

Wednesday, January 9 • 11am

126.5±
acres
in 1 Tract

Camden • Preble County
OHIO
Land Auction

- 107± FSA Tillable Acres
- Quality Soils in Top Agricultural Area
- Great Location! Between Camden & Gratis, OH
- Creek for Improved Drainage and Recreation
- 6± Acres of Mature Woods

INFORMATION BOOKLET

126.5± acres

Quaker Trace Rd

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Paul W. Proeschel Estate. James Proeschel and Paula Murray Co-Executors.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JANUARY 9, 2019

126.5 ACRES - CAMDEN, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Fax # 260-244-4431, no later than Wednesday, August 22, 2018.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
126.5± Acres • Camden, Ohio
Wednesday, January 9, 2019

**This form and deposit are only
required if you cannot attend
the auction and wish to bid
remotely through our online
bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, January 9, 2019 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, January 2, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

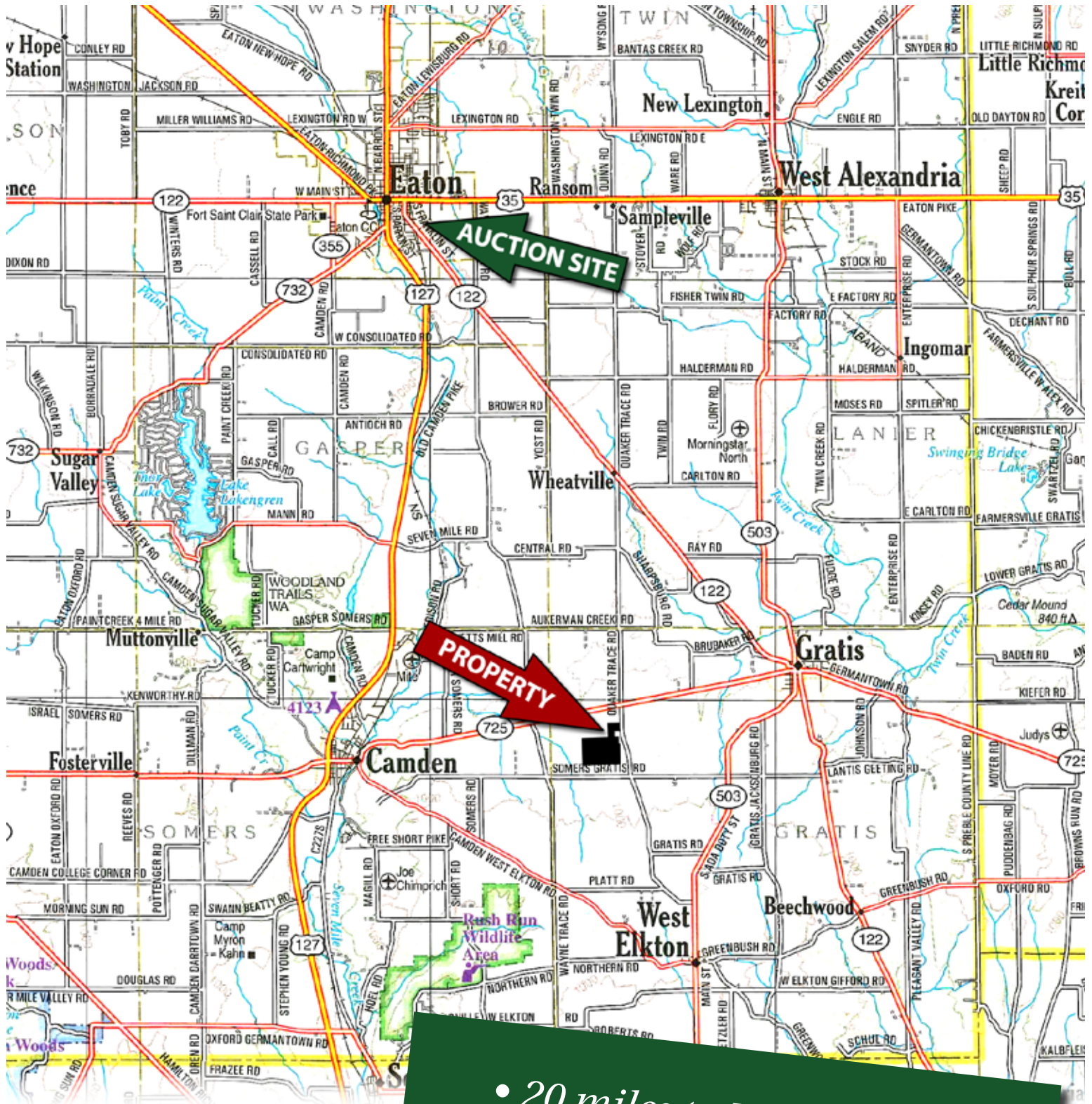
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

