
Lot Dim: 0.851

LConditions:
Bus Dist to Trns:
Fees:

Lot Size/Access

Timber: 0
Grade:
Size/Shape: 0
Plat:
Topography: No
Crop Right: No
Soil Map: No
Acres: 0.8510
Accessibility: State Highway
Utilities: Natural Gas
Zoning: Commercial
Possible Use: Commercial

Frontage:
Road Type: paved
Aerial: No
Survey: No
Tenant Right: No
Feasibility:
Soil Survey: No
New Financing:
Occupancy: At Closing

Presented By: Bob R Roach /Ownerland Realty, Inc.Phone:(513) 805-4040



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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: 3244 East US 35 West Alex, Ohio 45381

Buyer(s):

Seller(s): Vicki L. Phillips

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) Bob Roach and real estate brokerage OwnerLand Realty, 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

Vicki L. Phillips 10-31-24 SELLER/LANDLORD DATE

BUYER/TENANT DATE

SELLER/LANDLORD DATE

DUAL AGENCY

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

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

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

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

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

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

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



**Department of
Commerce**

Division of Real Estate &
Professional Licensing

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



OwnerLand REALTY®

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected OwnerLand Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate, OwnerLand Realty 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:

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 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 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 all parties.

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.

Working With OwnerLand Realty

OwnerLand Realty 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 OwnerLand Realty 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. OwnerLand Realty 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, the agent and OwnerLand Realty 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 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 that 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 OwnerLand Realty has listed. In that instance, OwnerLand Realty 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 OwnerLand Realty lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. OwnerLand Realty 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 OwnerLand Realty 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 OwnerLand Realty will be representing your interests. When acting as a buyer's agent, OwnerLand Realty 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.

Broker Service Charge

Buyers will pay a \$200 Broker Service Charge to OwnerLand Realty, Inc. at the time of closing. This fee shall be included on the final settlement statement at time of closing. This fee covers administration, state compliance requirements, and document re-tention costs.

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, 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. (Effective: 3/25/08)

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.

RECEIPT FOR CONSUMER GUIDE TO AGENCY RELATIONSHIPS



I/We acknowledge that we have been given the two-page document titled:
CONSUMER GUIDE TO AGENCY DISCLOSURE by OwnerLand Realty, Inc.

Signature Name: _____ Date: _____

Signature Name: _____ Date: _____

Signature Name: _____ Date: _____

Signature Name: _____ Date: _____

Summary

Parcel ID H25530620400012000
Map Number H25-06-204
Property Address 3244 E 35 US
Brief Tax Description LOTS 10-11-14 (0.328 + 0.285 + 0.238) ERNEST J SAMPLE SUBD
(Note: *The Description above is not to be used on legal documents.)
Acres 0.851
Class C
Land Use 400 COMMERCIAL VACANT LAND
Market Area H25C1 LANIER TWP TWIN VALLEY/COM
City UNINCORPORATED
Township LANIER TOWNSHIP
School District TWIN VALLEY SD

Owners

Owner [PHILLIPS VICKI LYNN](#)
Mailing Address [PHILLIPS VICKI LYNN](#)
 4636 PRICES CREEK RD
 LEWISBURG OH 45338

Topography/Utilities

Level Topography	YES	Standard Roads	NO
High Topography	NO	Public Water Utilities	NO
Low Topography	NO	Public Sewer Utilities	NO
Rolling Topography	NO	Public Gas Utilities	YES
Standard Topography	NO	Public Electric Utilities	YES
Paved Roads	YES	Private Water Utilities	NO
Gravel Roads	NO	Private Sewer Utilities	NO
Dirt Roads	NO	Private Gas Utilities	NO
Sidewalks	NO	Private Electric Utilities	NO
Curbs	NO	Standard Utilities	NO

Land

Land Type	Code	Frontage	Depth (F/R)	Street Price	Depth Percent	Rate	Adjusted Rate	Adjustment	Total	Value	Acres
IC - INDUSTRIAL/COMMERCIAL	1 - PRIMARY	0	0/0	100	0%	\$23,100.00	\$23,100.00	0	\$17,020.00	\$17,020.00	0.737
IC - INDUSTRIAL/COMMERCIAL	RD - RIGHT OF WAY	0	0/0	100	0%	\$0.00	\$0.00	0	\$0.00	\$0.00	0.114

Sales

Sale Date	Sale Amount	Buyer	Conveyance Number	Deed Type
1/16/2024	\$0	PHILLIPS, VICKI LYNN	0	AFE
9/20/1989	\$13,000	PHILLIPS HARRY J & VICKI L	0	LD (2)

Recent Sales In Area

Sale date range:

From:

10/29/2021

To:

