

AUCTION PROPOSAL

SENECA CO. LAND AUCTION

WED. SEPTEMBER 10TH @ 6PM

AUCTION LOCATION:

CAMDEN FALLS CONFERENCE CENTER
2460 STATE ROUTE 231
TIFFIN, OHIO 44883

PREPARED FOR:

TIFFIN CITY SCHOOLS
BOARD OF EDUCATION

PRESENTED BY:

DARBY J. WALTON, CAI
AUCTIONEER, ASSOCIATE



REALTY & AUCTION CO., LLC

227 W. WYANDOT AVE.,
UPPER SANDUSKY, OH
43351



Business Solutions that drive Agriculture sector

2024 Top 10 Agricultural
Auction Company in the Nation

**82.047+/-
ACRES**



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July 2nd, 2025

Tiffin City Schools Board of Education
244 South Monroe Street
Tiffin, OH 44883

RE: Proposal – Auction of Farmland in Seneca County, Ohio

Dear Members of the Tiffin City Schools Board of Education,

Thank you for the opportunity to submit a proposal for the auction of your farmland located in Seneca County, Ohio. At Walton Realty & Auction Co., LLC, we are proud to bring more than 74 years of auctioneering expertise—including 54 years specializing in farmland and rural property—to this opportunity.

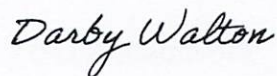
We believe the auction method is the most transparent, timely, and effective process for achieving full market value. It encourages competitive bidding and eliminates lengthy negotiations, giving sellers greater control over the outcome. In this scenario, the hybrid auction method, including both live and online bidding, is producing the best outcomes for our clients from around the state.

Your property is classified as prime farmland in central Seneca County, and it may also hold future commercial potential depending on surrounding development trends and zoning considerations. We will tailor our marketing strategy to highlight both its agricultural value and its broader development possibilities, targeting qualified end users, investors, and commercial buyers to ensure strong market exposure and interest.

Our team is actively conducting farm and recreational real estate auctions throughout Northwestern Ohio. We understand this market, and we're confident in our ability to position your property to maximize its value.

It would be an honor to represent Tiffin City Schools in this important sale. Please don't hesitate to reach out with any questions. I can be reached directly at (567) 232-2798.

Sincerely,



Darby J. Walton, CAI
Auctioneer, Associate
Walton Realty & Auction Co., LLC

PROPERTY OVERVIEW



PROPOSAL PREPARED FOR TIFFIN CITY SCHOOLS BOARD OF EDUCATION PRESENTED BY: DARBY J. WALTON, CAI, AUCTIONEER, ASSOCIATE

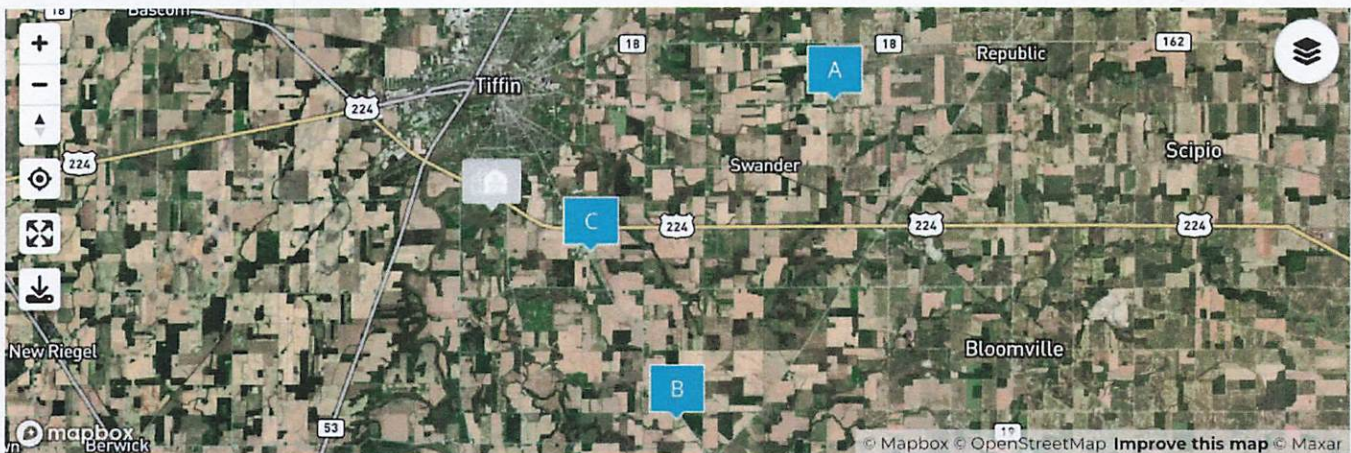
FEATURES:

- Highly productive tillable acres
- Desirable Location
- Ease of Entry
- High traffic roads
- Proximity to several elevators, ethanol plant and a soybean crushing facility.
- Development Potential
- Gas Pipeline Route Through Property

Comparable Farms

3 farms selected as comparable properties.

