

Riley & Townsend TWP.  
Sandusky County, OH

**Bonnigson**  
& Associates

Real Estate Sales ■ Auction Services

5 Tracts w/  
262 +/- Acres

## *Tolene Farmland Auction*



## *Tolene Farmland Auction*

### **AUCTION LOCATION:**

Townsend Vol. Fire Department  
5076 Co. Rd. 247 Vickery, OH

**LIVE Jan. 17th @ 6:07pm**



**PROPERTY LOCATION:** Tract 1 is at OH-RT 412 & CR 260, TRACT 2 is on the eastside of CR 260 & south of CR 237, Tracts 4 & 5 are west of CR 260, on the southside of Turnpike and around the Plaza, and TRACT 3 east of CR 260 on CR 231. **Watch For Signs!**



SCAN ME



**Bonnigson**



**BonnigsonA**



**BonnigsonAssociates**



**Bonnigson & Associates**

**Property Preview:**  
**January 11th 4-6p**



**Bonnigson.com**

**info@bonnigson.com**

**Bonnigson**  
& Associates





**Tract #1: 72.03+/- Acres farmland with frontage on SR 412 & CR 260. FSA 67.95+/- acres cropland & CRP 3.88 acres. The soils in this parcel are mainly FuA Fulton, DeA Del Rey, To Toledo, Le Lenawee & some LuB Lucas. Townsend Twp. Margaretta School Dist. 2022 Taxes are \$1,030.02 annually. Sandusky Co. parcel #04-19-00-0015-00 & 04-30-000019-01.**

**Tract #2: 77.42+/- Acres farmland with frontage on CR 260 & CR 237. FSA 70.32+/- acres cropland & 3.45 acres. The soils in this parcel are mainly DeA Del Rey and lesser amounts of Le Lenawee & To Toledo. Drainage tile installed with map available. Townsend Twp. Margaretta School Dist. 2022 Taxes are \$1,450.10 annually. Sandusky Co. parcel #04-3000-0023-00.**

**Tract #3: 40+/- Acres farmland with frontage on CR 231. FSA 39.4+/- acres cropland. Soil in this parcel is mainly NpA Nappanee & some HoA Hoytville. Drainage tile have been installed with map available. Townsend Twp. Margaretta School Dist. 2022 Taxes are \$732.88 Annually. Sandusky Co. parcel #04-31-00-0005-00.**

**Tract #4: 53.29+/- Acres farmland with frontage on CR 260. FSA 46.16+/- acres cropland & CRP 1.23 acres. The soils in this parcel are mainly To Toledo, FuA Fulton & some DeA Del Rey. The location of this parcel is on CR 260, south of OH Rt. 412, around the turnpike plaza in Riley Twp. Fremont School Dist. 2022 Taxes (To Be Determined from split of home & buildings). Sandusky Co. parcel #08-25-00-0001-00.**

**Tract #5: 20.178+/- Acres farmland - SWING TRACT - is land locked with NO road frontage. To Bid on this Swing Tract, you must be the high bidder on TRACT #4 OR an Adjoining land owner. FSA 16.32 acres cropland & CRP 1.81 acres. Soils in this parcel is mainly To Toledo and some DeA Del Rey & FuA Fulton. Riley Twp. Fremont School Dist. 2022 Taxes are \$343.44 Annually. Sandusky Co. parcel #08-25-00-0005-00**

***We Will Be Using The Multi-Par Method, Where The Parcels Will Be Offered Individually & As A Whole. However Bidders Choose To Bid On The Property, At Any Time! To bid on Tract #5 the SWING TRACT (with NO road frontage) you must be the high bidder on TRACT #4 OR an Adjoining landowner.***

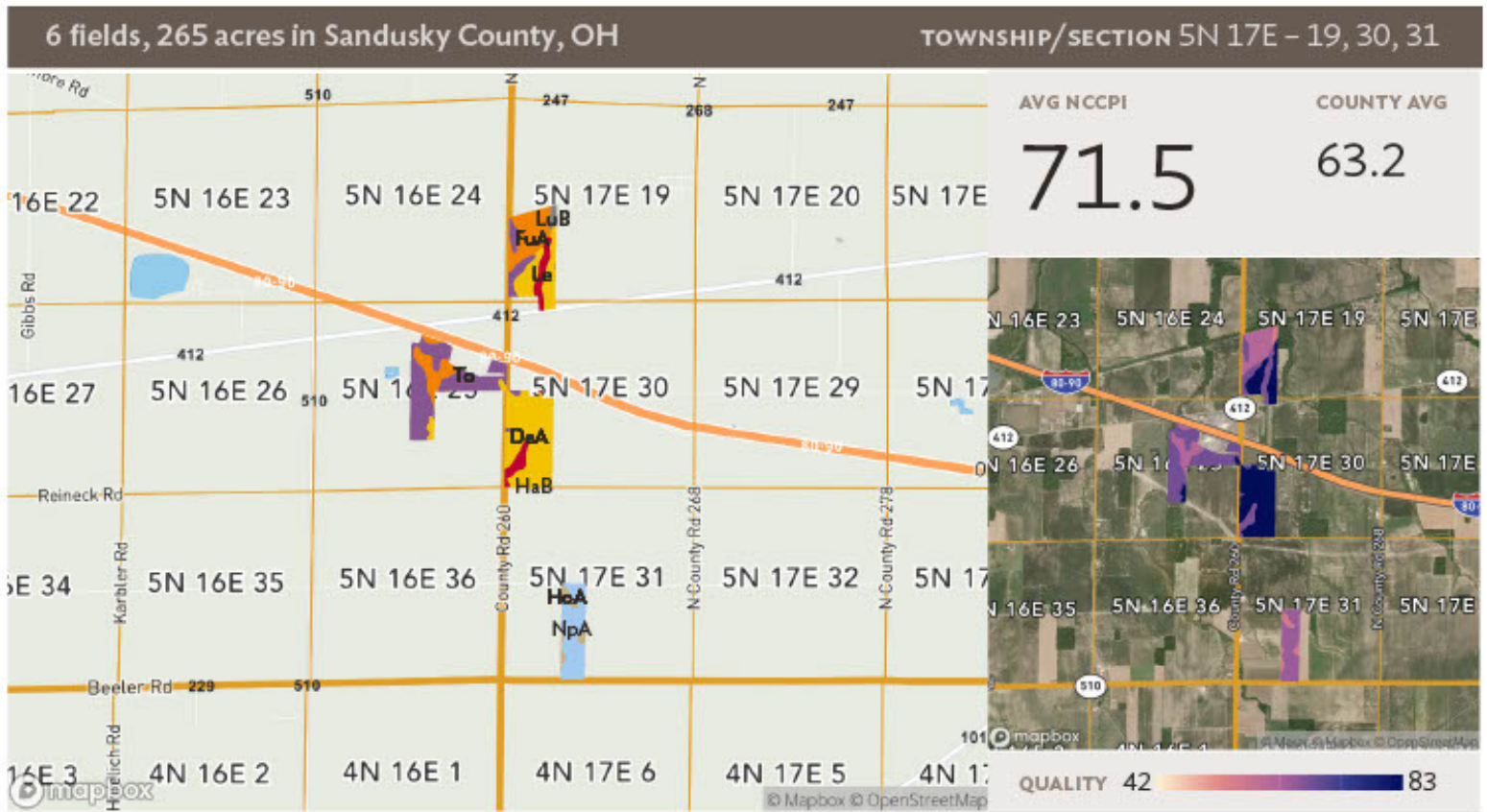
Real Estate Terms: A 2% Buyer's Premium will be added to the high bid price to determine the final contract price. Non-refundable down payments are required at the close of auction of \$20,000 for Tract #1, \$20,000 for Tract #2, \$15,000 for Tract #3, \$15,000 for Tract #4 & \$10,000 for Tract #5. The payment is to be made by cash or check, with balance paid in full at closing within 45 days or sooner of the Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction and can pay cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors. Statements made day of Auction take precedence over any printed matter. Bonnigson & Associates is an agent for the Seller.