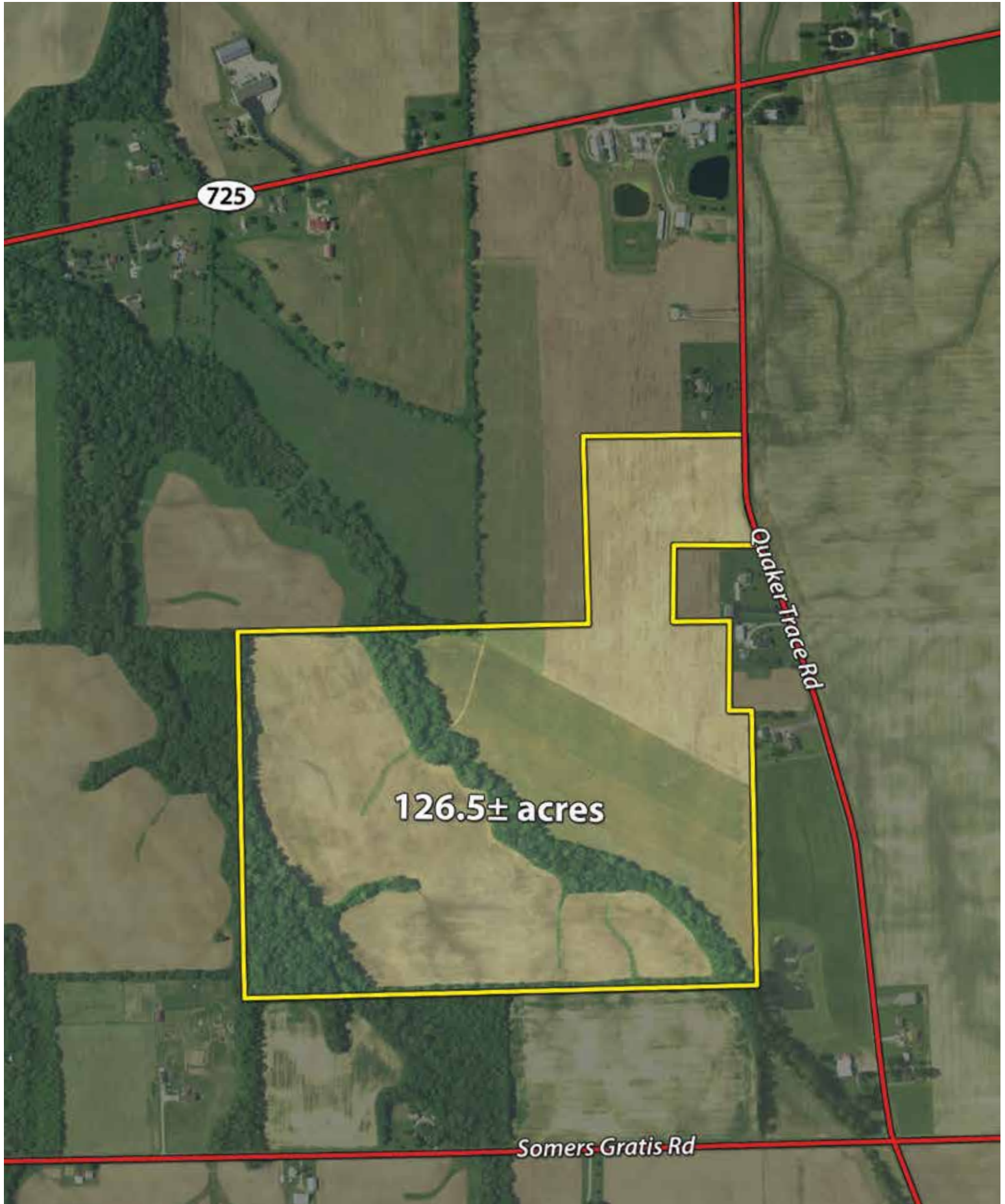
MAPS

LOCATION MAP



- 20 miles to DAYTON, OH
- 35 miles to CINCINNATI, OH
- 7 miles to EATON, OH

AERIAL MAP



[illegible]

PROPERTY SURVEY INFORMATION

PROPERTY DESCRIPTION FOR TRACT #3 – 126.503 ACRES

Situated in the Northwest Quarter of Section Eight (8) and the Northeast and Southeast Quarters of Section Seven (7), Township Four (4) North, Range Three (3) East, Gratis Township, Preble County, Ohio and being the South part of a 40.752 acre tract of land described as Exhibit "C" in Official Deed Record Volume 249, Page 1229, the South part of a 22.167 acre tract of land as described in Official Deed Record Volume 249, Page 1564, the South part of a 22.167 acre tract of land as described in Official Deed Record Volume 257, Page 1338 and all of the remaining part of an 84.407 acre tract of land as described is said Official Deed Record Volume 249, Page 1564 in the Office of the Preble County Recorder and being more particularly described as follows:

Beginning at the center of an eight (8) inch diameter, wooden corner post found for the Northwest corner of said Southeast Quarter and the aforementioned 84.407 acre tract;

thence South 89 degrees 14 minutes 13 seconds East, along the North line of said Quarter, being the South line of a 65.204 acre tract of land as described in Official Deed Record Volume 342, Page 405, for a distance of 1223.91 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at the intersection of said line with the West line of the aforementioned 22.167 acre tract as described in said Official Deed Record Volume 257, Page 1338, said pin is witnessed by the center of an eight (8) inch diameter wooden corner post found, North 00 degrees 44 minutes East, at a distance 2.9 feet;

thence South 89 degrees 14 minutes 13 seconds East, continuing along the North line of said Quarter, being a new division line across the aforementioned 22.167 acre tract and the a new division line across the second aforementioned 22.167 acre tract as described in said Official Deed Record Volume 249, Page 1564, for a distance of 573.51 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at the intersection of said line with the West line of the aforementioned 40.752 acre tract;

thence North 00 degrees 44 minutes 29 seconds East, along the West line of the aforementioned 40.752 acre tract, for a distance of 974.87 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA";

thence South 89 degrees 19 minutes 39 seconds East, along a new division line across the aforementioned 40.752 acre tract, for a distance of 503.75 feet to an iron pin found for the Southwest corner of a 3.469 acre tract of land as described in Official Deed Record Volume 264, Page 702 and Official Deed Record Volume 264, Page 704;

PROPERTY SURVEY INFORMATION

Property Description

TRACT #3 – 126.503 Acres

Page Two

thence continuing South 89 degrees 19 minutes 39 seconds East, along the South line of the aforementioned 3.469 acre tract, for a distance of 324.88 feet to a railroad spike found for the Southeast corner of said tract as located on the centerline of the Quaker Trace Road and the East line of said Quarter, said spike is witnessed by an iron pin found, North 89 degrees 19 minutes 39 seconds West, at a distance of 25.00 feet;

thence South 00 degrees 39 minutes 09 seconds West, along the East line of said Quarter and following the centerline of said road, for a distance of 398.57 feet to an iron pin found at an angle point in said centerline;

thence South 18 degrees 50 minutes 11 seconds East, continuing along the centerline of said road, for a distance of 213.00 feet to a railroad spike found for the Northeast corner of a 4.000 acre tract of land as described Official Deed Record Volume 131, Page 777, said spike is witness by an iron pin found, North 89 degrees 12 minutes 22 seconds West, at a distance 26.52 feet;

thence North 89 degrees 12 minutes 22 seconds West, along the North line of the aforementioned 4.000 acre tract, for a distance of 395.56 feet to an iron pin found for the Northwest corner of said tract;

thence South 00 degrees 39 minutes 30 seconds West, along the West line of said tract, for a distance of 377.16 feet to an iron pin found for the Southwest corner of said tract as located on the North line of the aforementioned Southeast Quarter;

thence South 89 degrees 14 minutes 13 seconds East, along the South line of said tract and the North line of said Quarter, for a distance 230.24 feet to an iron pin found for the Northwest corner of a 1.990 acre tract of land described as Exhibit "A" in Official Deed Record Volume 345, Page 2169, said pin is witnessed by a Mag Spike found in concrete for the East Quarter Corner of said Section 7, South 89 degrees 14 minutes 13 seconds East, at a distance of 94.29 feet;

thence South 00 degrees 40 minutes 30 seconds West, along the West line of the aforementioned 1.990 acre tract and the West line of a second, 1.990 acre tract of land described as Exhibit "A" in Official Deed Record Volume 345, Page 2166, for a distance of 467.01 feet to an iron pin found for the Southwest corner of said tract;

PROPERTY SURVEY INFORMATION

Property Description

TRACT #3 – 126.503 Acres

Page Three

thence South 89 degrees 00 minutes 49 seconds East, along the South line of the aforementioned 1.990 acre tract, for a distance of 94.51 feet to an iron pin found on the East line of said Quarter for the Northwest corner of a 16.76 acre tract of land as described in Deed Record Volume 391, Page 609;

thence South 00 degrees 38 minutes 57 seconds West, along the East line of said Quarter and the West line of the aforementioned 16.76 acre tract, for a distance of 1375.02 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" for the Northeast corner of a 20.07 acre tract of land as described in Deed Record Volume 302, Page 31, said pin is located, North 00 degrees 38 minutes 57 seconds East, at a distance of 825.00 feet from an iron pin found for the Southeast corner of said Section 7 as located on the centerline of the Somers-Gratis Road;

thence North 89 degrees 23 minutes 05 seconds West along the North line of the aforementioned 25.07 acre tract and the North line of a 25.0 acre tract of land as described in said Deed Record Volume 302, Page 31, for a distance of 2639.46 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" on the West line of said Southeast Quarter for the Northwest corner of the aforementioned 25.0 acre tract, said pin is located in an existing creek and is located, North 01 degrees 01 minutes 07 seconds East, at a distance of 825.00 feet from a railroad spike found for the Southwest corner of said Quarter as located along the centerline of said Somers-Gratis Road;