10/29/2024

Sales by Neighborhood

Distance:

1500

Feet



Sales by Distance

Tentative/Current Valuation

Assessed Year	2023	2022
Land Value	\$17,020	\$16,210
CAUV Value	\$0	\$0
Improvements Value	\$15,700	\$0
Total Value (Appraised 100%)	\$32,720	\$16,210
Land Value	\$5,960	\$5,670
CAUV Value	\$0	\$0
Improvements Value	\$5,500	\$0
Total Value (Assessed 35%)	\$11,460	\$5,670

Valuation History

Date	Tax Year	Reason	Taxable Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Taxable Assessed Land Value	Assessed Improvements Value	Assessed Total Value
8/24/2023	2023	Reappraisal	\$17,020	\$15,700	\$32,720	\$5,960	\$5,500	\$11,460
6/3/2020	2020	Reappraisal - Triennial Update	\$16,210	\$0	\$16,210	\$5,670	\$0	\$5,670
6/24/2017	2017	Reappraisal	\$16,210	\$0	\$16,210	\$5,670	\$0	\$5,670
11/15/2014	2014	Reappraisal - Triennial Update - TRI	\$11,640	\$0	\$11,640	\$4,070	\$0	\$4,070
8/1/2011	2011	Reappraisal - REVAL 2011	\$11,640	\$0	\$11,640	\$4,070	\$0	\$4,070
11/13/2008	2008	Reappraisal - Triennial Update - 2008	\$11,640	\$0	\$11,640	\$4,070	\$0	\$4,070
11/17/2005	2005		\$11,640	\$0	\$11,640	\$4,070	\$0	\$4,070
12/31/2004	2004	2004	\$11,100	\$0	\$11,100	\$3,890	\$0	\$3,890

Taxes are calculated based on valuations effective as of tax lien date of January 1, 2022. First half of taxes are due the 3rd Friday in February of each year and Second half tax bills are due the 3rd Friday of July each year. For questions regarding taxes please contact the Preble County Treasurer's office at (937) 456-8140. I would like to encourage that payments be made using the following choices:

Mail in your check along with the bottom stub on the tax bill. You may pay by credit card through the Auditor's web site (directions will appear on the top right of the tax bill). This transaction takes 5 to 7 business days to complete so you must plan ahead.

You may also have the tax payment set up through your bank checking account. (online billpay)

We also have a drop box inside the courthouse at the security desk that is available.

You may also pay at the local banks and branches during their business hours. You cannot pay at US Bank or Fifth Third Bank at this time.

Tax Distribution

[Estimated Tax Distribution](#)

Pay Taxes

[Pay taxes online](#)

Tax History

Tax Year (click for detail)	1st Half	Full Year
2023 Payable 2024	\$0.00	\$0.00
2022 Payable 2023	\$0.00	\$0.00
2021 Payable 2022	\$0.00	\$0.00
2020 Payable 2021	\$0.00	\$0.00
2019 Payable 2020	\$0.00	\$0.00
2018 Payable 2019	\$0.00	\$0.00
2017 Payable 2018	\$0.00	\$0.00
2016 Payable 2017	\$0.00	\$0.00
2015 Payable 2016	\$0.00	\$0.00
2014 Payable 2015	\$0.00	\$0.00
2013 Payable 2014	\$0.00	\$0.00
2012 Payable 2013	\$0.00	\$0.00
2011 Payable 2012	\$0.00	\$0.00
2010 Payable 2011	\$0.00	\$0.00

Tax Year
(click for detail)

	1st Half	Full Year
2009 Payable 2010	\$0.00	\$0.00
2008 Payable 2009	\$0.00	\$0.00
2007 Payable 2008	\$0.00	\$0.00