Fields | Soil Survey December 14, 2023



Source: NRCS Soil Survey

## All fields

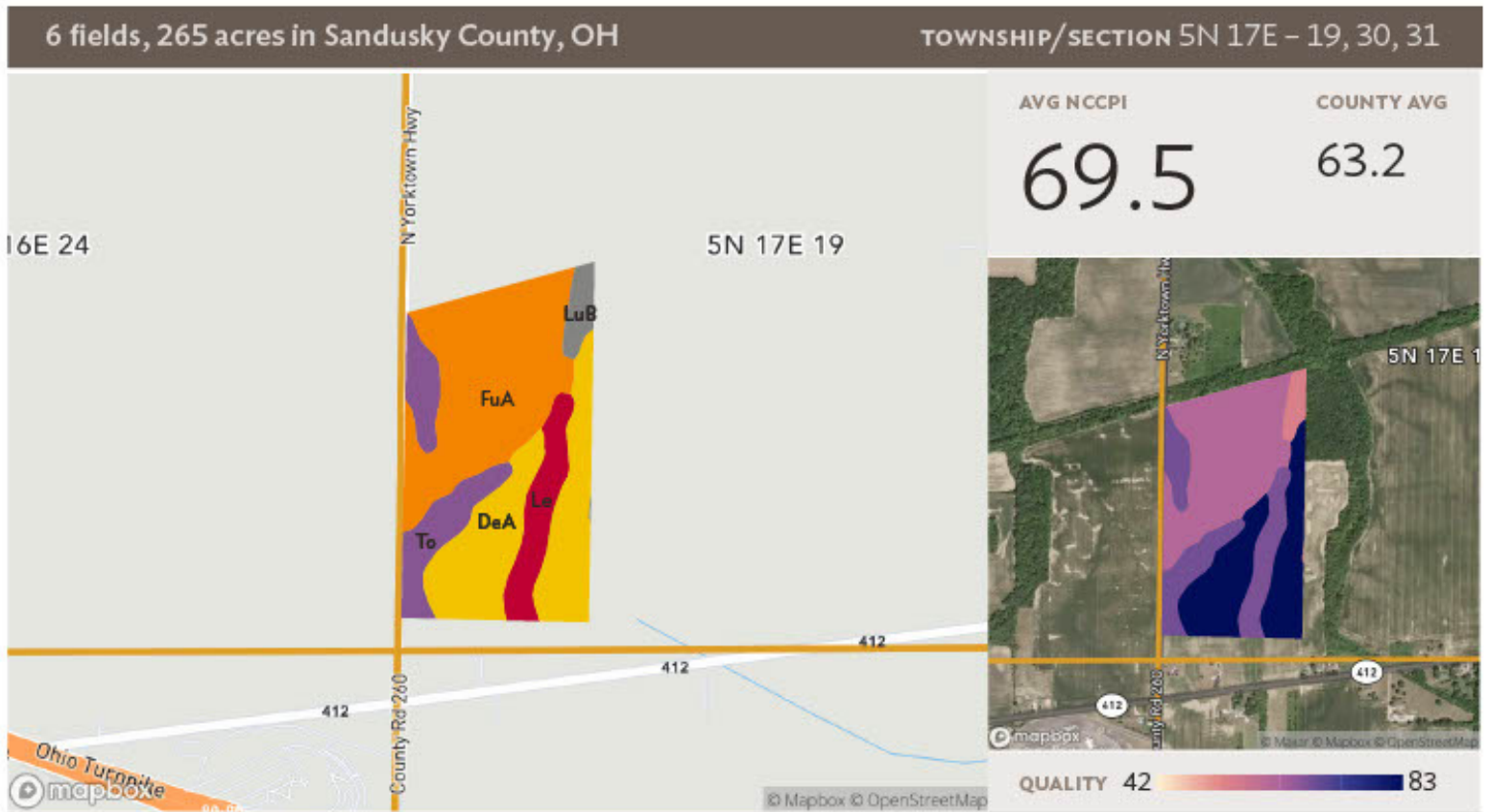
265 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DeA	Del Rey silt loam, 0 to 2 percent slopes	96.20	36.3%	2	83.9
To	Toledo silty clay, 0 to 1 percent slopes	66.43	25.1%	3	67.7
FuA	Fulton silty clay loam, 0 to 3 percent slopes	45.37	17.1%	3	61.1
NpA	Nappanee silt loam, 0 to 3 percent slopes	32.84	12.4%	3	64.2
Le	Lenawee silty clay loam, 0 to 1 percent slopes	14.78	5.6%	2	67.0
HoA	Hoytville clay loam, 0 to 1 percent slopes	6.84	2.6%	2	55.0
LuB	Lucas silty clay, 2 to 6 percent slopes	2.28	0.9%	3	53.8
HaB	Haskins sandy loam, 1 to 4 percent slopes	0.01	0.0%	2	79.0
264.75					71.5





Fields | Soil Survey December 14, 2023



Source: NRCS Soil Survey

## Field 1

68 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
 FuA	Fulton silty clay loam, 0 to 3 percent slopes	27.78	41.1%	3	61.1
 DeA	Del Rey silt loam, 0 to 2 percent slopes	21.03	31.1%	2	83.9
 To	Toledo silty clay, 0 to 1 percent slopes	9.64	14.2%	3	67.7
 Le	Lenawee silty clay loam, 0 to 1 percent slopes	6.91	10.2%	2	67.0
 LuB	Lucas silty clay, 2 to 6 percent slopes	2.28	3.4%	3	53.8
		<b>67.63</b>			<b>69.5</b>

