



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 1925 W. Co Rd. 26 Tiffin, OH.

Buyer(s): _____

Seller(s): Helen Weott, Trust, Diane Benner, Trustee

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) Douglas E. Walton and real estate brokerage United Country / Walton Realty & Auction Co., LLC will

be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____
SELLER/LANDLORD Diane Benner 7-21-20
trustee DATE

BUYER/TENANT _____ DATE _____
SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

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

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

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

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

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

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

Management Level Licensees: Generally the 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





UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC

Douglas E. Walton, Broker
227 West Wyandot Avenue, Upper Sandusky, OH 43351
Phone: 419-294-0007
Fax: 419-294-0296
Website: www.ucwaltonrealtyandauction.com
Email: waltonauctionco@sbcglobal.net

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC, to help you with your real estate needs. Whether you are selling, buying or leasing real estate, UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC can provide you with the 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 options for working with you.

Representing the Sellers

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

Representing the 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 a 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 hand in the transaction.

Auctions

UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC only represents the seller at auction. It does not represent buyers of real estate at auction. Therefore, UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will not act as a dual agent representing both parties in this type of transaction. Instead, it will only act as the seller's agent in the auction of their real estate. Exception: Relatives – See Office Policy, Section D.

Dual Agency

Occasionally the same agent and brokerage that 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 in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

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

Working With UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC

UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC and its managers will act as a dual agent.

In the event that both the buyer and seller are represented by the same agent, that agent and UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will act as dual agents but only if both parties agree. As dual agents they 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 it 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC has listed. In that instance UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC lists property for sale or auction it also cooperates with, and offers compensation to, other brokerages that represent buyers. UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will be representing your interests. When acting as a buyer's agent, WALTON REALTY & AUCTION CO., LLC 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.

FAIR HOUSING INFORMATION:

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

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, acknowledging receipt of this consumer guide. Doing so will not obligate you to work with our company if you do not choose to do so.

Seller does or does not consent to Internet advertising along with appropriate newspapers and paper media. (Circle One)

7/21/20

A full copy of our Office Policy can be made available to you upon request. The full Office Policy gives an entire account of how agents/broker do work.

Diane Benner 7-21-20
Seller trustee Date

Seller Date

Buyer Date
David E. Walton 7/21/20
Agent/Broker Date

Buyer Date



Residential Property Disclosure Exemption Form



OHIO
REALTORS®

To Be Completed By Owner

Property Address:

1925 W. Co Rd. 26, Tiffin Ohio 44883

Owner's Name(s):

Diane Benner, trustee

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Diane Benner, trustee

Date: 7-21-20

Owner: _____

Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

This is not a state mandated form. This form has been developed by the Ohio REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio REALTORS® is not responsible for the use or misuse of this form.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) DB Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) DB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) DEW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Diane Bennov</u> Seller	<u>7-21-20</u> Date	_____	_____
<u>trustee</u>		Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Naugus E. Webb</u> Agent	<u>7/21/20</u> Date	_____	_____
		Agent	Date

OHIO
SENECA



FARM : 878
Prepared : 9/11/20 1:24 PM
Crop Year : 2020

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : R ANDY HEMMINGER
 Farms Associated with Operator : 39-147-52, 39-147-57, 39-147-878, 39-147-891, 39-147-2054, 39-147-2079, 39-147-2714, 39-147-4756, 39-147-5836, 39-147-6086, 39-147-7009, 39-147-7684, 39-147-7685, 39-147-7776, 39-147-7777, 39-147-8192, 39-147-9814
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
70.19	67.15	67.15	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	67.15	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.80	0.00	59	
Corn	30.18	0.00	149	
Soybeans	33.17	0.00	41	
TOTAL	67.15	0.00		

NOTES

--

Tract Number : 1780

Description : H6/2A SEC 24 HOPEWELL
 FSA Physical Location : OHIO/SENECA
 ANSI Physical Location : OHIO/SENECA
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : HELEN R WEOTT
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
70.19	67.15	67.15	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	67.15	0.00	0.00	0.00	0.00	0.00

OHIO
SENECA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 878
Prepared : 9/11/20 1:24 PM
Crop Year : 2020

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1780 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.80	0.00	59
Corn	30.18	0.00	149
Soybeans	33.17	0.00	41
TOTAL	67.15	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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) 720-2600 (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 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. USDA is an equal opportunity provider, employer, and lender.