[Update Farms](#)



	Farm Name	Date Sold	County	Acres	Price	\$/acre	\$/Tillable acre	P.I.	\$/P.I.	Distance (mi)	% Tillable
A	Seneca County, O...	12/19/2024	Seneca	362.47	\$4,050,000	\$11,173	-	66.4	\$168.27	6.1	-
B	Seneca County, O...	4/8/2025	Seneca	141	\$1,300,000	\$9,220	-	67.7	\$136.19	4.3	77.3
C	Seneca County, O...	1/24/2025	Seneca	67.98	\$885,000	\$13,019	-	69.2	\$188.13	1.9	86.7
	Average	--	--	--	--	\$11,137	--	--	--	--	--



SOILS MAP



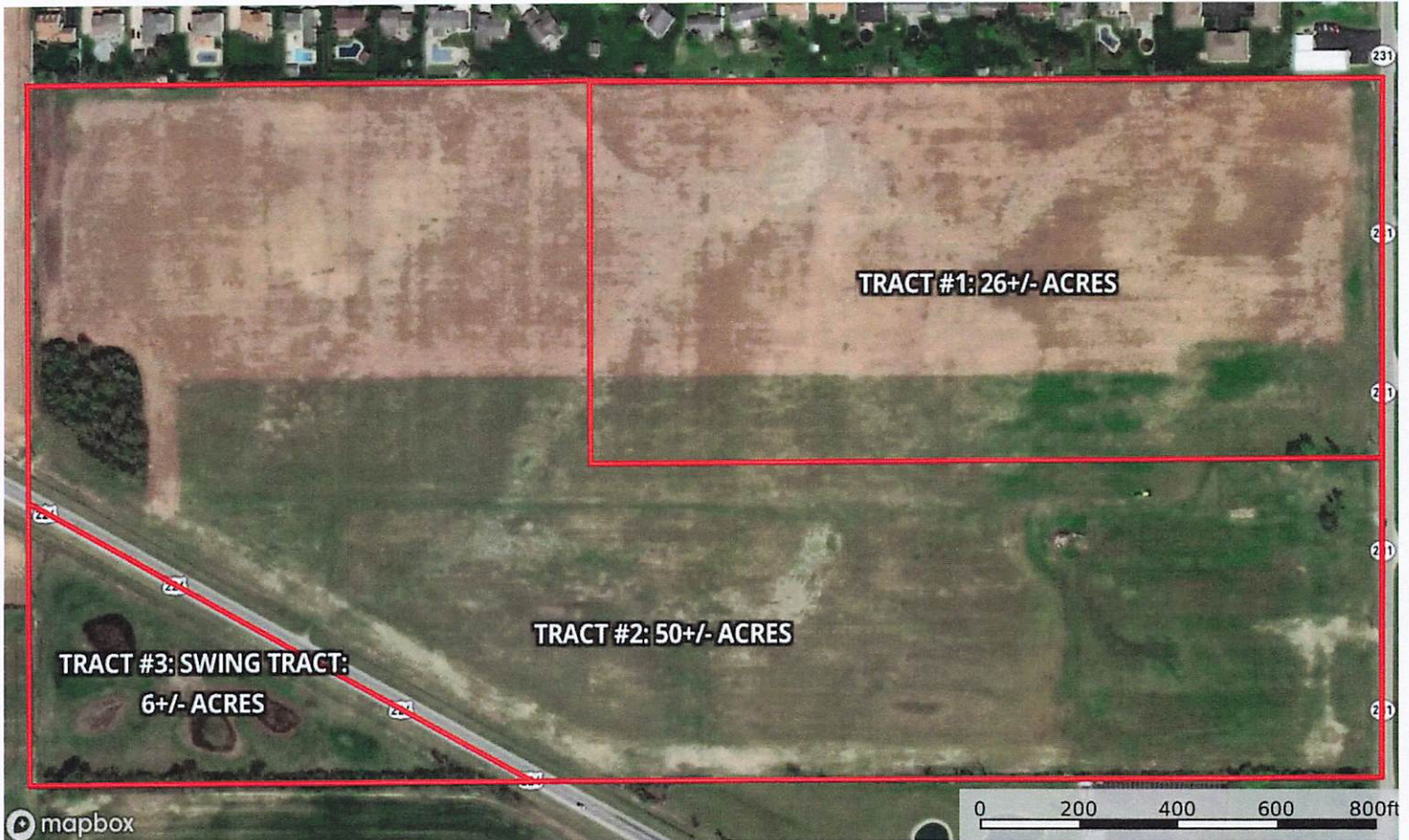
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	14.0	17.3%
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	14.6	18.0%
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	13.1	16.2%
HkA	Haskins loam, 0 to 2 percent slopes	13.7	16.9%
Pa	Pandora silt loam, 0 to 2 percent slopes	25.6	31.6%
Totals for Area of Interest		81.1	100.0%



TRACT 1#: 41+/- Acres of mostly tillable land with an approximately 0.6 acres of woodland in the SW corner.

TRACT 2#: 41+/- Acres of mostly tillable land with an approximately 0.2 acres of woodland in the NW corner. Abundant road frontage along US-224 and OH-231. Includes 5+/- Acres of land on the W side of US-224.