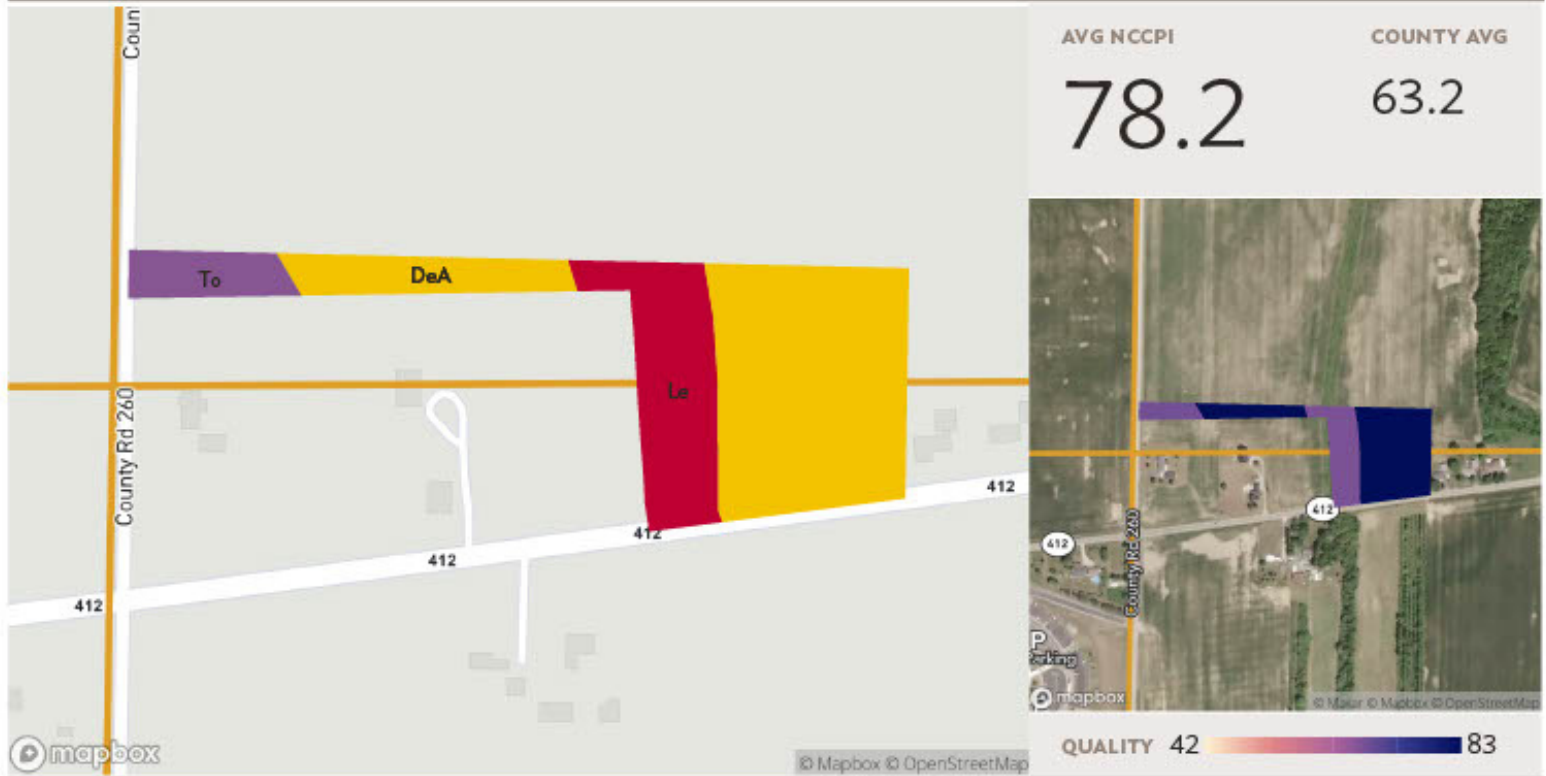




Fields | Soil Survey December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



Source: NRCS Soil Survey

## Field 2

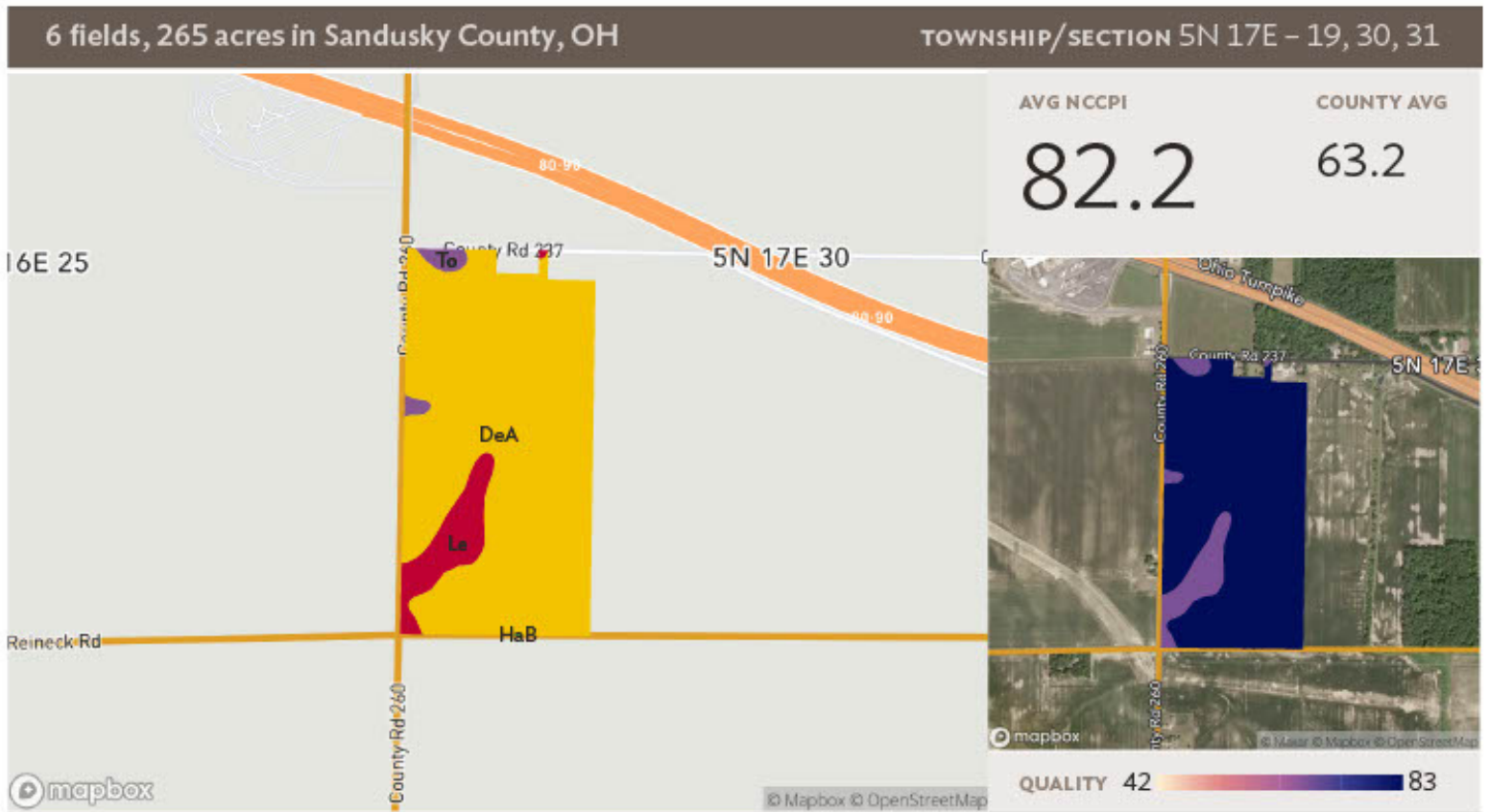
5 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DeA	Del Rey silt loam, 0 to 2 percent slopes	3.58	65.9%	2	83.9
Le	Lenawee silty clay loam, 0 to 1 percent slopes	1.40	25.7%	2	67.0
To	Toledo silty clay, 0 to 1 percent slopes	0.45	8.3%	3	67.7
		<b>5.43</b>			<b>78.2</b>