Special Assessments

Tax Year	Project Name	1st Half Due	1st Half Collected	1st Half Balance	2nd Half Due	2nd Half Collected	2nd Half Balance
2023 Payable 2024	11-783-00-GLENWOOD DITCH	\$22.77	(\$22.77)	\$0.00	\$22.77	(\$22.77)	\$0.00
2022 Payable 2023	11-783-00-GLENWOOD DITCH	\$34.15	(\$34.15)	\$0.00	\$34.15	(\$34.15)	\$0.00
2021 Payable 2022	11-783-00-GLENWOOD DITCH	\$14.80	(\$14.80)	\$0.00	\$14.80	(\$14.80)	\$0.00
2020 Payable 2021	11-783-00-GLENWOOD DITCH	\$41.54	(\$41.54)	\$0.00	\$41.54	(\$41.54)	\$0.00
2019 Payable 2020	11-783-00-GLENWOOD DITCH	\$45.53	(\$45.53)	\$0.00	\$45.53	(\$45.53)	\$0.00
2018 Payable 2019	11-783-00-GLENWOOD DITCH	\$10.25	(\$10.25)	\$0.00	\$10.25	(\$10.25)	\$0.00
2017 Payable 2018	11-783-00-GLENWOOD DITCH	\$22.77	(\$22.77)	\$0.00	\$22.77	(\$22.77)	\$0.00
2016 Payable 2017	11-783-00-GLENWOOD DITCH	\$34.15	(\$34.15)	\$0.00	\$34.15	(\$34.15)	\$0.00
2015 Payable 2016	11-783-00-GLENWOOD DITCH	\$45.53	(\$45.53)	\$0.00	\$45.53	(\$45.53)	\$0.00
2014 Payable 2015	11-783-00-GLENWOOD DITCH	\$57.47	(\$57.47)	\$0.00	\$57.47	(\$57.47)	\$0.00
2013 Payable 2014	11-783-00-GLENWOOD DITCH	\$19.12	(\$19.12)	\$0.00	\$19.12	(\$19.12)	\$0.00
2012 Payable 2013	11-783-00-GLENWOOD DITCH	\$11.95	(\$11.95)	\$0.00	\$11.95	(\$11.95)	\$0.00
2011 Payable 2012	11-783-00-GLENWOOD DITCH	\$56.90	(\$62.59)	(\$5.69)	\$56.90	(\$56.90)	\$0.00
2010 Payable 2011	11-783-00-GLENWOOD DITCH	\$54.26	(\$54.26)	\$0.00	\$54.26	(\$54.26)	\$0.00
2009 Payable 2010	11-783-00-GLENWOOD DITCH	\$43.41	(\$43.41)	\$0.00	\$43.41	(\$43.41)	\$0.00
2008 Payable 2009	11-783-00-GLENWOOD DITCH	\$77.52	(\$77.52)	\$0.00	\$77.52	\$0.00	\$77.52
2007 Payable 2008	11-783-00-GLENWOOD DITCH	\$77.52	(\$85.27)	(\$7.75)	\$77.52	(\$77.52)	\$0.00

Tax Payments

Detail:

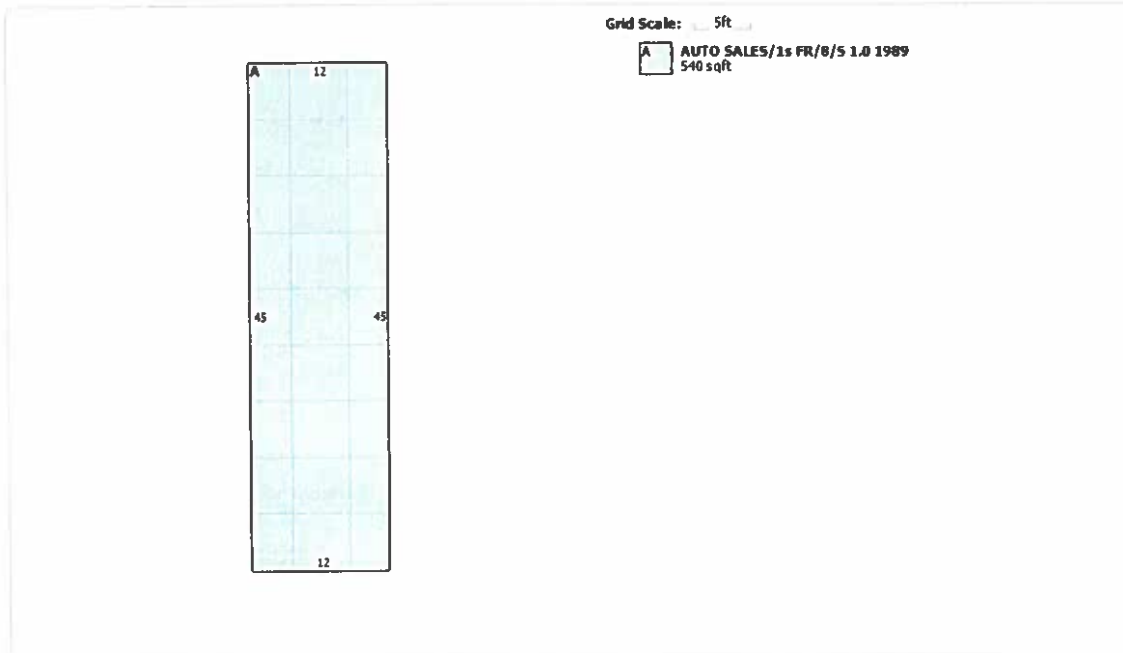
Tax Year	Payment Date	Receipt Number	Amount Paid
2023 Payable 2024	7/11/2024	895639	\$251.00
2023 Payable 2024	1/31/2024	869875	\$251.00
2022 Payable 2023	7/11/2023	855631	\$160.78
2022 Payable 2023	2/6/2023	827156	\$160.78
2021 Payable 2022	2/1/2022	781301	\$308.70
2020 Payable 2021	2/3/2021	735311	\$346.38
2019 Payable 2020	1/28/2020	689215	\$353.18
2018 Payable 2019	2/1/2019	642077	\$296.44
2017 Payable 2018	7/12/2018	625055	\$160.09
2017 Payable 2018	2/8/2018	600115	\$160.09
2016 Payable 2017	2/9/2017	543452	\$255.98
2015 Payable 2016	6/20/2016	513427	\$141.08
2015 Payable 2016	2/10/2016	495238	\$141.08
2014 Payable 2015	2/24/2015	454880	\$304.62
2013 Payable 2014	7/11/2014	425751	\$118.15
2013 Payable 2014	2/5/2014	392712	\$118.15
2012 Payable 2013	2/8/2013	348871	\$221.90
2011 Payable 2012	7/9/2012	324510	\$155.90
2011 Payable 2012	3/28/2012	317405	(\$15.59)
2011 Payable 2012	3/12/2012	316613	\$171.49
2010 Payable 2011	7/6/2011	278296	\$148.98
2010 Payable 2011	2/22/2011	255883	\$148.98
2009 Payable 2010	7/12/2010	232660	\$136.65
2009 Payable 2010	2/16/2010	206463	\$327.57
2008 Payable 2009	3/3/2009	165700	\$170.71
2007 Payable 2008	7/17/2008	140261	\$354.65