Notification of Bases, PLC Yields, Elections, HIP and CRP Reductions after Reconstitution

See Page 1 for non-discriminatory Statements.

Seneca County - OH
3140 S STATE ROUTE 100 SUITE C
TIFFIN, OH 44883-8810
(419)447-7071

HELEN R WEOTT
1925 W COUNTY ROAD 26
TIFFIN, OH 44883-1980

Year : 2020

Farm : 878

Final Date of Appeal: Oct 11, 2020

ARCPLC G//F Eligibility: Eligible

Farm Summary Data					
Crop Name	Election Choice	HIP	Base Acres	PLC Yield	CCC-505 CRP Reduction Acres
Corn	ARC Individual		30.18	149	0.00
Soybeans	ARC Individual		33.17	41	0.00
Wheat	ARC Individual		3.80	59	0.00

As a result of a reconstitution, this newly created farm, as of the date of this notice, has not been enrolled in any contract or program application. In order for the base acres and the farm to be eligible for any program benefit (if available), the producers on this farm must act to enroll or apply in accordance with the rules governing that program by the later of 30 days from the date of this notice or the end of the enrollment or application period if an application period exists or is in effect on the date this notice is issued. Contact your FSA service center office for details.

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. The final date to appeal this data to the county FSA committee is the appeal date listed above.

Owner : HELEN R WEOTT

Operator : R ANDY HEMMINGER

Farm Description : 39-147-878

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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) 720-2600 (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 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. USDA is an equal opportunity provider, employer, and lender.



Seneca County, Ohio

Farm 878

Tract 1780

2020 Program Year
Map Created May 07, 2020

Seneca County
Farm Service Agency
3140 S State Route 100-Suite C
Tiffin, OH 44883-8890
419-447-7071 (p)
855-842-4899 (f)

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



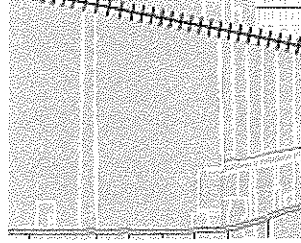
Tract Cropland Total: 67.15 acres

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).

Data For Parcel F20000337720000

Base Data

Parcel: F20000337720000
Owner: BENNER DIANE MARIE SUCC TRUSTEE
Address: 1925 W CR 26



[+] Map this property.

Mailing Address

Mailing Name: BENNER DIANE MARIE SUCC TRUSTEE
Address: 17 FAIRFIELD AVE
City State Zip: TIFFIN OH 44883

Geographic

City: UNINCORPORATED
Township: HOPEWELL TOWNSHIP
School District: HOPEWELL-LOUDON LSD

Legal

Neighborhood: 00001009
Legal Acres: 69.567
Legal Description: MID PT NW1/2 LESS RR LESS
1.30A LESS SW PT NW1/4 SE1/4
LESS 10X175-3.231A
Land Use: (111) A - CASH GRAIN OR
GENERAL FARM
Property Class: AGRICULTURAL
Map Number: F024-00-013-00
Range Township Section: 0-0-024

Valuation

	Appraised	Assessed (35%)
Land Value:	\$364,160.00	\$127,460.00
Building Value:	\$82,620.00	\$28,920.00
Total Value:	\$446,780.00	\$156,380.00
CAUV Value:	\$235,950.00	
Taxable Value:	\$111,500.00	

Tax Credits

Owner Occupied Credit: YES
Homestead Reduction: NO

Notes

Notes:

Data For Parcel F20000337720000

Tax Data

Parcel: F20000337720000
Owner: BENNER DIANE MARIE SUCC TRUSTEE
Address: 1925 W CR 26



[+] Map this property.