PROPERTY SURVEY INFORMATION

Property Description

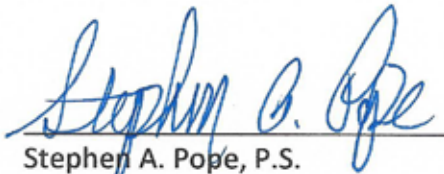
TRACT #3 – 126.503 Acres

Page Four

thence North 01 degrees 01 minutes 07 seconds East, along the West line of said Quarter, being the East line of a 20.022 acre tract of land as described in Official Deed Record Volume 322, Page 644 and the East line of a 103.5 acre tract of land as described in Official Deed Record Volume 367, Page 1967, for a distance of 1849.15 feet to the point of beginning, containing 126.503 acres of land more or less and being subject to all legal easements and highways of record. Of the area described above, 0.351 acres are located within the right-of-way of said Quaker Trace Road, leaving a net area of 126.152 acres. In addition, 0.164 acres are located within the Section 8, and 15.765 acres are located within the Northeast Quarter of said Section 7 and 110.574 acres are located within the Southeast Quarter of said Section 7. Bearings are based on the Ohio State Plane Coordinate System, South Zone. The description written above is the result of a field survey completed in December of 2018 by Stephen A. Pope, Ohio Professional Land Surveyor #6761.

Surveyed and Prepared BY:

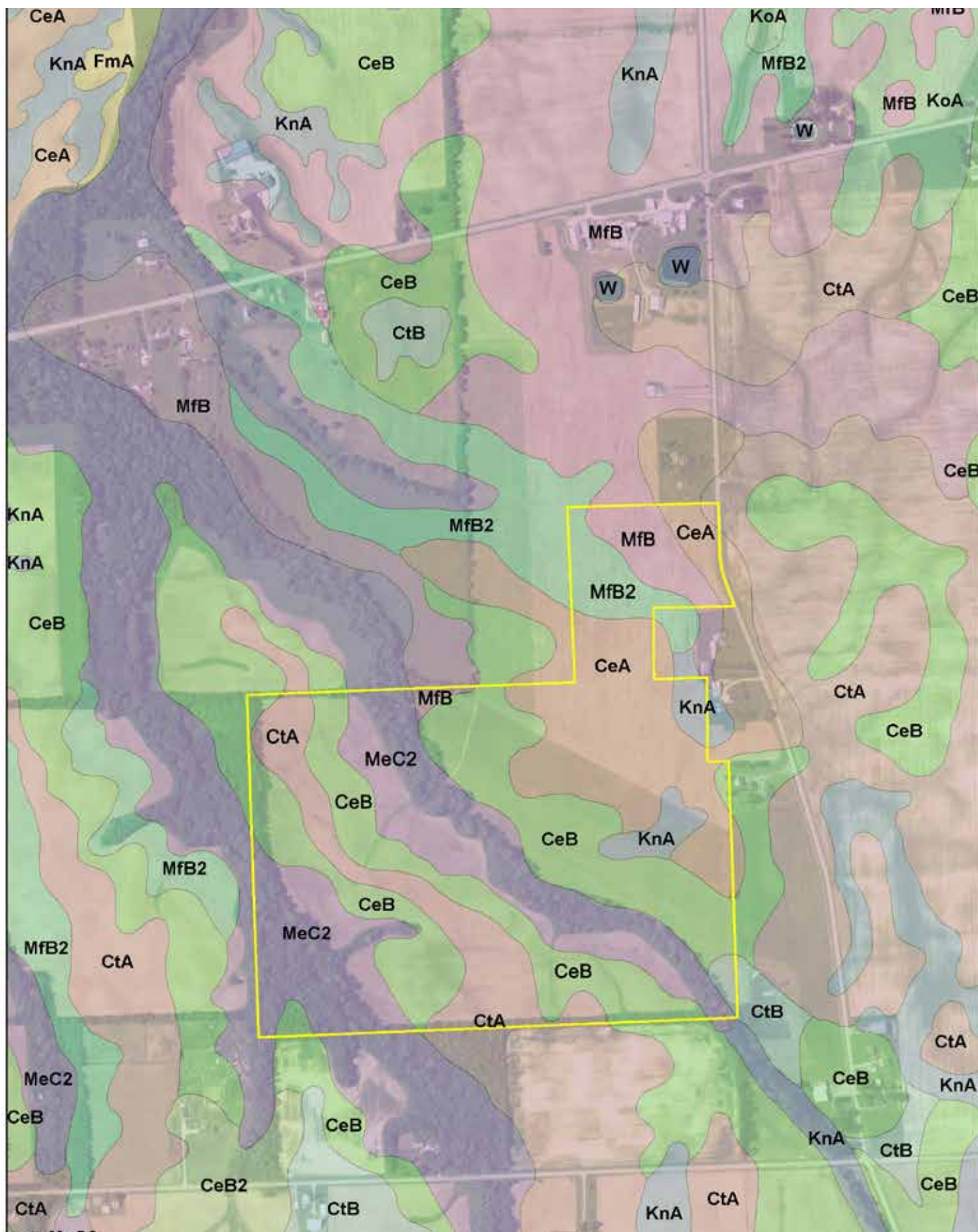
S.A. Pope & Associates

 Date 12/15/2018
Stephen A. Pope, P.S.
Ohio Professional Land Surveyor #6761



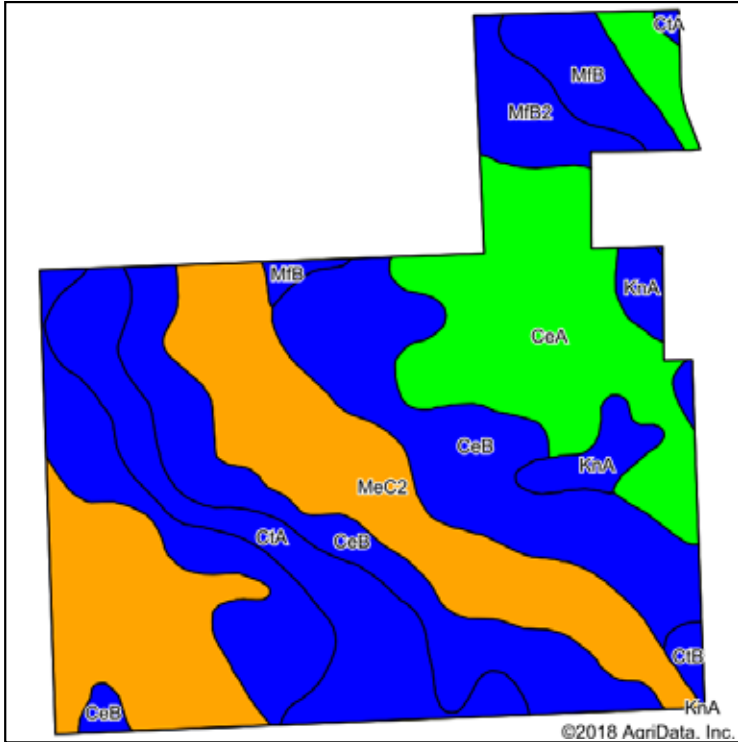
SOIL INFORMATION

SOIL MAP

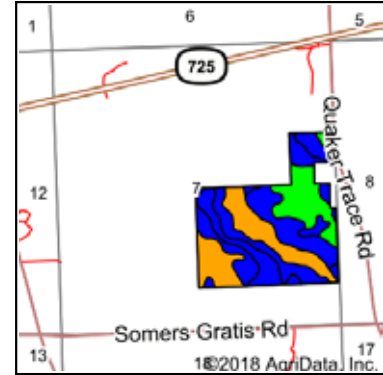


SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Ohio**
County: **Preble**
Location: **7-4N-3E**
Township: **Gratis**
Acres: **126.5**
Date: **11/28/2018**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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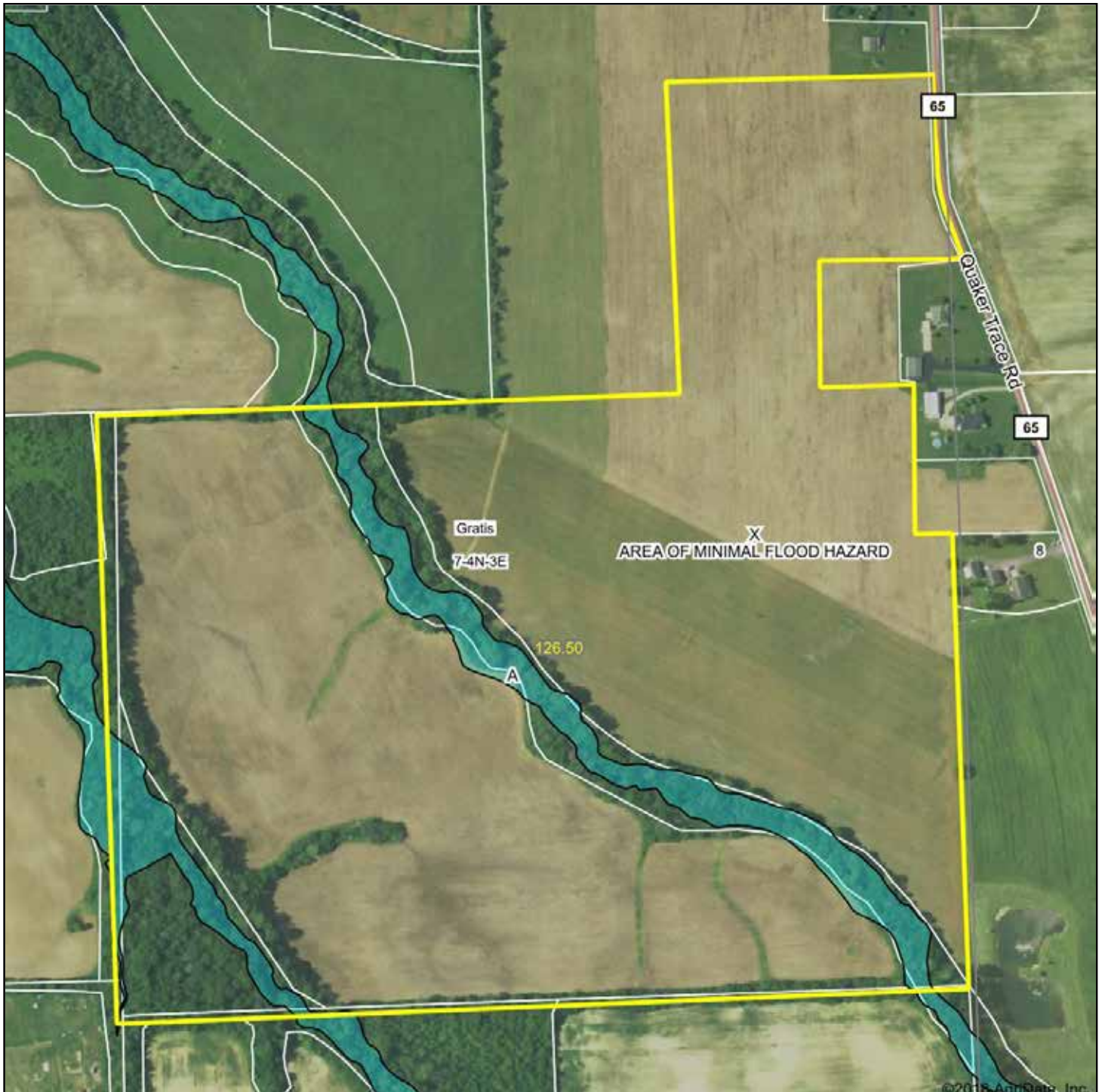
Area Symbol: OH135, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
CeB	Celina silt loam, 2 to 6 percent slopes	41.96	33.2%		Ile	131	4.3	70			8.7	46		58	76
MeC2	Miamian silt loam, 6 to 12 percent slopes, eroded	33.92	26.8%		Ille	104			4	3.5		41	5	46	70
CeA	Celina silt loam, 0 to 2 percent slopes	23.01	18.2%		Iw	121	4.6				8.1	42		53	79
CtA	Crosby-Celina silt loams, 0 to 2 percent slopes	13.52	10.7%		Ilw	139	4.6				9.1	46		62	81
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	5.13	4.1%		Ile	124			5	4		43	3.2	61	76
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	4.43	3.5%		Ile	112			5	4		38	3.2	54	74
KnA	Kokomo silt loam, 0 to 1 percent slopes	3.76	3.0%		Ilw	158	5.2				10.4	55		64	88
CtB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	0.77	0.6%		Ilw	130	4.5				8.9	43		58	80
Weighted Average						122.6	2.9	23.2	1.5	1.2	5.7	43.8	1.6	54.5	75.8