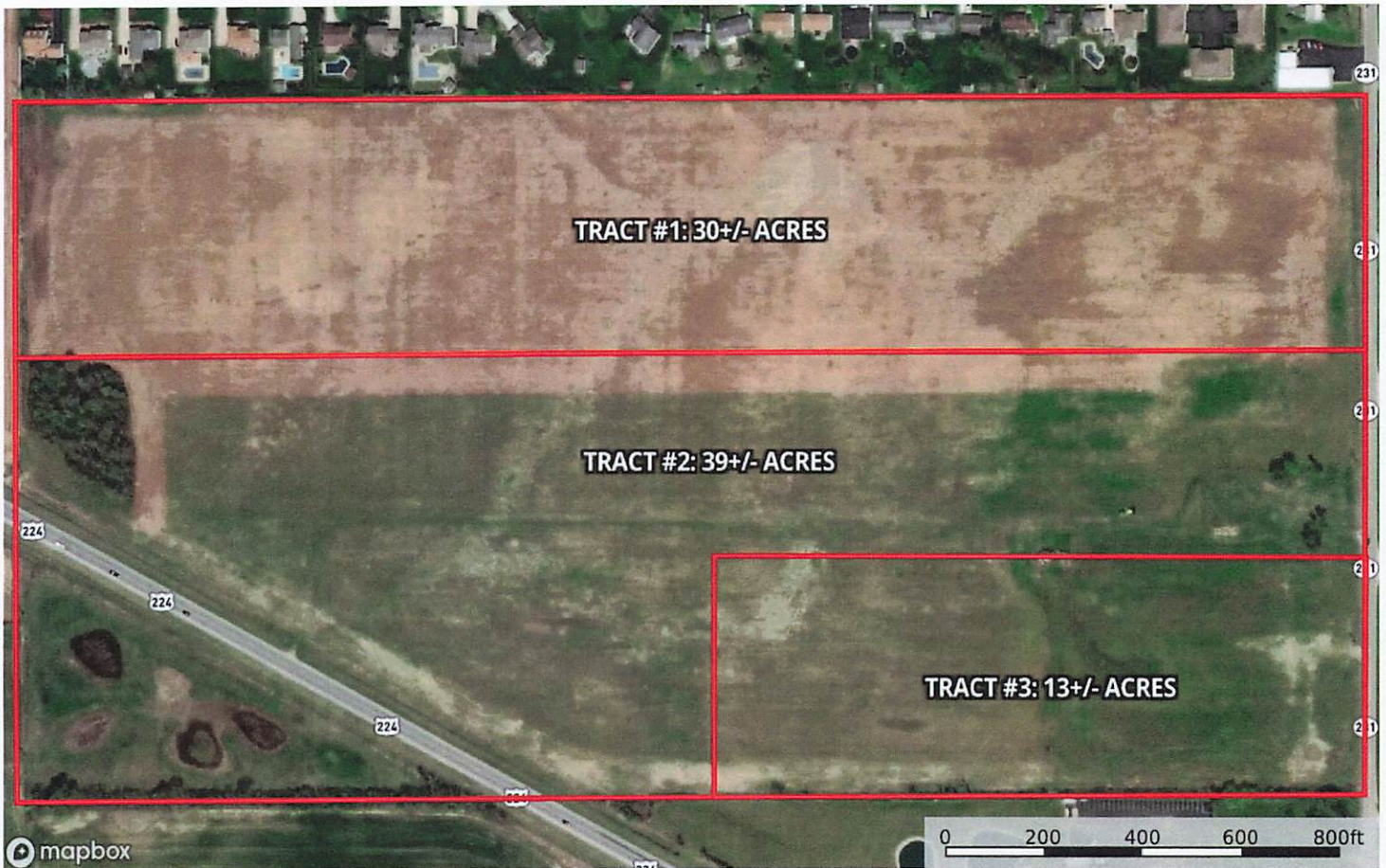
PROPOSED TRACT MAP



TRACT #1: 26+/- Acres of mostly tillable land. This parcel relates in size to the housing development to the North and draws attention for investors alike.

TRACT #2: 50+/- Acres of mostly tillable land with a small portion of wooded acres to the West.

TRACT #3: 6+/- Acres in a Swing Tract. This swing tract must be purchased by the Buyer of Tract #2 as a combo or as an individual by an adjoining landowner (3 potentials on South side of US-224).



TRACT #1: 30+/- Acres of mostly tillable land. This parcel relates in size to the housing development to the North and draws attention for investors.

TRACT #2: 39+/- Acres of mostly tillable land with a small portion of wooded acres to the West. Abundant frontage on US-224 and OH-231.

TRACT #3: 13+/- Acres of mostly tillable land with commercial lot potential. This parcel mirrors the development to the South in terms of width (North to South).

Option: Swing Tract: Potential for a swing tract with land in the SW Corner of US-224

MARKETING PLAN



WALTON REALTY AND AUCTION COMPANY, LLC.

For decades, the team at Walton Realty and Auction Company, LLC. has conducted over 10,000 auctions in the family business's 74-year life span. They have readily become marketing experts for representing some of the largest real estate and personal asset auctions in this part of the Midwest. With our connections with United Country, our multi-faceted marketing strategy will reach local, state and national buyers who are looking to acquire more farmland for their operation or investment portfolio.

MARKETING PLAN OVERVIEW

The advertising campaign for your property will be multi-pronged, reaching thoroughly into multiple markets with a professional look that grabs and keeps attention. With local contract discounts, you will get more advertising reach for your money.

DIRECT MAIL/ EMAIL CAMPAIGN

Our team will design an attractive brochure, representing and accentuating the uniqueness and value of the property. Our firm has won numerous state and national auctioneer awards for advertising collateral. All materials will invite prospective bidders to visit the web site for additional auction information.

UCWALTONREALTYANDAUCION.COM

For the convenience of potential buyers, we host auctions on our company web site. Visitors will see property information and full-color pictures that emphasize the property's selling points. Additionally, we will post the auction to internet portals such as Facebook, YouTube, AuctionZip, Go2Auction and several more.

SIGNAGE

A series of directional and informational signs will be posted on the property to draw interested parties' attention. All advertising collateral will provide directions, utilizing these signs as a reference tool. Additionally, numbered tract signs will be placed on the proposed tracts to act as a visual reference aid for those interested parties.

DRONE AERIAL VIDEO & PHOTOS

We use the latest technology in our aerial photo and video marketing. With the use of this technology, we can create a visual tour of your property from the air to give buyers a new perspective of the property. By taking photos 300-500 feet above the property, we can show potential buyers the lay of the land and accentuate the unique value of your property.

- JULY 14TH** Review proposal and sign documents with Sellers.
- JULY 21ST** Review tracts and begin map development, aerial photography and video taken for marketing materials.
- JULY 28TH** Review all rough draft marketing ads and materials with seller.
- AUGUST 1ST** Begin advertising campaigns, both digital and print marketing. Signs posted on property and along frequently traveled roads using directional signage and flyers placed in display boxes.
- AUGUST 24TH** Inspection/Open House: Staff visits property to answer questions from potential bidders and review buyer information packets.
- SEPTEMBER 10TH** 6:00 PM Auction
- ON OR BEFORE OCTOBER 31ST**..... Real estate closing and funds dispersed. Additional days are added for County and Regional Planning Approval for new survey splits if applicable.