Fields | Soil Survey December 14, 2023



Source: NRCS Soil Survey

## Field 3

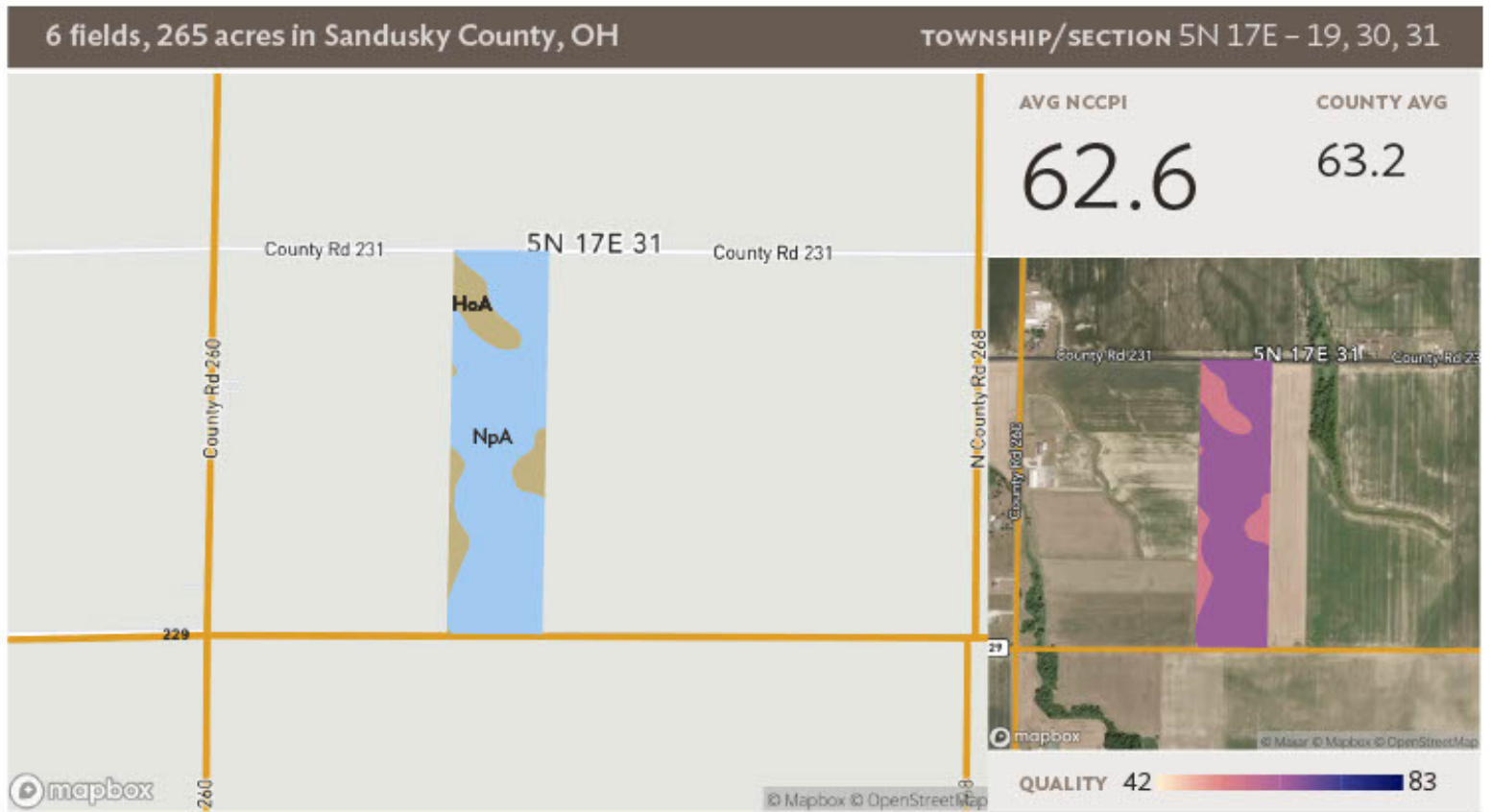
76 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
DeA	Del Rey silt loam, 0 to 2 percent slopes	68.60	89.7%	2	83.9
Le	Lenawee silty clay loam, 0 to 1 percent slopes	6.47	8.5%	2	67.0
To	Toledo silty clay, 0 to 1 percent slopes	1.42	1.9%	3	67.7
HaB	Haskins sandy loam, 1 to 4 percent slopes	0.01	0.0%	2	79.0
					82.2





