



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: Mifflin Top - Sec 15 - Wyandot Co.

Buyer(s): _____

Seller(s): Richard Fox Estate

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____.
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Douglas E. Walton and real estate brokerage United Country Walton Realty 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 [Signature] DATE 12-20-19

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD [Signature] 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.

MR
12-20-19

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

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.

[Signature], BTCC
12-20-19
Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____
Douglas E. Walton 12-23-19
Agent/Broker _____ Date _____

Buyer _____ Date _____



CRP Acreage Estimated Payment and Contract Ending Dates

Tract 2 - 2.80 Acres \$914 per year ending 9/30/2025

Tract 3 - 5.43 Acres \$969.41 per year ending 9/30/2032
4.25 Acres \$758.75 per year ending 9/30/2032

Tract 4 – Portion of the 6.03 Acres \$1,076.53 per year ending
9/30/2032 – Adjusted Amount to be determined after split.

Tract 5 - 5.80 Acres \$627 per year ending 9/30/2025
Portion of the 6.03 Acres \$1,076.53 per year ending 9/30/2032
Adjusted Amount to be determined after split.
1.66 Acres \$694.71 per year ending 9/30/2030
1.41 Acres \$233.86 per year ending 9/30/2030
15.45 Acres \$2,562.53 per year ending 9/30/2030
1.69 Acres \$550.09 per year ending 9/30/2030

The FSA data does not reflect the reduction for the previous sale of the home that was part of this parcel.

FSA DATA

Total Farmland - 159.35 Acres +/-

Total Cropland – 80.78 Acres +/-

CRP – 44.54 Acres +/-

Base Acres - Wheat: 9.78 – PLC 76

Base Acres – Corn 26.44 – PLC 143

BREAKDOWN PER FSA

Farmland - 40.68 Acres +/-

Cropland – 20.21

CRP – 20.21

Farmland - 118.67 Acres +/-

Cropland – 118.67

DCP – 60.55

CRP – 24.33

Base Acres - Wheat: 9.78 – PLC 76

Base Acres – Corn 26.44 – PLC 143

The FSA data does not reflect the reduction for the previous sale of the home that was part of this parcel.

OHIO
 WYANDOT
 Form: FSA-156EZ



FARM : 5630
 Prepared : Jan 7, 2020
 Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : 10004A, 11162A, 11163A, 11164A, 11456A, 1526A
 Recon ID : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.35	80.76	80.76	0.00	0.00	44.54	0.00	0.00	Active	2
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	36.22	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	9.78	0.60	76	
Corn	26.44	0.00	143	
Soybeans	0.00	15.10	0	
TOTAL	36.22	15.70		

NOTES

Tract Number : 8476
 Description : F-8/2A OFF OF 58 AND TH 103 Mifflin
 FSA Physical Location : OHIO/WYANDOT
 ANSI Physical Location : OHIO/WYANDOT
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RICHARD S FOX ESTATE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.68	20.21	20.21	0.00	0.00	20.21	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	0.00	0.00	0.00	0.00	0.00	0.00

OHIO
 WYANDOT
 Form: FSA-156EZ



FARM : 5630
 Prepared : Jan 7, 2020
 Crop Year : 2020

Abbreviated 156 Farm Record

Tract 8476 Continued ...

DCP Crop Data

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

Tract Number : 8477

Description : F-8/2A CRNR CH 58 AND TH 103 Mifflin
 FSA Physical Location : OHIO/WYANDOT
 ANSI Physical Location : OHIO/WYANDOT
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RICHARD S FOX ESTATE,
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
118.67	60.55	60.55	0.00	0.00	24.33	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	36.22	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	9.78	0.60	76
Corn	26.44	0.00	143
Soybeans	0.00	15.10	0
TOTAL	36.22	15.70	

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.



