

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

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.



Buyer's Packet "Real Estate Auction Terms"

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 1:00 P.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.

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).

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: _____

THE INFORMATION IN THIS PACKET IS NOT GUARANTEED OR WARRANTED. INFORMATION WAS OBTAINED PER COURT HOUSE PROPERTY CARD RECORDS; ALL BUYERS(S) SHOULD RELY ON THEIR OWN INSPECTIONS.

Bob Roach

bob@walnutharvestauctions.com

Cell: 937-533-7081

4515 Prices Creek Rd Lewisburg, OH 45338

Active

Listing #: 923528

Listing Price: \$100



Google

Map Data ©2024

Property Type: Residential
Beds: 3
FB/HB: 1/0
Primary Parcel ID: 1900
Parcel ID: K41630640000010000
CDOM: 5

Property SubType: Single Family
Subdivision:
SqFt(approx): 1221/Assessor's Data
Price/SqFt: 0.08
Lot SqFt (approx): 215,622
Lot Acres (approx): 4.9500

School District: Tri County North

Directions: Shields Rd. to Prices Creek Rd.

Prop Desc: ADVANCE AUCTION NOTICE Real Estate Auction Sat. Jan. 25th, 2025 @ 1:00 P.M. This home was in the process of being remodeled and updated. Home has been stripped down to the studs and ready for your touches. Home is selling in as is condition. No remodeling items stays with the property

Homestead Exempt: No

Assessments: of record
Lot Dim: 4.95 acres
Total Rooms: 5
Acres: 4.9500
Levels: 1 Story
Basement: Crawl Space
Heating: Other
Zoning: Residential

Bus Dist to Trns: Call RTA

Age:
Occupancy: At Closing
Construction: Aluminum, Frame, Shingle, Wood
Garage: Pole Barn
Cooling: None

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Eat In Kitchen	15 x 12	Main	Living Room	15 x 15	Main
Bedroom	13 x 12	Main	Bedroom	10 x 8	Main
Bedroom	10 x 8	Main			

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



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Information Deemed Reliable But Not Guaranteed

Bob Roach | Cell: 937-533-7081 | bob@walnutharvestauctions.com



STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Home is just a shell, not lined

Owner's Initials RO Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 4515 Prices Creek Rd Lewisburg, OH

Owners Name(s): Vicki L. Phillips

Date: 10-31, 2024

Owner [] is [] is not occupying the property. If owner is occupying the property, since what date:
If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes [x] No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [x] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? [] Yes [x] No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [x] Yes [] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): Had Wind Damage

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? [x] Yes [] No
If "Yes", please describe and indicate any repairs completed:

Owner's Initials VXP Date 10-31-24
Owner's Initials Date
Purchaser's Initials Date
Purchaser's Initials Date

Property Address 4575 Prices Creek Rd

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?
 Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | | | | | |
|-----------------------------|------------------------------|-----------------------------|---|-------------------------------|------------------------------|-----------------------------|---|
| 1) Electrical | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 8) Water softener | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 2) Plumbing (pipes) | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3) Central heating | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 9) Security System | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 4) Central Air conditioning | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 5) Sump pump | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 10) Central vacuum | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 6) Fireplace/chimney | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 11) Built in appliances | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |
| 7) Lawn sprinkler | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | 12) Other mechanical systems | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- | | | | |
|---|------------------------------|-----------------------------|---|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known | _____ | | |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials AB Date 10-31-24
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 4575 Prices Creek Rd.

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | | | |
|---------------------------|---|---|---|
| 1) Boundary Agreement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 4) Shared Driveway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2) Boundary Dispute | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 5) Party Walls | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Recent Boundary Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials VP Date 10-31-24
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fyky8Q

Property Address 4515 Prices Creek Rd

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Walter L Phillips DATE: 10-31-24

OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

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 4515 Pines Creek Rd

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) 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) 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

(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) bx 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.

<u>Wuki L Phillips</u>	<u>10-31-24</u>		
Seller	Date	Purchaser	Date
<hr/>			
<u>BLL</u>	<u>10-31-4</u>		
Seller	Date	Purchaser	Date
<u>BLL</u>	<u>10-31-4</u>		
Seller's Agent	Date	Purchaser's Agent ¹	Date

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.