Fields | Soil Survey December 14, 2023



Source: NRCS Soil Survey

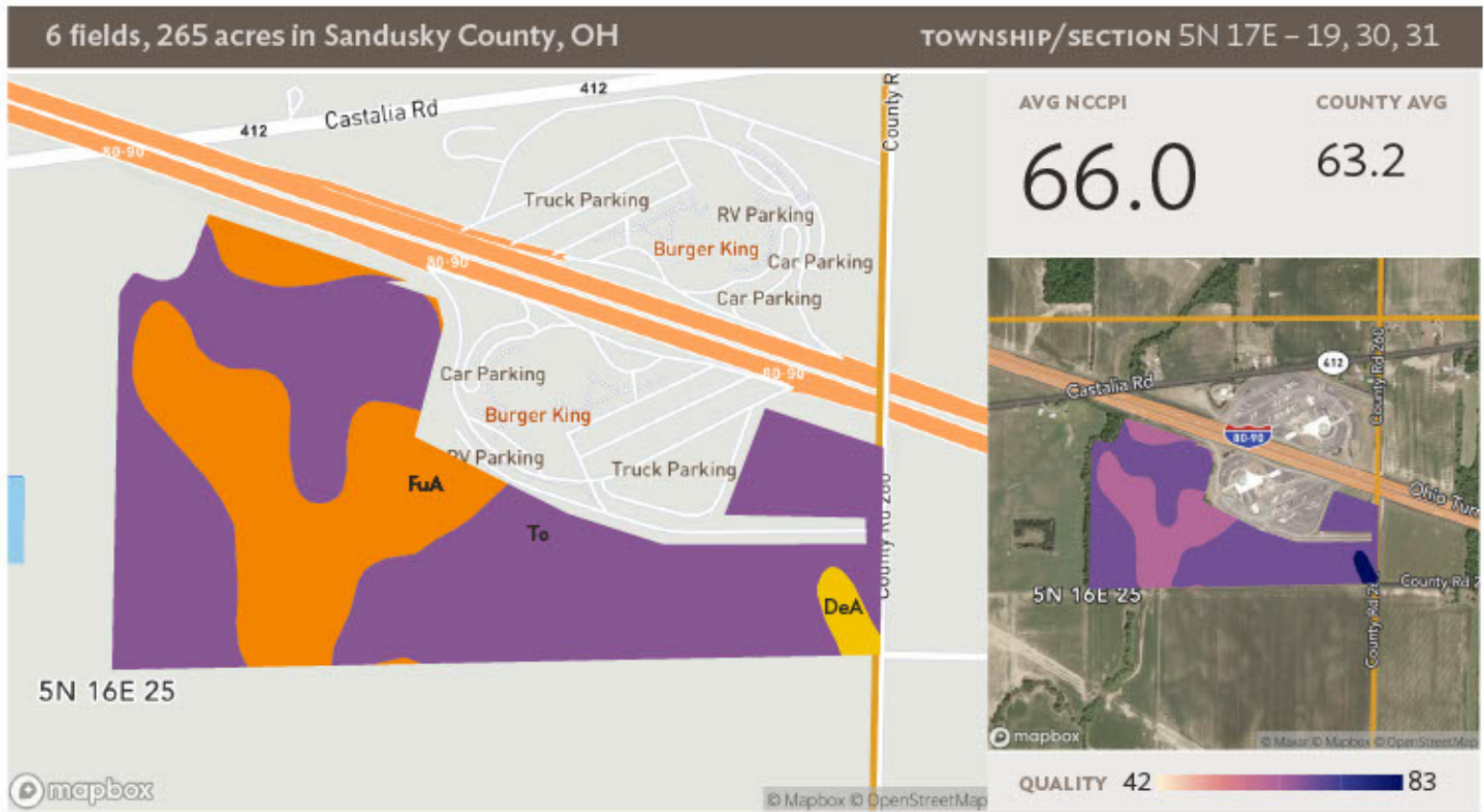
## Field 4

40 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
NpA	Nappanee silt loam, 0 to 3 percent slopes	32.84	82.8%	3	64.2
HoA	Hoytville clay loam, 0 to 1 percent slopes	6.84	17.2%	2	55.0
		39.68			62.6



Fields | Soil Survey December 14, 2023



Source: NRCS Soil Survey

## Field 5

55 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
To	Toledo silty clay, 0 to 1 percent slopes	37.92	68.5%	3	67.7
FuA	Fulton silty clay loam, 0 to 3 percent slopes	16.54	29.9%	3	61.1
DeA	Del Rey silt loam, 0 to 2 percent slopes	0.92	1.7%	2	83.9
		<b>55.39</b>			<b>66.0</b>

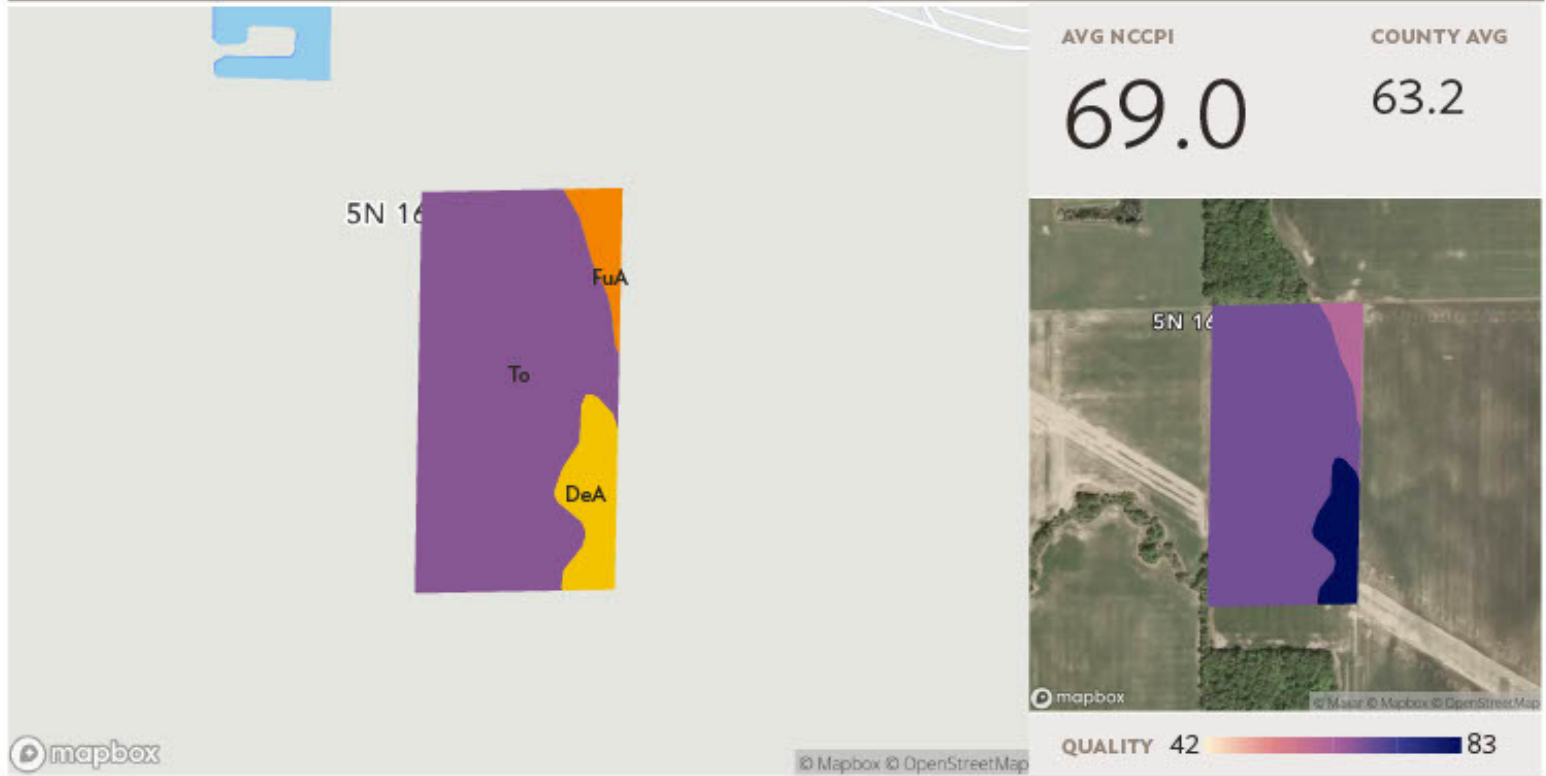




Fields | Soil Survey December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