****NOTE: THESE DATES ARE TENTATIVE AND CAN BE
ADJUSTED TO ACCOMMODATE SELLERS' BEST INTEREST.**

MARKETING BUDGET



PROPOSED ADVERTISING BUDGET.....	\$	4,000.00
MARKETING PLAN		PAID BY AUCTION COMPANY
LOCAL NEWSPAPERS	\$	1,000.00
Advertiser Tribune		
Attica Hub		
Seneca News Daily		
REGIONAL NEWSPAPERS	\$	1,000.00
Farm World		
Country Journal		
Farm & Dairy		
DIRECT MAILERS	\$	1,500.00
Seneca County Farmers Owning 40+ Acres		
Large Area Farmers Covering Multiple Counties Investor		
Lists		
Previous Buyers Lists		
FLYERS	\$	INCLUDED W/ MAILERS
11x17 Full Color Brochures		
SOCIAL MEDIA	\$	500.00
YouTube		
Facebook		
ADDITIONAL COSTS PAID BY AUCTION COMPANY (\$1,500 Value)		
Light Dinner & Venue Fees		
WEBSITE POSTINGS		
Facebook.com		
AuctionZip.com		
GoToAuction.com		
Landandfarm.com		
All SEO Based United Country Websites		
Realtor.com		
Zillow.com		
Trulia.com		

- ☐ SELECT Commission Structure
- ☐ SELECT Desired Tract Map for Auction
- ☐ SELECT Auction Type: Absolute or Reserve
- ☐ Complete all auction contracts and paperwork provided by Walton Realty and Auction Co., including the advertising, Consumer Guide to Agency Relationships and Agency Disclosures.
- ☐ Notify auction company immediately of any legal issues regarding the real estate or assets offered at auction once contract has been signed.
- ☐ Maintain the facilities being sold. This includes utilities and grounds care.
- ☐ Provide a good and marketable title to the property and personal assets being sold.
- ☐ Grant Walton Realty and Auction Co., LLC to represent and list the property in traditional listing format in the event of a 'no sale' for 365 days following the auction.
- ☐ Talk with the tenant farmer about the sale of the property. The current rental situation of the farms needs to be discussed. If this is currently under a verbal contract, please notify the auction company ASAP.

AUCTIONEER'S RESPONSIBILITIES



UNITED COUNTRY WALTON REALTY & AUCTION CO., LLC

We are a second and third generation auction/real estate team. Our area includes multiple offices with one in Knox, Butler, Huron, and Crawford counties and a main office located in Upper Sandusky, Ohio, Wyandot County. Our staff includes (6) professional auctioneers, (7) experienced sales associates and a broker and broker associate. We have sold in many counties throughout Ohio.

CLOSING

Our staff will coordinate the entire closing between buyer and seller. We will also coordinate title abstract and title binder following the auction.

AUCTION DAY

We arrive at the sale site several hours prior to the auction to prepare for the sale and interact with potential buyers. We use state-of-the-art public address systems and sales techniques. Video display boards and tables with applicable maps, forms, attractive surveys, and pictures that coincide with the information in the bidder/property packets.

MULTI-PAR

The Multi-Par bidding method, implemented by our "Auction Team," provides a modern approach to obtaining the highest dollar value for the seller. This method allows for the sale of multiple parcels of real estate separately or in combination. Bidders may bid on a single parcel or any combination of parcels, including the entirety being offered for auction. The advantages of MULTI-PAR over other systems include:

- Bidders may bid on any combination of parcels
- Less confusion among potential bidders
- Per acre price is reflected on the bid screen
- Maintenance of only one video board
- Online Bidding through the same software, allowing absent bidders to participate.

LOCAL OR LONG DISTANCE

As in many industries, success often rests in "who you know." With United Country Walton Realty & Auction, you have a company who knows the local markets and the local and regional history. Plus, we provide a 50-year history of marketing real estate at auction. Our staff offers unmatched professionalism and knowledge of the Northern Ohio market. Your most powerful purchasing sources will originate within a 50 to 150 miles radius of the property. United Country Walton Realty & Auction will draw local and regional buyers prior to the auction to ensure maximum competition.

OPTION A

4.0% Seller's Commission

Based off the gross sales price of the real estate auction will be paid to the auction company in exchange for their marketing efforts and professional auctioneering abilities to be carried out at the Hybrid Auction.

Auction Company will pay ALL Marketing Expenses IF property sells at auction.

OPTION B

5.0% Buyer's Premium

Auction Company will receive the 5% Buyer's Premium in lieu of a sellers' commission. Auction company will retain this entire figure. A Buyer's Premium is an added figure to the highest bid and will be used to establish the final sale price.

Auction Company will pay ALL Marketing Expenses IF property sells at auction.

FEES ASSOCIATED WITH TRANSFER

Seller will pay all their own closing posts per usual real estate auction transaction including:

- Survey costs to be paid by the seller OR seller can elect to split survey costs with the buyer through a fixed amount or a 50/50 split.
- Conveyance Fee of \$4.00 per every \$1,000.00. in Sales Price paid to County Auditor (if applicable).
- Pre-Auction Title Search and Research: \$200 - \$300.
- Deed Prep: \$200 - \$300.
- Prorated Taxes (if applicable).