*eFOTG PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.

FLOOD MAP



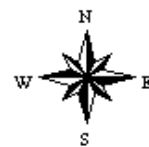
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map center: 39° 37' 55.03, -84° 34' 42.61

0ft 479ft 958ft

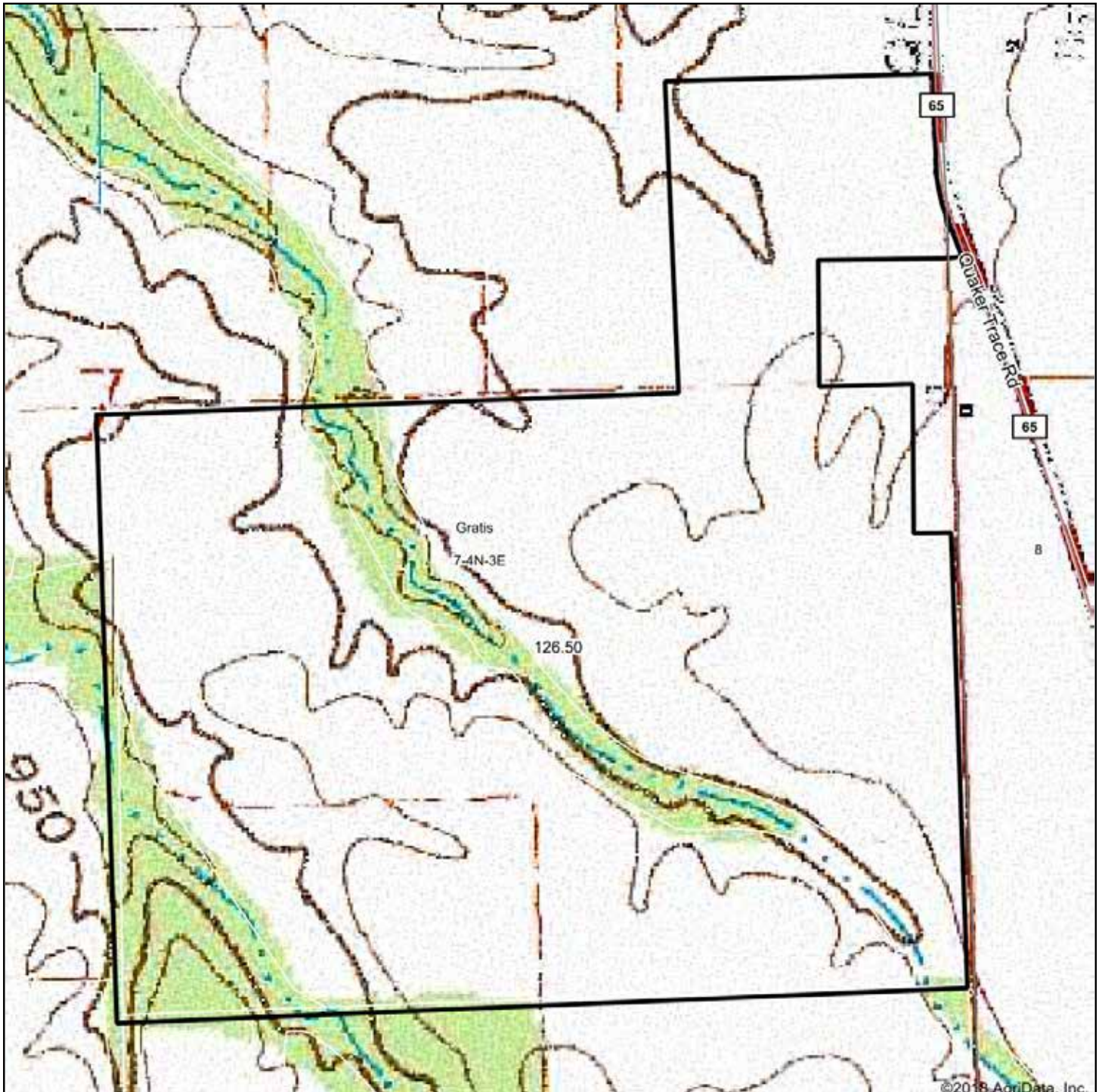
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CUSTOMIZED ONLINE MAPPING
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7-4N-3E
Preble County
Ohio