Tax Year: 2019 ▼

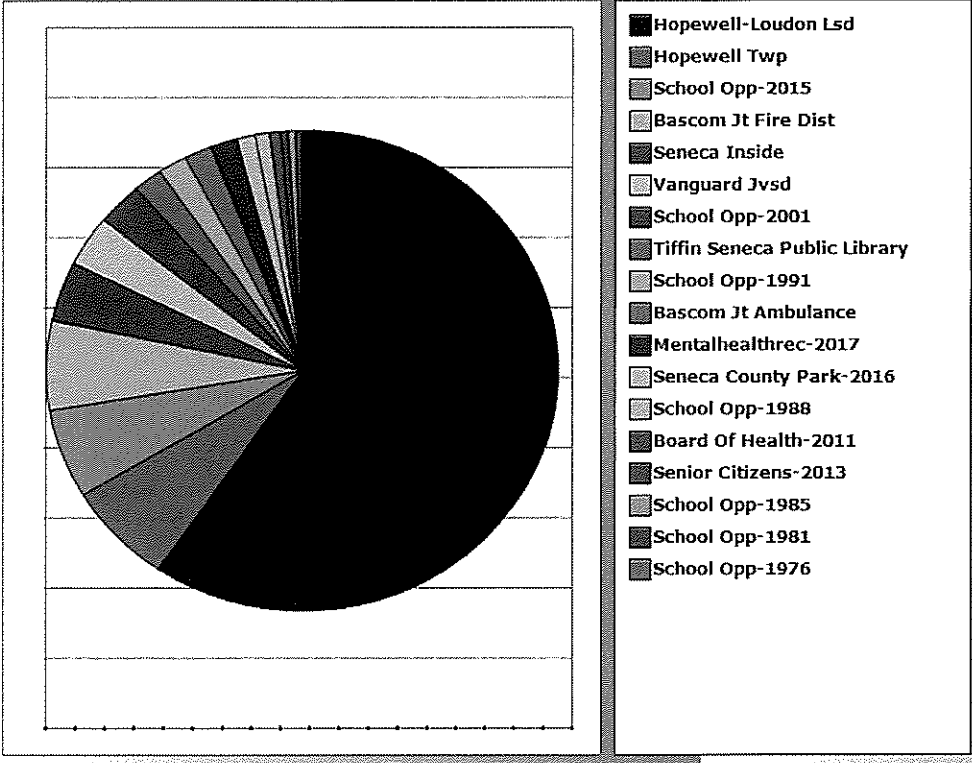
Property Tax

Tax Year 2019 Payable 2020

	First Half	Second Half
Gross Charge:	\$3,530.10	\$3,530.10
Reduction Factor:	(\$959.21)	(\$959.21)
Nonbusiness Rollback:	(\$220.87)	(\$220.87)
Owner Occupied Rollback:	(\$17.82)	(\$17.82)
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Penalties And Adjustments:	\$0.00	\$0.00
Subtotals:	\$2,332.20	\$2,332.20
Prior Charges:		\$0.00
Full Year Total (may include prior year charges):		\$4,664.40
Payments:		(\$4,664.40)
Half Year Due:		\$0.00
Full Year Due:		\$0.00

Tax Distribution for Current Tax Year (2019 Payable 2020)

Name	Amount
Hopewell-Loudon Lsd	\$2,776.74
Hopewell Twp	\$317.95
School Opp-2015	\$280.07
Bascom Jt Fire Dist	\$280.06
Seneca Inside	\$188.78
Vanguard Jvsd	\$158.97
School Opp-2001	\$136.05
Tiffin Seneca	\$86.91



Public Library	
School Opp-1991	\$83.64
Bascom Jt Ambulance	\$80.23
Mentalhealthrec-2017	\$78.42
Seneca County Park-2016	\$56.02
School Opp-1988	\$41.82
Board Of Health-2011	\$33.47
Senior Citizens-2013	\$21.35
School Opp-1985	\$20.82
School Opp-1981	\$17.73
School Opp-1976	\$5.37

Special Assessments

No data found for this parcel.