DARBY J. WALTON **CAI, ASSOCIATE, AUCTIONEER**

PROFESSIONAL ACCOMPLISHMENTS AND ASSOCIATIONS

- Ohio Auctioneers Association President (January 2025 - Present)
- Ohio Auctioneers Championship 1st Runner Up (January 2020)
- Michigan Auctioneers Championship Reserve Champion (January 2020)
- First Runner-Up International Junior Auctioneer Championship (July 2014)
- National Auctioneers Association Member (current)
- Ohio Auctioneers Association Member (current)

EDUCATION

- The Ohio State University: Bachelor's of Science in Agribusiness and Applied Economics, minoring in Production Agriculture: December 2016
- Kentucky Auction Academy: July 20th-30th, 2013, diploma
- Professional Ringmen's Institute: February 20th-22nd, 2014, certification and diploma

WORK EXPERIENCE

- Ritchie Bros. Auctioneers- Ringman, South Vienna, OH. (October 2014-Present)
 - Take bids from the sale crowd, effectively communicate with the auctioneer and build enthusiasm during the auction experience
 - Travel to sale sites in the United States and assist the auction staff
- Walton Realty & Auction Company- Auctioneer & Agent, Upper Sandusky, OH. (May 2009-Present)
 - Build client base by providing professional auction services
 - Market products to customers from across the United States via live and online sale formats
 - Licensed Principal Auctioneer in Ohio, License Number #2015000002
- Bonny Vale Farms/ Walton Cattle Co.-Co-Owner/Operator, Sycamore, OH. (June 2006-Present)
 - Assist in genetic matching, purchasing, marketing and sale of livestock
 - Focus on business related objectives to expand the grain and cattle operation
 - Develop customer relationships throughout the year to increase beef sales revenues
- North American Int'l Livestock Exposition- Announcer, Louisville, KY. (November 2018-Present)
 - Announce classes during the world's largest livestock show
- Findlay Implement Company-John Deere Salesman, Tiffin, Ohio. (December 2016-March 2019)
 - Farm equipment salesman providing solutions to customer's needs for their operations



DOUGLAS E. WALTON
CAI, AUCTIONEER, BROKER

PROFESSIONAL ACCOMPLISHMENTS AND ASSOCIATIONS

- Ohio Auctioneers Association Hall of Fame Inductee (2017)
- Ohio Auctioneers Association Past President (2006)
- United Country Auctioneer of the Year (2018)
- United Country Auction of the Year (2016, 2017)
- National Auctioneers Association Member (current)
- Ohio Auctioneers Association Member (current)
- Ohio Auction Commissioner (2013-2016)

EDUCATION

- The Ohio State University: ATI - Animal Science Degree with Agri-Business Minor (1980-1982)
- Worldwide College of Auctioneering (1982)
- Certified Auctioneers Institute - Indiana University (1990-1992)

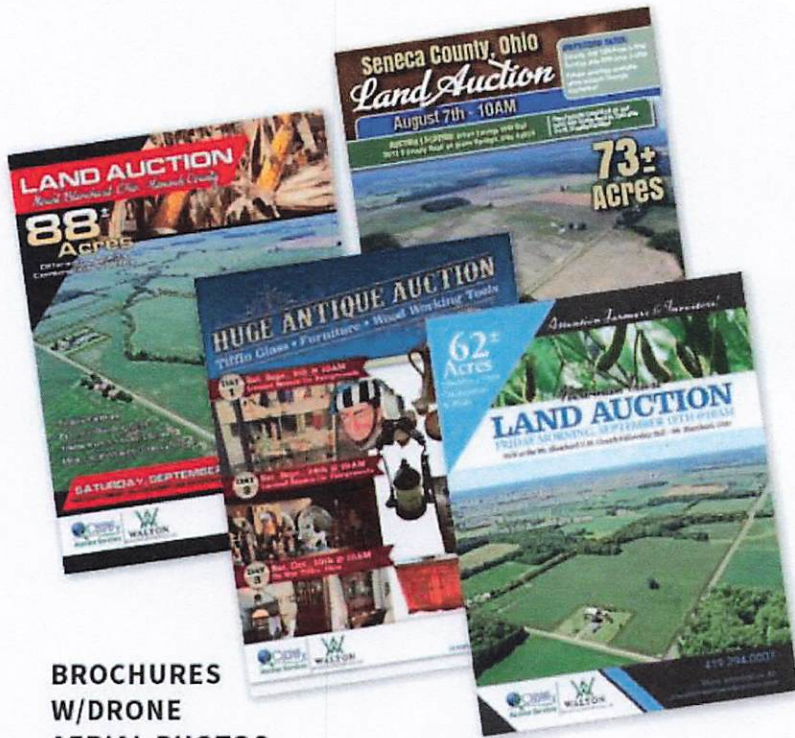
WORK EXPERIENCE

- Walton Realty & Auction Company- Owner & Broker, Upper Sandusky, OH. (1991-Present)
 - Represent clients during the sale of their assets at auction
 - Manage 9 other real estate licensees and ensure they conduct business in a satisfactory manor
 - Oversee all auctions that involve all staff auctioneers
 - Provide oversight and guidance to sellers looking to liquidate their items
 - Perform appraisals for over 150 clients every year (nearly 75% farmland portfolios)
- Ned Gregg & Jay Walton Auctioneers (1983-1991)
 - Assist auctioneers with auctions while work as a contract auctioneer for others around the Midwest
 - Sell real estate at auction with focus on farmland and machinery
- Bonny Vale Farms/ Walton Cattle Co.-Co-Owner/Operator, Sycamore, OH. (1970-Present)
 - Assist in genetic matching, purchasing, marketing and sale of livestock
 - Select row crop varieties and carry out the necessary functions of the operations
 - Work along side my son, Darby, and collaborate together to carry out daily duties

CERTIFICATES

- Certified Estate Specialist
- Accredited Real Estate Appraiser
- American Society of Agricultural Appraisers - Farm, Machinery and Livestock