Source: NRCS Soil Survey

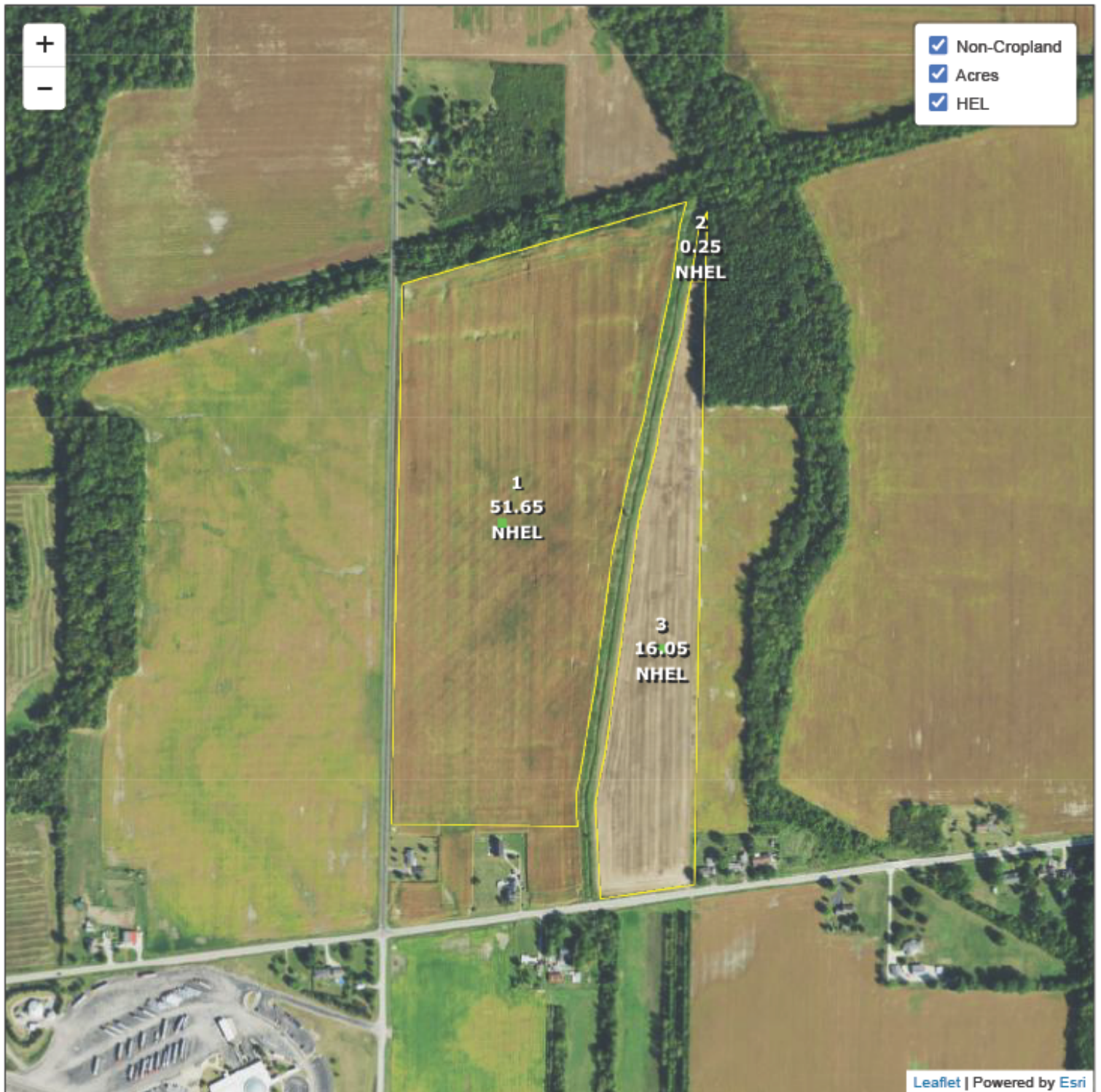
## Field 6

20 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ To	Toledo silty clay, 0 to 1 percent slopes	17.00	84.5%	3	67.7
■ DeA	Del Rey silt loam, 0 to 2 percent slopes	2.08	10.3%	2	83.9
■ FuA	Fulton silty clay loam, 0 to 3 percent slopes	1.05	5.2%	3	61.1
		20.12			69.0