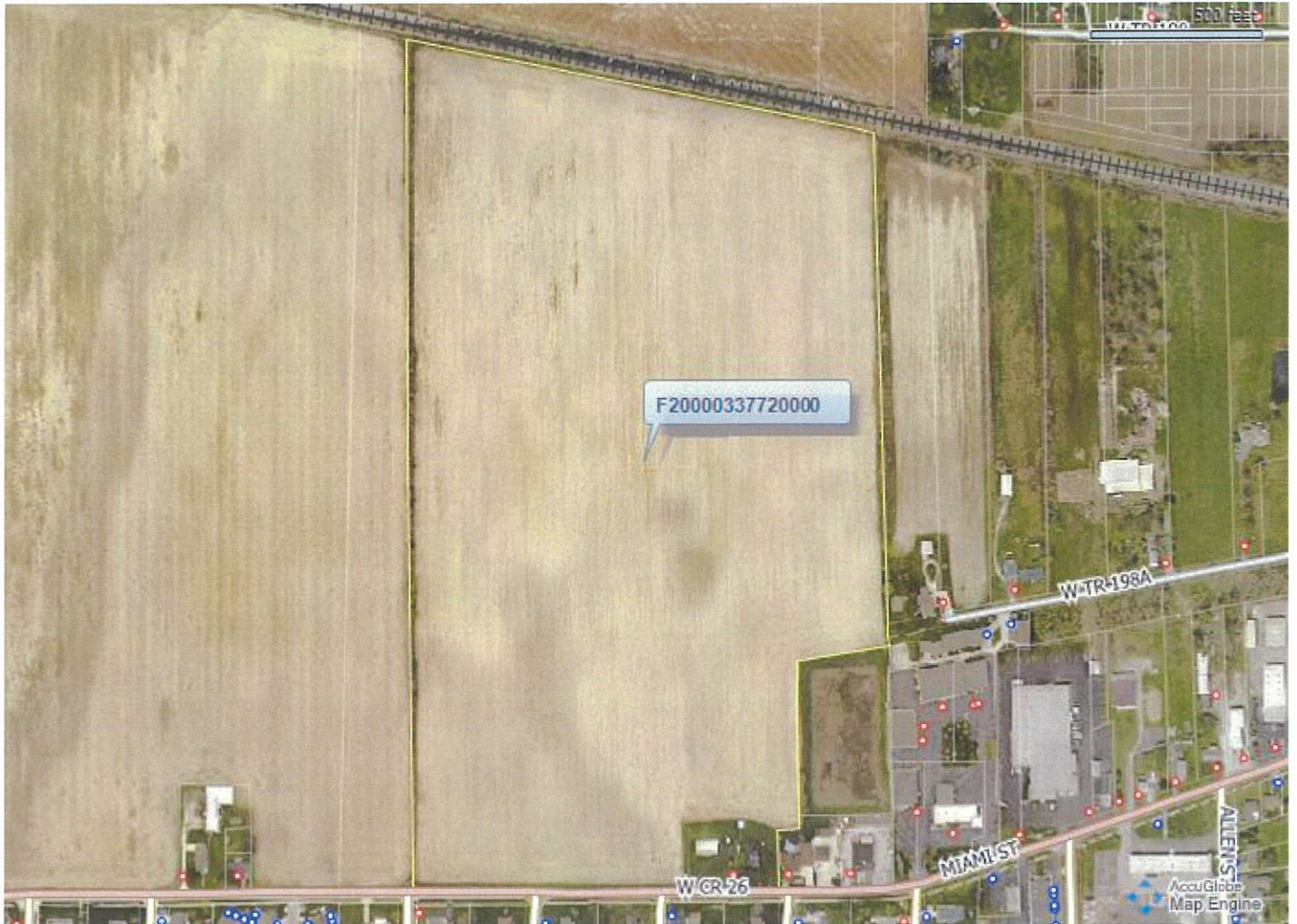
Payments

Date	Amount
2/4/2020	(\$4,664.40)

GIS parcel shapefile last updated 8/25/2020 8:30:42 AM.

The CAMA data presented on this website is current as of 8/25/2020 10:11:43 PM.