SUPPORT MATERIALS



**BROCHURES
W/DRONE
AERIAL PHOTOS**



SIGNAGE



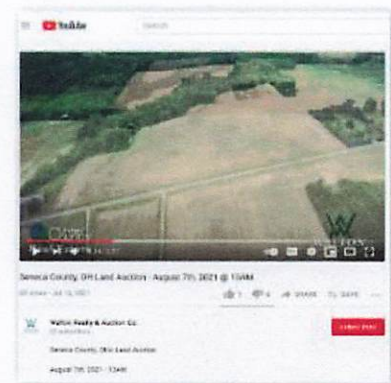
POSTCARDS



SOCIAL MEDIA: FACEBOOK



COMPANY WEBSITE



PROPERTY VIDEO



**Ohio Auctioneers Assoc.
Auction of the Year Winner 2024!**



SENECA COUNTY **SOLD ON SUCCESS**

2022-2023 Auction Results

43.22 Acres	SOLD for \$12,333/Ac
42.24 Acres	SOLD for \$8,168/Ac
34.23 Acres	SOLD for \$9,815/Ac
154.95 Acres	SOLD for \$8,455/Ac
47.21 Acres	SOLD for \$9,571/Ac
32.19 Acres	SOLD for \$8,543/Ac
55.9 Acres	SOLD for \$10,733/Ac
50.4 Acres	SOLD for \$9,425/Ac
190.5 Acres	SOLD for \$8,242/Ac
62 Acres	SOLD for \$8,871/Ac
82 Acres	SOLD for \$9,147/Ac
72 Acres	SOLD for \$11,945/Ac

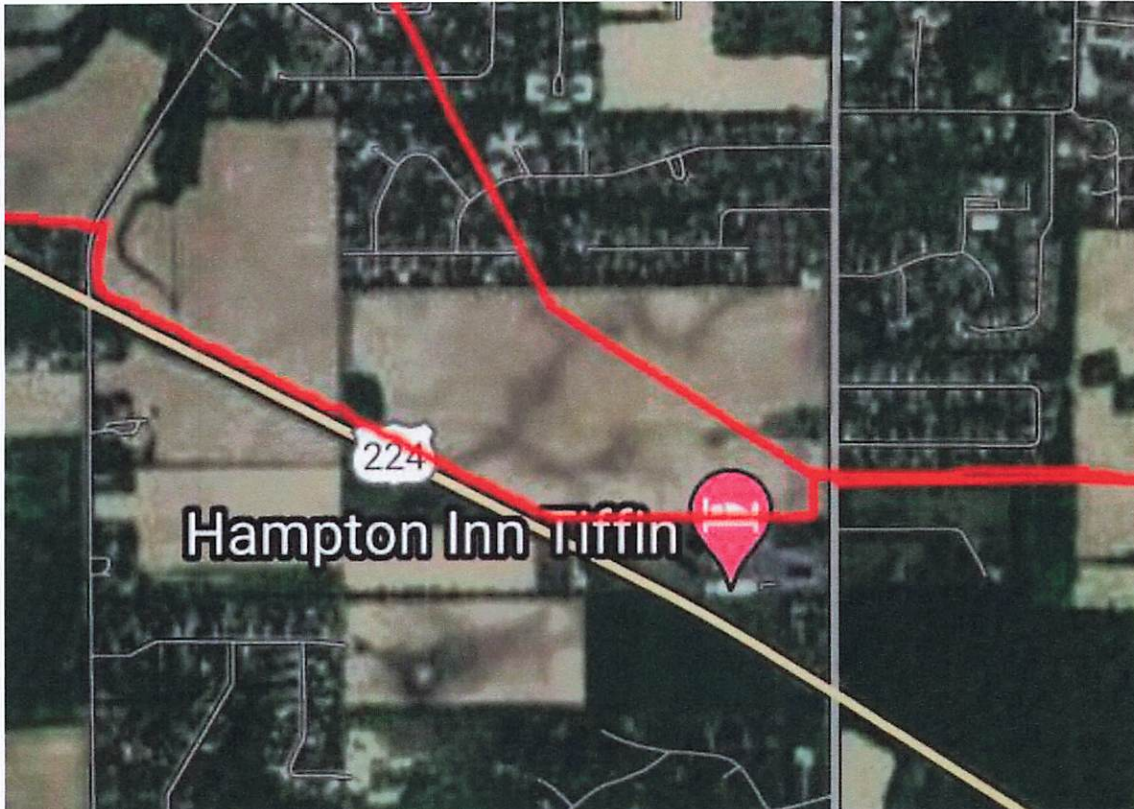


The Areas Leader in Farmland Sales



Business Solutions that drive Agriculture sector

**2024 Top 10
Agricultural
Auction Company in
the Nation!**



(2) Hazardous Waste Pipelines

- Provider: Energy Transfer
- Pipelines Have Been Abandoned
According to Research
- 50' Easement From Center of Pipe(s)

Contact: Nicholas Ray, Energy Transfer
C: (330) 316-9037

Real Estate Agreement - By Auction

1) I/We hereby grant unto United Country Walton Realty & Auction Co., llc., the exclusive right to sell the following REAL property located at: _____ or described in the schedule attached hereto and made a part hereof at PUBLIC AUCTION on the _____ day of _____, 2020, at _____, for the highest and best bid.

2) Said PUBLIC AUCTION shall be conducted at _____ City of _____, County of _____, State of Ohio.

3) I/We represent that I/We have full power and authority to sell certain REAL property and that the said property is free and clear of all liens and encumbrances except as follows:

ITEMS	MORTGAGE	BALANCE DUE
_____	_____	_____

4) I/We agree to pay United Country Walton Realty & Auction Co., llc, a commission of _____ percent on the amount for which my REAL PROPERTY is sold.