Sandusky County, Ohio



## Common Land Unit

☐ Cropland ☒ Non-cropland ☐ CRP

Farm **7995**  
Tract **31892**

## Wetland Determination Identifiers

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

2024 Crop Year



Tract 3 of 3



USDA Sandusky County, Ohio



## Common Land Unit

□ Cropland    ■ Non-cropland    ■ CRP

## 2024 Crop Year

Farm **8819**  
Tract **33811**

## Wetland Determination Identifiers

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



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



USDA Sandusky County, Ohio



## Common Land Unit

Cropland Non-cropland CRP

Farm 7995  
Tract 31882

## Wetland Determination Identifiers

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

## 2024 Crop Year



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USDA Sandusky County, Ohio



## Common Land Unit

Cropland     Non-cropland     CRP

Farm **8819**  
Tract **31881**

## Wetland Determination Identifiers

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

## 2024 Crop Year



Tract 2 of 3

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



USDA Sandusky County, Ohio



**Common Land Unit**

Cropland     Non-cropland     CRP

Farm **8820**  
Tract **2550**

**Wetland Determination Identifiers**

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

2024 Crop Year



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# Tolene Farmland Auction

## Tract 4 & 5 FSA Map

USDA Sandusky County, Ohio



### Common Land Unit

Cropland Non-cropland CRP

2024 Crop Year

Farm 7999  
Tract 31880

### Wetland Determination Identifiers

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

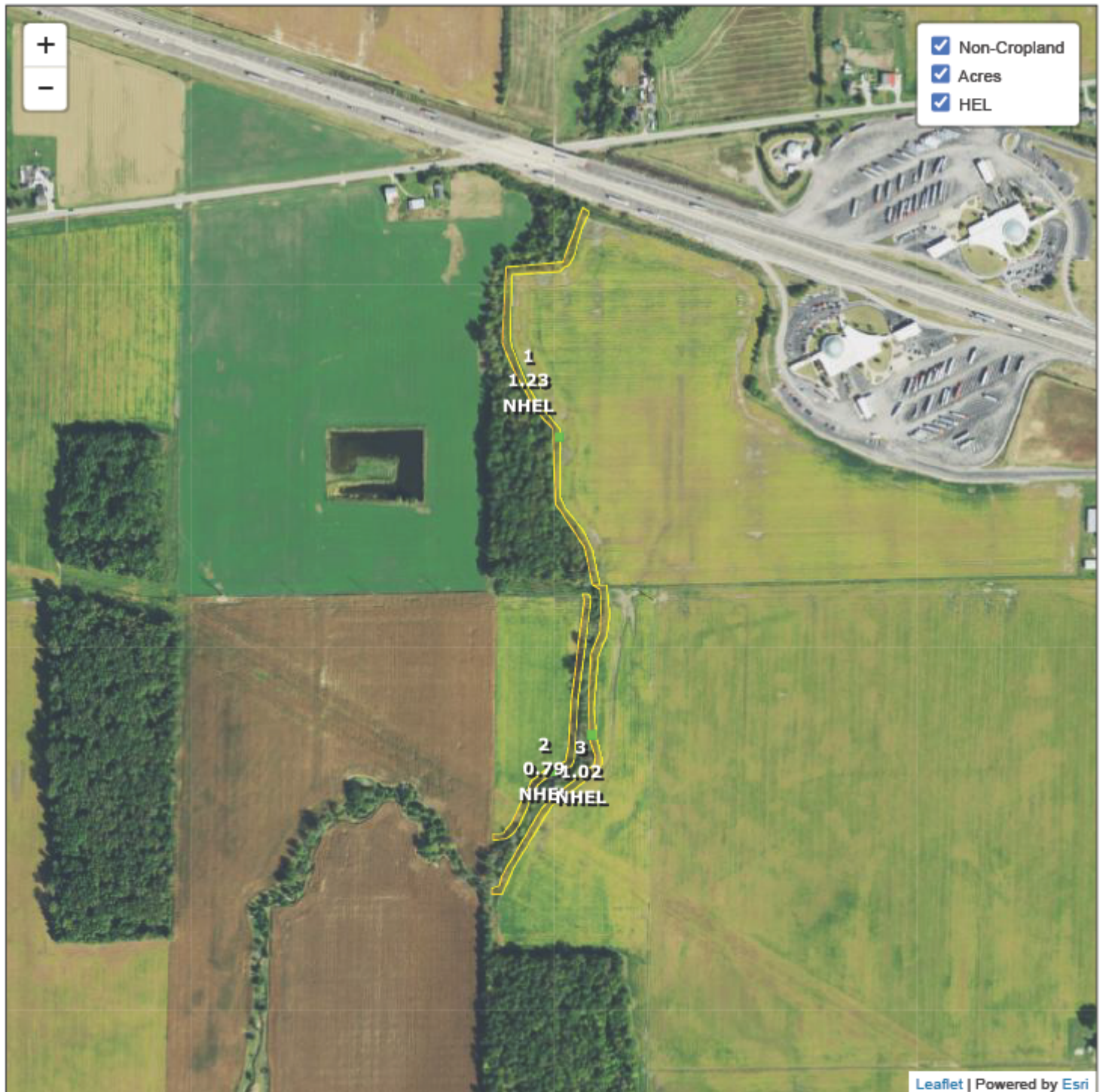


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Sandusky County, Ohio



## Common Land Unit

□ Cropland    ■ Non-cropland    ■ CRP

Farm **8819**  
Tract **31879**

## Wetland Determination Identifiers

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

## 2024 Crop Year



Tract 1 of 3

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Tolene Farmland Auction

Abbreviated 156 Farm Record Tract 1 & 2

OHIO

SANDUSKY

Form: FSA-156EZ

USDA

United States Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7995

Prepared : 10/30/23 1:51 PM CST

Crop Year : 2024

Tract Number

: 31882

Description

: P3/1B

FSA Physical Location

: OHIO/SANDUSKY

ANSI Physical Location

: OHIO/SANDUSKY

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

: KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M FAY

Other Producers

: None

Recon ID

: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.50	70.32	70.32	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.79	0.00	55
Corn	33.44	0.00	119
Soybeans	34.03	0.00	35
TOTAL	69.26	0.00	

NOTES

# Tolene Farmland Auction

## Abbreviated 156 Farm Record Tract 1 & 2

OHIO  
SANDUSKY  
Form: FSA-156EZ



### Abbreviated 156 Farm Record

FARM : 7995  
Prepared : 10/30/23 1:51 PM CST  
Crop Year : 2024

**Tract Number** : 31892

**Description** : P3/1B

**FSA Physical Location** : OHIO/SANDUSKY

**ANSI Physical Location** : OHIO/SANDUSKY

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M FAY

**Other Producers** : None

**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.95	67.95	67.95	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.95	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.73	0.00	55
Corn	32.31	0.00	119
Soybeans	32.88	0.00	35

**TOTAL** **66.92** **0.00**

#### NOTES

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Tolene Farmland Auction

Abbreviated 156 Farm Record Tract 3

OHIO

SANDUSKY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8820

Prepared : 10/30/23 1:55 PM CST

Crop Year : 2024

NOTES

Tract Number : 2550

Description : P4/2A

FSA Physical Location : OHIO/SANDUSKY

ANSI Physical Location : OHIO/SANDUSKY

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 : KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M FAY

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.40	39.40	39.40	0.00	0.00	0.00	0.00	0.0

Tract 2550 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.56	0.00	47
Corn	19.20	0.00	137
Soybeans	14.00	0.00	42
TOTAL	38.76	0.00	

NOTES

# Tolene Farmland Auction

## Abbreviated 156 Farm Record Tract 4 & 5

OHIO  
SANDUSKY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 7999

Prepared : 10/30/23 1:34 PM CST

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Tract Number : 31880**

Description : O4/2B  
FSA Physical Location : OHIO/SANDUSKY  
ANSI Physical Location : OHIO/SANDUSKY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M  
Other Producers :  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.75	62.48	62.48	0.00	0.00	0.00	0.00	0.0



# Tolene Farmland Auction

## Abbreviated 156 Farm Record CRP

OHIO  
SANDUSKY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 8819

Prepared : 10/30/23 1:52 PM CST

Crop Year : 2024

Operator Name : JEFFREY T PERRY  
CRP Contract Number(s) : 957C, 959H, 961D  
Recon ID : 39-143-2019-36  
Transferred From : None  
ARCPLC G/M/F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
11.58	10.24	10.24	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	0.00	0.00			10.24	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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#### NOTES

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Tract Number : 31879

Description : O4/2B  
FSA Physical Location : OHIO/SANDUSKY  
ANSI Physical Location : OHIO/SANDUSKY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M FAY  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
3.04	3.04	3.04	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	3.04	0.00	0.00	0.00

# Tolene Farmland Auction

## Abbreviated 156 Farm Record CRP

OHIO  
SANDUSKY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 8819  
Prepared : 10/30/23 1:52 PM CST  
Crop Year : 2024