Seneca County GIS



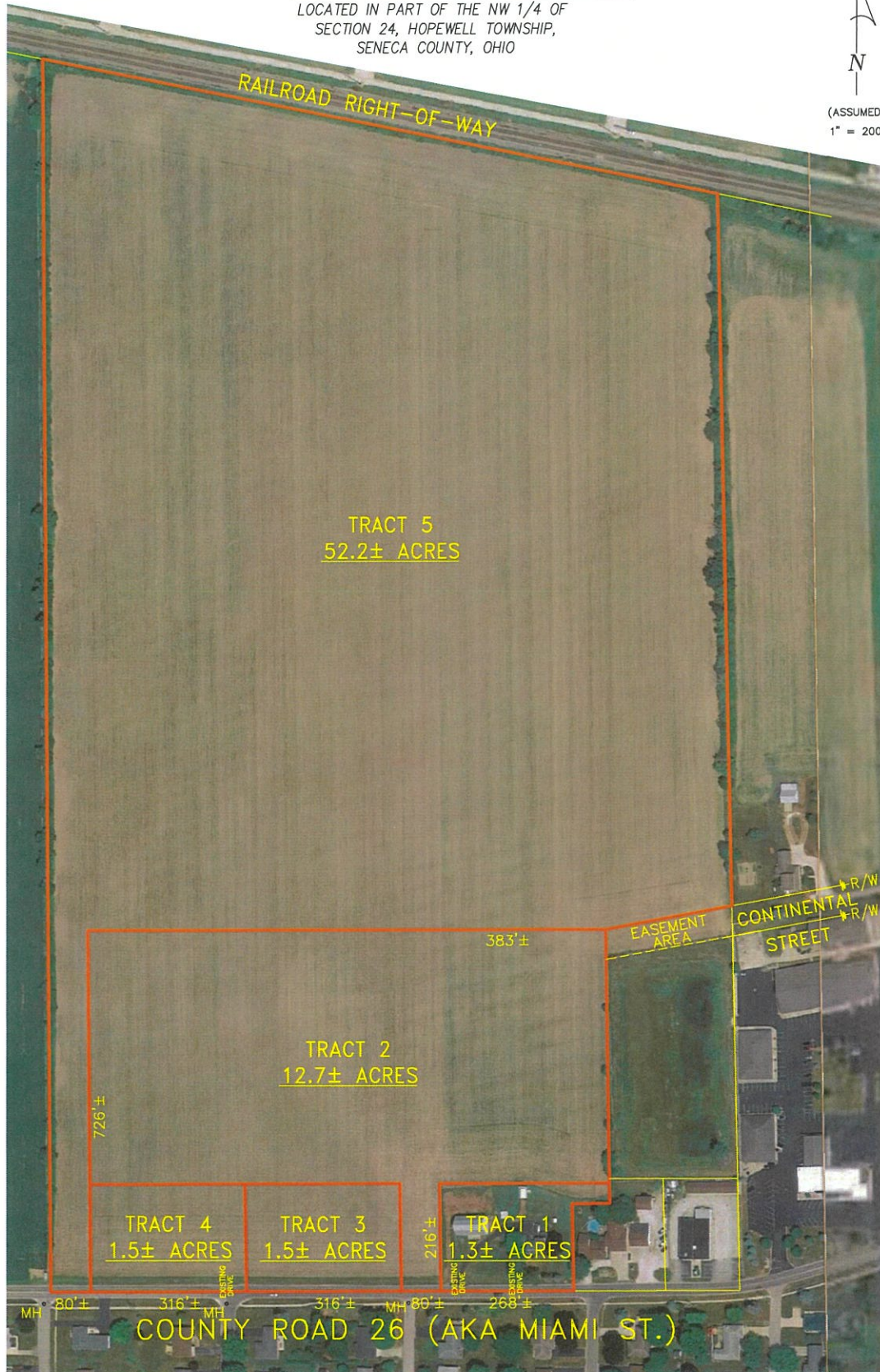
Notes

**PROPOSED TRACTS
HELEN WEOTT TRUST**

LOCATED IN PART OF THE NW 1/4 OF
SECTION 24, HOPEWELL TOWNSHIP,
SENECA COUNTY, OHIO



(ASSUMED)
1" = 200'



NOTE: THE ABOVE ACREAGES AND DIMENSIONS ARE ESTIMATES ONLY. FINAL ACREAGES AND PARCEL LINES WILL BE DETERMINED FROM AN ACTUAL FIELD SURVEY, IF NEEDED.

JOB # 20028-S
DATE: 08-13-20

K O E H L E R S U R V E Y I N G , I N C .

P. O. BOX 28 UPPER SANDUSKY, OHIO 43351 (419) 294 - 5388

**ESTIMATED TAXES FROM
SENECA COUNTY AUDITOR**

It looks like 2 out of 5 tracts could still qualify for CAUV, but the recoupment charge was worked up just in case.

Tract 1: (1.3 acres land & all buildings)

Estimated full year taxes: \$1,601.38

Recoupment charge: \$25.36

Tract 2: (12.7 acres bare land)

Estimated full year taxes: \$577.07

Recoupment charge: \$1,074.05

Tract 3: (1.5 acres bare land)

Estimated full year taxes: \$68.29

Recoupment charge: \$126.86

Tract 4: (1.5 acres bare land)

Estimated full year taxes: \$68.29

Recoupment charge: \$126.86

Tract 5: (52.2 acres bare land)

Estimated full year taxes: \$2,371.94

Recoupment charge: \$4,414.47