5) I/We agree to pay the following expenses: _____

6. All advertising is due on AUCTION DAY or AUCTIONEER may ask for a portion up front if circumstances deem necessary. Advertising must be paid at the conclusion of auction whether auction is absolute or with reserve; selling or not selling. If advertising is not received at that time, an additional \$35.00 charge will be billed to the seller. The advertising budget for this auction shall not exceed \$ _____. Seller shall be responsible for payment of the normal seller closing costs (i.e. deed preparation, conveyance fee, taxes (pro-ration or annual).

7) I/We agree that any checks made payable to the broker of this agreement are taken subject to collection.

8) I/We agree not to take property off listing after date of this contract. Upon signing this contract, it is agreed that United Country Walton Realty & Auction Co., llc or its agents will conduct an Absolute _____ or Reserve _____ auction on said real estate. Any sale by seller to sell before said auction shall constitute an owed commission, plus costs.

9(a). Definition of an Absolute Auction (Per 4704.01 E 1-4 of Ohio Revised Code): is an auction of real or personal property to which all of the following apply: (1) The property is sold to the highest bidder without reserve; (2) The auction does not require a minimum bid; (3) The auction does not require competing bids of any type by the seller or an agent of the seller; (4) The seller of the property cannot withdraw the property from auction after the auction is opened and there is public solicitation or calling for bids.

9(b). Definition of a Reserve Auction (Per 4707.01 of Ohio Revised Code): is an auction in which the seller or an agent of the seller reserves the right to establish a stated minimum bid, the right to reject or accept any or all bids, or the right to withdraw the real or personal property at any time prior to the completion of the auction by the auctioneer.

9(c). I/We further agree to indemnify and save harmless, United Country Walton Realty & Auction Co., llc or it's employees, against any and all claims, demands, action or causes of action whatsoever in any manner arising by the execution of this contract.

10) The United Country Walton Realty & Auction Co., llc, auctioneers are licensed by the Ohio Department of Agriculture and are bonded in favor of the State of Ohio (or by the State of Ohio under the auction recovery fund). Real estate licensure is by the Department of Commerce, State of Ohio. An aggrieved person may initiate a claim against the auction recovery fund created in section 4707.25 of the Revised Code as a result of the licensee's actions.

11) Civil Rights: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the ORC 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 ORC, 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.

12) It is agreed that this contract shall be binding upon the undersigned, and their heirs, administrators, executors and assigns.

13) Owner signifies by signing this contract that property is free and clear of all liens and encumbrances OR has made notification to such lender that it is his/her intention to sell the real estate.

14) In the event of a NO SALE I hereby grant you the exclusive right from the date hereof to and including _____, 20____, to secure a purchaser for this property for the sum of _____ (\$ TBD) or at any other price and terms, which I/We may consent. I/We hereby agree to pay you a commission of _____ percent on the amount for which my property is sold.

15. Auctioneers shall perform representation of seller at auction also by the outline within the Consumer Guide to Agency Relationships.

16. Auction of real property shall be that listed in item #1 or as provided on this item _____

Seller's Initials _____ Date _____

Page 1 of 2

SAMPLE CONTRACT PAGE #2



17. Down payment terms shall be by cash, check or credit card with an exact amount determined by the brokerage, broker or salesperson and confirmed with the seller. ALL down payments shall be deposited in the Brokerage Trust Account within 72 hours or less.

18. Auctioneer will help collect any bad checks, debts and unpaid auction tickets associated with this auction.

19. If the auction is ABSOLUTE, the seller has a bonafide intention to transfer the property to the highest bidder.

20. Any absentee bids shall be discussed with the seller and any decision shall be between the listing auctioneer and seller.

21. All closings are to be 30 days as stated above, but because of surveying, appraising and bank criteria can sometimes delay said closing; the seller agrees to extend the closing so that the buyer may finish their financial arrangements, not to exceed an additional 30 days unless approved by the seller and broker/auctioneer.

22. Ohio's Sex Offender Registration and Notification Law: Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community if certain sex offenders, as defined in ORC Section 2950, reside in the area. The notice provided by the sheriff is public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices they have provided pursuant to Ohio's sex offender notification law. The seller certifies that he/she has not received notice pursuant to Ohio's sex offender notification law, unless noted: _____.

The Purchaser acknowledges that the information disclosed above may no longer be accurate and agrees to make inquiry with the local sheriff's office. If the current information regarding the status of registered sex offenders in the area is desired, Purchaser agrees to assume the responsibility to check with the local sheriff's office. Purchaser is relying on Purchaser's own inquiry with the local sheriff's office as to the registered sex offenders in the area and is not relying on the Seller or any real estate agent involved in the transaction.

23. I/We have read the foregoing contract and agree to the conditions thereof no modification of this agreement shall be effective unless in writing and signed by the parties hereto.

24. Seller has not signed any other contracts other than this for marketing services.

25. Seller does or does not (circle one) elect to offer real estate via internet bidding through our provider Proxibid or Hibid. If elected to do so a fee not to exceed \$550.00 will be added to advertising schedule.

26. If a situation arises and the buyer cannot perform, then at both the agreement of buyer and seller the earnest money deposit will be treated as partial damages. The total earnest money deposit will be split 40% to the auction company and 60% to the seller. If the buyer does not agree, then through court action, seller will seek same remedy and at such time since the down payment was paid, it shall accrue interest to the seller at a rate of 4% per month. If a sale occurs, total earnest money to be split 40% listing brokerage and 60% to seller.

27. Due to the Corona Virus the following will apply

A) All supplies - masks/gloves shall be furnished by the Seller.

B) Seller or auction team members (2) must keep frequently touched areas such as door handles wiped with disinfectant.

C) Seller shall keep a sink with soap and paper towels available.