#### DCP Crop Data

Tract 31879 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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#### NOTES

Tract Number : 31881

Description : P3/1B  
FSA Physical Location : OHIO/SANDUSKY  
ANSI Physical Location : OHIO/SANDUSKY  
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 : KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M FAY  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
3.40	3.40	3.40	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	3.40	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

#### NOTES

Tract Number : 33811

Description :  
FSA Physical Location : OHIO/SANDUSKY  
ANSI Physical Location : OHIO/SANDUSKY  
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 : KRIS PERRY, JEFFREY T PERRY, BENJAMIN A PERRY, ADRIENNE M FAY  
Other Producers : None  
Recon ID : None



# Tolene Farmland Auction

## Abbreviated 156 Farm Record CRP

OHIO  
SANDUSKY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 8819  
Prepared : 10/30/23 1:52 PM CST  
Crop Year : 2024

#### Tract 33811 Continued ...

##### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
5.14	3.80	3.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	3.80	0.00	0.00	0.00

##### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

##### NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2000 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

### SPECIAL FLOOD HAZARD AREAS

High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

### OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

## All fields

265 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	206.97	78.2%
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> A	HIGH	N/A	57.78	21.8%
			<b>264.75</b>	





Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

### SPECIAL FLOOD HAZARD AREAS

High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

### OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

## Field 1

68 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	63.74	94.2%
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> A	HIGH	N/A	3.89	5.8%
			<b>67.63</b>	



Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

### SPECIAL FLOOD HAZARD AREAS

High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

### OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

## Field 2

5 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	4.83	89.0%
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> A	HIGH	N/A	0.60	11.0%
			<b>5.43</b>	





Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

**SPECIAL FLOOD HAZARD AREAS**  
High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**  
Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

## Field 3

76 ac.

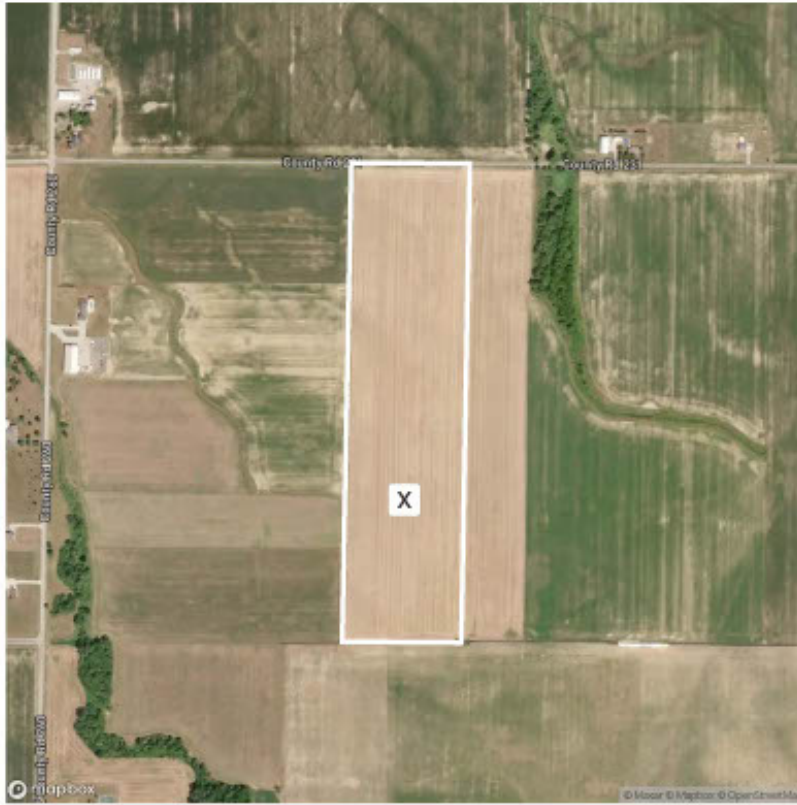
FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	76.00	99.3%
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> A	HIGH	N/A	0.50	0.7%
			<b>76.50</b>	



Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

**SPECIAL FLOOD HAZARD AREAS**  
High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**  
Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

## Field 4

40 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	39.68	100.0%
			<b>39.68</b>	





Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

### SPECIAL FLOOD HAZARD AREAS

High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

### OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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## Field 5

55 ac.

Source: FEMA National Flood Hazard Layer

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> A	HIGH	N/A	33.75	60.9%
<span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	21.64	39.1%
			<b>55.39</b>	



Fields | Flood Hazard December 14, 2023

6 fields, 265 acres in Sandusky County, OH

TOWNSHIP/SECTION 5N 17E – 19, 30, 31



## Legend

### SPECIAL FLOOD HAZARD AREAS

High flood risk

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee Zone X
- Areas with Flood Risk due to Levee Zone X

### OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

## Field 6

20 ac.

Source: FEMA National Flood Hazard Layer

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> A	HIGH	N/A	19.04	94.6%
<span style="display: inline-block; width: 10px; height: 10px; background-color: white; border: 1px solid black;"></span> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	1.08	5.4%
			<b>20.12</b>	



## **CONSUMER GUIDE TO AGENCY RELATIONSHIPS**

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

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

**Representing Sellers:** Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with responsible skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may also offer a "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

**Representing Buyers:** When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

**Dual Agency:** Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and 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 representative clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

**Working With Bonnigson & Associates:** ***Bonnigson & Associates*** does represent both buyers and sellers. When ***Bonnigson & Associates*** lists property for sale, all agents in the brokerage represent the seller. Likewise when a buyer is represented by a ***Bonnigson & Associates*** agent, all of the agents represent that buyer. Therefore, when a buyer represented by a ***Bonnigson & Associates*** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved. In the event that both the buyer and seller are represented by ***Bonnigson & Associates*** agents, these agents and ***Bonnigson & Associates***, will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a seller you may also choose to represent yourself on properties ***Bonnigson & Associates*** has listed. In that instance Bonnigson & Associates 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:** Bonnigson & Associates does offer representation to both buyers & sellers. When Bonnigson & Associates lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Bonnigson & Associates shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and Bonnigson & Associates will be representing your interests.

When acting as a buyer's agent, Bonnigson & Associates 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.

It is illegal to discriminate against any person because of race, color, religion, sex, familial status, national origin, military status, disability, or ancestry: In the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financial of housing, in the provision of real estate brokerage services. Blockbusting is also illegal. The broker and sales associates are licensed by the Ohio Department of Commerce, Division of Real Estate & Professional Licensing. The division may be contacted for inquiries and complaints and for information on the Real Estate Recovery (Section 4753.12 of the revised code) as a source of satisfaction for unsatisfied civil judgements against a licensee.



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 you have this information, Ohio law requires that we ask you to sign below

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

## **Ohio Department of Commerce**

Division of Real Estate & Professional Licensing

77 South High Street • 20th Floor

Columbus, OH 43215-6133

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[www.com.ohio.gov/real](http://www.com.ohio.gov/real)

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