11/28/2018

TOPOGRAPHY MAP

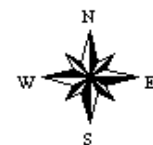


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Real Estate and Auction Company, Inc.

map center: 39° 37' 55.03, -84° 34' 42.61

0ft 479ft 958ft

7-4N-3E
Preble County
Ohio



11/28/2018

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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PROJECTED PROPERTY TAX

PROJECTED PROPERTY TAX

PROESCHEL ESTATE PROPERTY

PROJECTED TAXES FOR THE NEWLY CREATED PARCEL

126.503 Acres x \$ 23.50 Acre=
\$ 2,972.82 Annual Taxes
(Based on current CAUV Reduction)

Note: The 126.503 Acres is a newly survey and completed parcel that was approved by the Preble County Planning and Zoning as of November 30, 2018. The parcels approved survey is included in this book and will be recorded of record at the time of closing.

Information was obtained from the Preble County Auditor's Website and is not warranted by the Auction Company.

FSA INFORMATION & MAP

FSA INFORMATION & MAP

OHIO
PREBLE



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 3499

Prepared : Dec 21, 2018

Crop Year : 2019

Operator Name : JOHN PROESCHEL
Farms Associated with Operator : 39-135-287, 39-135-380, 39-135-408, 39-135-3018, 39-135-3447, 39-135-3499, 39-135-4729, 39-135-4986
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
278.89	247.24	247.24	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	247.24	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	6.90	0.00	0	47	
Corn	144.30	0.00	0	123	
Soybeans	42.80	0.00	0	34	
TOTAL	194.00	0.00			

NOTES

Tract Number : 2021

Description : H10-3 & H11-1
FSA Physical Location : OHIO/PREBLE
ANSI Physical Location : OHIO/PREBLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : PAUL PROESCHEL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
278.89	247.24	247.24	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	247.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.90	0.00	0	47

FSA INFORMATION & MAP

OHIO
PREBLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3499
Prepared : Dec 21, 2018
Crop Year : 2019

Tract 2021 Continued ...