28. Seller acknowledges that he/she has read the contract, and the information contained herein is true and accurate to the best of his/her knowledge, and that he/she received a copy of this contract in its completed form not later than one week after original contract is signed.

Dated this _____ day of _____, 20_____.

Owner/Seller _____ Owner/Seller _____

Owner/Seller _____

Address _____

Telephone Number: _____

Agreement accepted for United Country Walton Realty & Auction Co., LLC,

227 West Wyandot Avenue, Upper Sandusky, Ohio 43351 by _____



Page 2 of 2

"Since 1951"

Darby J. Walton, CAI, Associate, Auctioneer

Douglas E. Walton, President

CES/CAI/Auctioneer/Broker

227 W. Wyandot Avenue • Upper Sandusky, Ohio

Office (419) 294-0007 • Fax (419) 294-0296

Email Address: waltonauctionco@sbcglobal.net

Website: www.waltonrealtyandauction.com

Roger Hunker, David L. McDowell, Darby J. Walton, Auctioneers, Realtors



REAL ESTATE 82+/- Acres Of Highly Productive Farmland In Seneca Co.

SALE FORMAT Simulcast Auction, offering bidding live and online. Auction to be held at the Camden Falls Conference Center. Property to be offered in (TBD) tracts, including individual, combos and the whole.

SALE DATE Wednesday, September 10th, 2025, at 6 PM

MARKETING TIME FRAME 45 days prior to sale

MARKETING STRATEGY Online, Print Media, Signage, Social Media, Direct Mail

INSPECTIONS/PREVIEW August 24th- Auction staff is present to answer questions with potential bidders and review buyer information packets.

COMPENSATION Commission to the auction company will be paid as selected on the Commission Fees Schedule page as outlined in this proposal.

MARKETING COSTS \$5,000 – Paid by Auction Company IF Property is Sold.

TERMS OF THE AUCTION \$10,000 Nonrefundable down payment per tract due at conclusion of auction, on September 10th. Cash, check or wire transfer are accepted. All land is sold AS-IS. Taxes will be prorated. Possession at Closing or after tenant harvests crops.

REFERENCES



SENECA COUNTY LAND AUCTION CLIENTS

Angela Roush - Tiffin

Arbogast Land Auction
400+ Acres
C: (419) 618-3224

Debbie Hoerig - Tiffin

Warnement Land Auction
60+ Acres & Home
C: (330) 734-7316

David Fries - Republic

Fries Land Auction – 79+ Acres
C: (419) 585-2565

PROFESSIONAL REFERENCES

Keith Brickner - Tiffin

Licensed Appraiser
C: (419) 618-1318

Jim Gucker - Tiffin

Licensed Attorney
C: (419) 934-9672

Jane Dell - Tiffin

Licensed Attorney
C: (419) 447-6181

Parcel: D17-00-024512-00-00

Year: 2024

JULIE A. ADKINS

Seneca County Auditor | Seneca County, Ohio



SUMMARY

Deeded Name	TIFFIN CITY BOARD	Taxpayer	TIFFIN CITY BOARD OF EDUCATION
Owner	TIFFIN CITY BOARD OF EDUCATION THE 244 S MONROE ST TIFFIN OH 44883		244 S MONROE ST TIFFIN OH 44883-2906
Tax District	D17-CLINTON TIFFIN CSD	Land Use	400-COMMERCIAL - VACANT LAND
School District	TIFFIN CSD	Class	Commercial, Exemption
Neighborhood	00007008-CLINTON TWP	Subdivision	
Location	2326 S SR 231	Lender	TIFFIN CSD BD OF ED
CD Year		Legal	S:31 T:2 R:15 PT N1/2 EXEMPT PER STATE 2020
Acres	82.0470	D031-00	Routing Number 011-00
Map Number		07/31/2019	Sales Amount 0.00

VALUE

District	D17-CLINTON TIFFIN CSD
	D17-CLINTON TIFFIN CSD
Land Use	400-COMMERCIAL - VACANT LAND 650-EXEMPT PROPERTY OWNED BY BOARD OF EDUCATION

Enrolled Programs

	Appraised	Assessed
Land	475,900	166,570
Improvement	0	0
Total	475,900	166,570
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	475,900	166,570

CURRENT CHARGES

Full Rate	73.920000
Effective Rate	--
Qualifying Rate	--

	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties # of Lots
07/31/2019	Buyer: TIFFIN CITY BOARD Seller: FEASEL LAND COMPANY INC WARRANTY 411/1751	0.00 5571	N A	1 0
05/25/2007	Buyer: FEASEL LAND COMPANY INC Seller: BORS JAMES M JR & LEONA H CO TRUSTEES WARRANTY 279/2008	500,000.00 471	Y	1 0
04/30/2007	Buyer: BORS JAMES M JR & LEONA H CO TRUSTEES Seller: HOYLE LEONA H CORRECTIVE DEED 278/1998	0.00 EX	N EX	1 0
02/04/2005	Buyer: HOYLE LEONA H Seller: HOYLE LEONA H NONE	0.00	N	1 0
01/30/2001	Buyer: HOYLE LEONA H Seller: HOYLE LEONA L NONE	7,125.00 88	N	1 0
03/19/1999	Buyer: HOYLE LEONA L Seller: WELLING ALMA LIFE EST NONE	0.00 0	N	1 0

LAND

Type	Dimensions	Description	Value
A23-CONSERVATION LAND	4.5900	Acres	27,540
A2-TILLABLE	73.8400	Acres	443,040
A4-WOODLAND	0.9860	Acres	5,320
A9-RIGHT OF WAY	2.6310	Acres	0
		Total	475,900



DARBY JAY WALTON
ASSOCIATE, AUCTIONEER
CELL: 567-232-2798
227 W. WYANDOT AVENUE
UPPER SANDUSKY, OH