Total:

Tax Year	Amount Paid
2023 Payable 2024	\$502.00
2022 Payable 2023	\$321.56
2021 Payable 2022	\$308.70
2020 Payable 2021	\$346.38
2019 Payable 2020	\$353.18
2018 Payable 2019	\$296.44
2017 Payable 2018	\$320.18
2016 Payable 2017	\$255.98
2015 Payable 2016	\$282.16
2014 Payable 2015	\$304.62

2013 Payable 2014	\$236.30
2012 Payable 2013	\$221.90
2011 Payable 2012	\$311.80
2010 Payable 2011	\$297.96
2009 Payable 2010	\$464.22
2008 Payable 2009	\$170.71
2007 Payable 2008	\$354.65

Sketches



Map



Property Card



No data available for the following modules: Agricultural, Improvements, Residential Buildings, Commercial, Commercial Detail, Yard Items.

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Walnut Harvest Auctions, LLC
Bob Roach, Auctioneer, Realtor
OwnerLand Realty
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bob@walnutharvestauctions.com
937.533.7081

Buyer Broker Registration Form for Real Estate Auction – 3244 East US 35. West Alex, Ohio
Auction Date: Sat. Jan. 25th, 2025

- 1. All licensed agents and prospective buyer(s) must sign this form and register **48 hours** prior to the auction to receive commission with Bob Roach, Auctioneer. Complete information, name of client(s)-signatures, Real Estate Company, and Agent.**
- 2. The actual licensed real estate agent that is registered (not an assistant) must attend open houses, showings, be in attendance day of auction and the closing to receive commission.**
- 3. Buyer brokers compensation for this real estate auction: 1.5 % of the Opening Bid...it is the agent of the buyer or buyer's responsibility to bid on their own behalf, after the opening bid is executed.**
- 4. This agreement is for licensed realtor/agents only and they must be licensed in the state that the real estate is being sold.**

By registering for this real estate auction, the realtor/agent for the buyer(s) verify that they have provided and reviewed the terms and disclosures forms provided in this packet with their client(s) prior to today's Auction. The Disclosures forms enclosed in this packet is not warranted or guaranteed. All buyer(s) are encouraged to have their own inspections done prior to today's auction.

5. No Exception to these Terms will be honored.

Opening Bid in the Amount of: \$ _____
opening bid must be submitted on this form

X _____
Prospective Buyer (signature)

x _____
Prospective Buyer (Signature)

Licensed Real Estate Agent: x _____

Real Estate Co. /Broker: x _____

Telephone: _____

Date & Time: _____

x _____
Bob Roach, Auctioneer/Realtor with Chad Hagins, Inc.
bob@walnutharvestauctions.com



Notes: All Agents please call for more information on the real estate auction terms & commission split.



*Thank you for your interest in today's
Real Estate Auction!*

If you have any questions or concerns, please contact us

Bob - 937-533-7081

Email bob@walnutharvestauctions.com

Bob Roach, Auctioneer, & Realtor

Anna Marie Roach, Office Manager, & Realtor

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