Corn	144.30	0.00	0	123
Soybeans	42.80	0.00	0	34

TOTAL **194.00** **0.00**

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

FSA INFORMATION & MAP

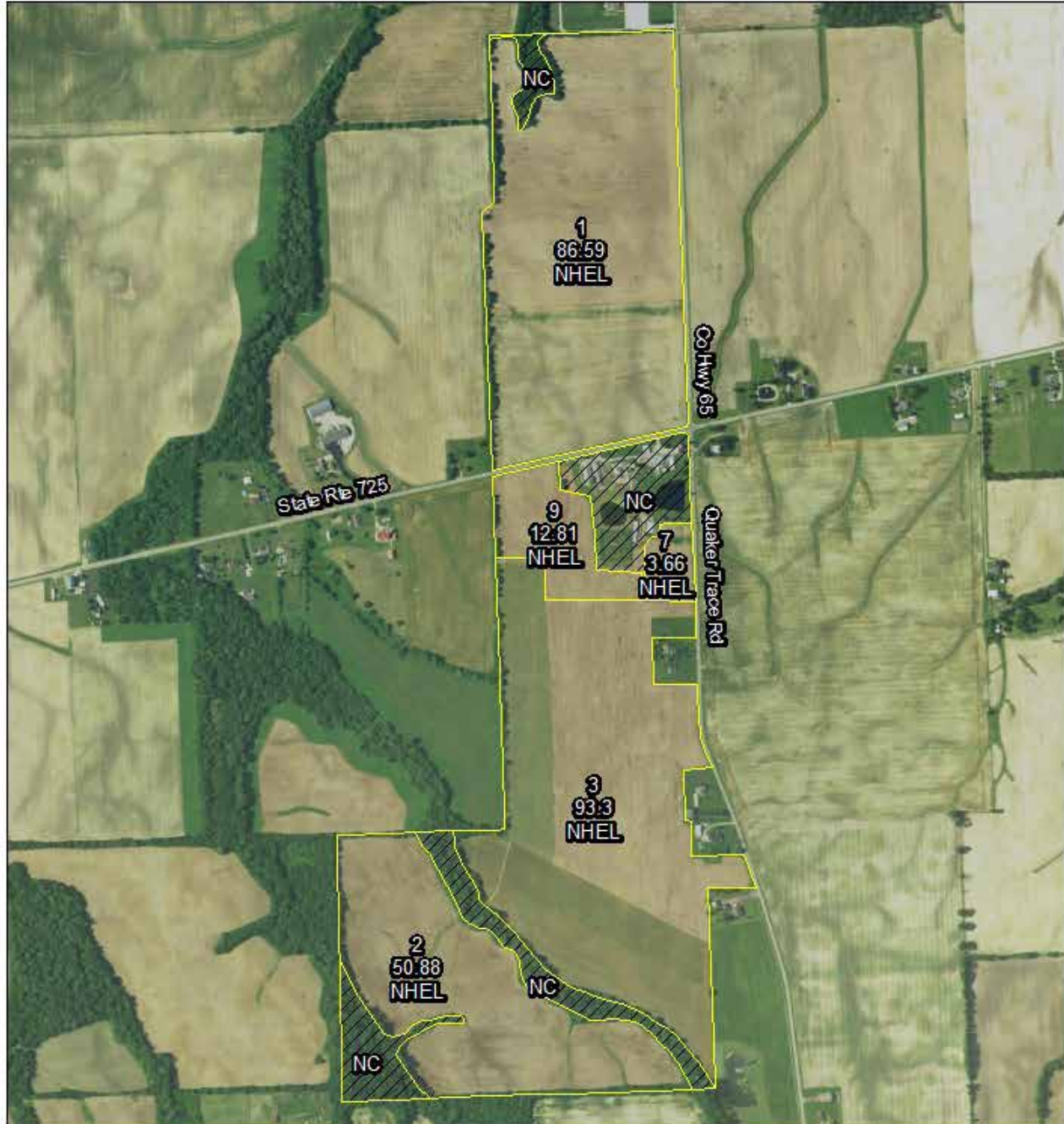


Preble/Montgomery County FSA Office
1655 N Barron St
Eaton, OH 45320
Ph (937)456-4211
Fax (855)835-5408

PREBLE COUNTY Crop Year 2018

Farm: 3499
Tract: 2021

Print Date: 2/12/2018



N
1 inch = 1,006 feet

All of the below are true
unless otherwise indicated:

All crops=Non-Irrigated
All crops used for grain
Wheat=SRW
Corn=Yellow
Soybeans=COM

CLU Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Legend

- HEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHEL Undetermined Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA 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 the 2013 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of 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 wetland boundaries and determinations contact NRCS.

OHIO AGENCY DISCLOSURE FORMS

DISCLOSURE FORMS

NOV-21-2018 04:25A FROM:

TO: 1260244431

P.5

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Schrader Real Estate and Auction Company, Inc.



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

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

Representing the Sellers

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

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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.

Working With Schrader Real Estate and Auction Company, Inc.

Schrader Real Estate and Auction Company, Inc. 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 **Schrader Real Estate and Auction Company, Inc.** 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. **Schrader Real Estate and Auction Company, Inc.** 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 **Schrader Real Estate and Auction Company, Inc.** 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 **Schrader Real Estate and Auction Company, Inc.** has listed. In that instance, **Schrader Real Estate and Auction Company, Inc.** 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 **Schrader Real Estate and Auction Company, Inc.** lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Schrader Real Estate and Auction Company, Inc.** 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 **Schrader Real Estate and Auction Company, Inc.** 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 **Schrader Real Estate and Auction Company, Inc.** will be representing your interests.

When acting as a buyer's agent, **Schrader Real Estate and Auction Company, Inc.** 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.

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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. (Effective: 9/28/11)

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.

Tamas A. Proeschel
Name (Please Print)
Tamas A. Proeschel 11/20/18
Signature (Date)

Paula Murray
Name (Please Print)
Paula Murray 11/20/18
Signature (Date)

Revised: 9/2011

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ADDENDUM A

AGENCY DISCLOSURE STATEMENT



AUCTION SALES: Notwithstanding any other provision, Schrader Real Estate and Auction Company, Inc. and its agents and associates will represent only the seller in connection with the sale of real estate at an auction conducted by this firm.



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: 126.503 (+/-) acres in Preble County, Gratis Township

Buyer(s): _____

Seller(s): Paul W. Proeschel Estate

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) RD Schrader and all licensed agents of SRE&AC, Inc. and real estate brokerage Schrader Real Estate & Auction Company, 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 _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

DATE

DATE

DISCLOSURE FORMS

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





SCHRADER REAL ESTATE & AUCTION CO., INC.
 950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 or 800-451-2709
 SchraderAuction.com