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

OwnerLand
REALTYSM

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: _____



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: 4515 Prices Creek Rd. Lewisburg, Ohio 45338

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

Seller signature: Vicki L. Phillips, DATE: 10/31/24

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



Preble County, Ohio - Property Record Card, Page 1
 Parcel: K41630640000010000
 Map Number: K41-06-400

GENERAL PARCEL INFORMATION

Owner
 PHILLIPS VICKI LYNN
 Property Address
 4515 PRICES CREEK RD
 Mailing Address
 PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338
 Land Use
 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES
 Legal Description
 CENT PT SE
 W SIDE 16'PT
 School District
 TRI COUNTY NORTH SD
 Tax District
 K41 Twin Twp. - Trn County North School District

VALUATION

	Assessed
Land Value	\$20,090.00
Improvements Value	\$17,610.00
Total Value	\$37,700.00

Taxable Value \$37,700.00
 Net Annual Tax: \$1,624.14
 Tot Amt Collected: (\$1,728.28)

MAP



AGRICULTURAL

Code Soil Acres Rate Appraised Assessed CAUV Rate CAUV Value Taxable

Totals:

LAND Code	Frontage	Depth	Rate	Total Value	Acres
SM - SMALL ACREAGE	0	0/0	8300	\$30,900.00	3.721
RD - ROAD	0	0/0	0	\$0.00	0.107
WA - WASTE	0	0/0	100	\$0.00	0.122
HS - HOME SITE	0	0/0	26500	\$26,500.00	1

SALES

Sale Date	Sale Amount	Buyer	Conv.	Notes
1/16/2024	\$0.00	PHILLIPS, VICKI LYNN	44	
12/15/2022	\$60,000.00	PHILLIPS, HARRY JAMES &	1887	
2/5/2001	\$60,000.00	BRAUGHTON HERSCHEL T	189	

COMMENTS

Type	Description
Transfer	Number of parcels this sale: 1
Front of Card	REVAL 17 RESIZE PB, CHNG PP TO PP SHD REVAL 2023: RMV GARAGE AND SHED

Preble County, Ohio - Property Record Card, Page 3
 Parcel: K41630640000010000
 Map Number: K41-06-400

GENERAL PARCEL INFORMATION

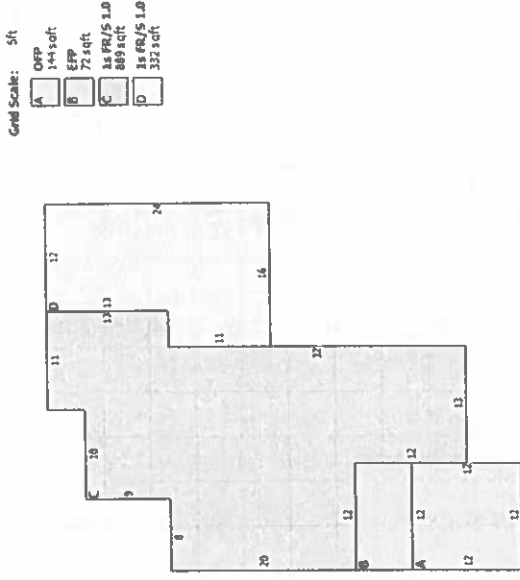
Owner: PHILLIPS VICKI LYNN
 Property Address: 4515 PRICES CREEK RD
 Mailing Address: PHILLIPS VICKI LYNN
 4636 PRICES CREEK RD
 LEWISBURG OH 45338
 Land Use: 511 RESIDENTIAL DWELLING UNPLATTED LAND 0 TO 9.99 ACRES
 Legal Description: CENT PT SE
 W SIDE 16'PT
 School District: TRI COUNTY NORTH SD
 Tax District: K41 Twin Twp. - Tri County North School District

VALUATION

	Assessed
Land Value	\$57,400.00
Improvements Value	\$17,610.00
Total Value	\$37,700.00

Taxable Value: \$37,700.00
 Net Annual Tax: \$1,624.14
 Tot Amt Collected: (\$1,728.28)

SKETCH



RESIDENTIAL

Number Of Stories	1
Year Built	0
Year Remodelled	0
Grade	D
Condition	F
Occupancy	SINGLE FAMILY
Construction	WOOD
RoofType	GABLE
RoofMaterial	SHINGLES
Total Area	1221
Living Area	1221
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	0
Total Rooms	5
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	1
Total Half Baths	0
Extra Plumbing Fixtures Value	\$44,200.00

RESIDENTIAL DETAIL

Floor	Area	Construction Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	1221	FR 5	3	1	0	0

IMPROVEMENTS

Description	Stories	Area	Grade	Year Built	Value
PB POLE BUILDING	0	2720	C	1973	\$6,100.00

Walnut Harvest Auctions, LLC
Bob Roach, Auctioneer, Realtor
OwnerLand Realty
4766 Halderman Rd. West Alex, Ohio 45381
bob@walnutharvestauctions.com
937.533.7081

Buyer Broker Registration Form for Real Estate Auction – 4515 Prices Creek Rd. Lewisburg, 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

937-533-7081 or 937-657-5626

Licensed in Ohio as well as Indiana

On-site Auctions, Online Only Auctions

Live Webcast Auctions Combined with Live On-site Auctions...

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www.walnutharvestauctions.hibid.com

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