Common Land Unit

- CRP (Green square)
- Non-Cropland (Diagonal hatching)
- Cropland (Yellow outline)
- Tract Boundary (Red dashed line)

Wetland Determination Identifiers

- Restricted Use (Red circle)
- Limited Restrictions (Yellow triangle)
- Exempt from Conservation Compliance Provisions (Green square)

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

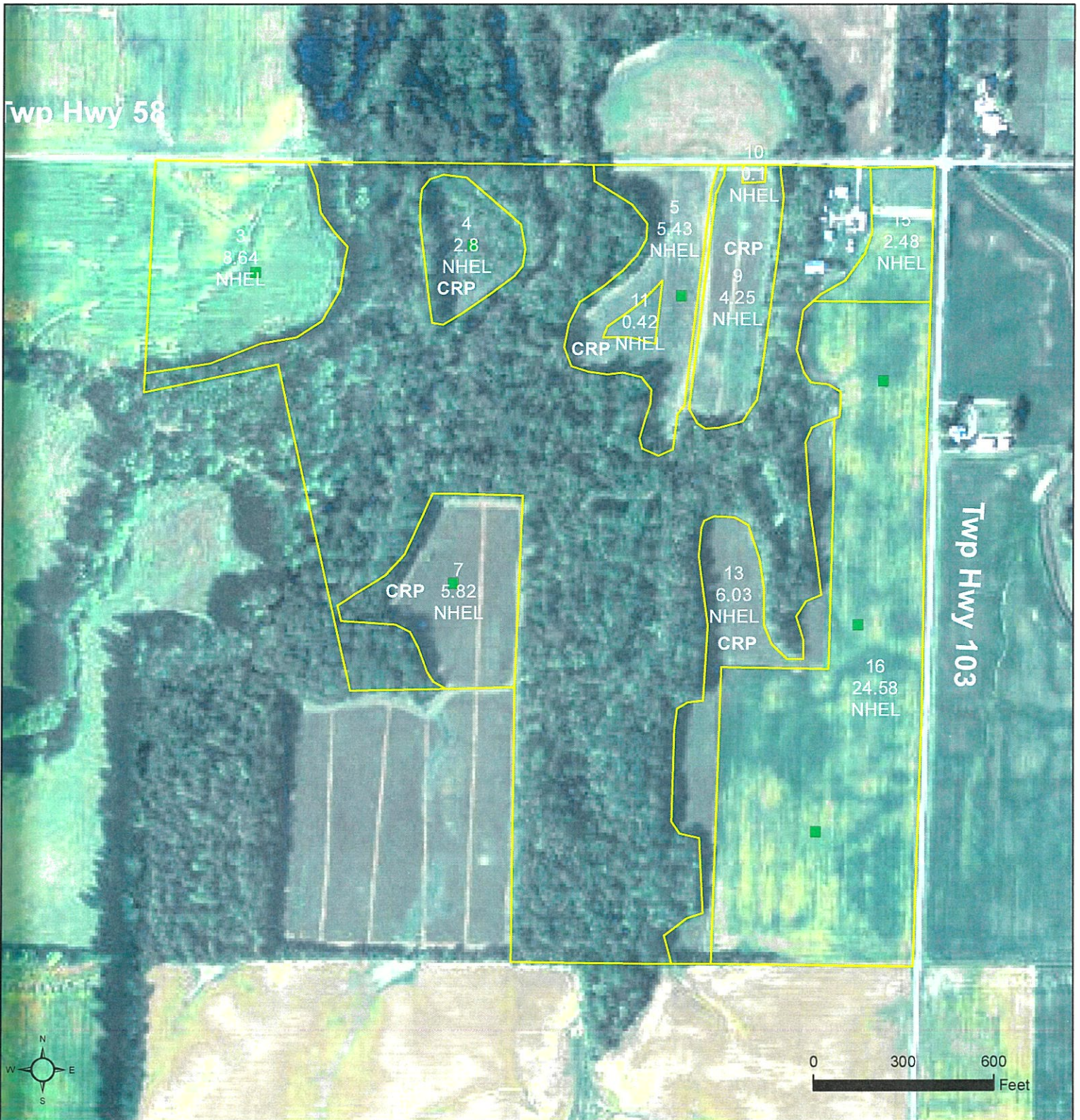
Tract Cropland Total: 20.21 acres

Wyandot County Farm Service Agency
 97 Houpt Dr - Suite B
 Upper Sandusky, OH 43351
 419-294-1658 (p)
 855-842-4902 (f)

2019 Program Year
 Map Created February 21, 2019

Farm **5630**
 Tract **8476**

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).



Common Land Unit

CLU Boundary

Conservation Reserve Program

CRP

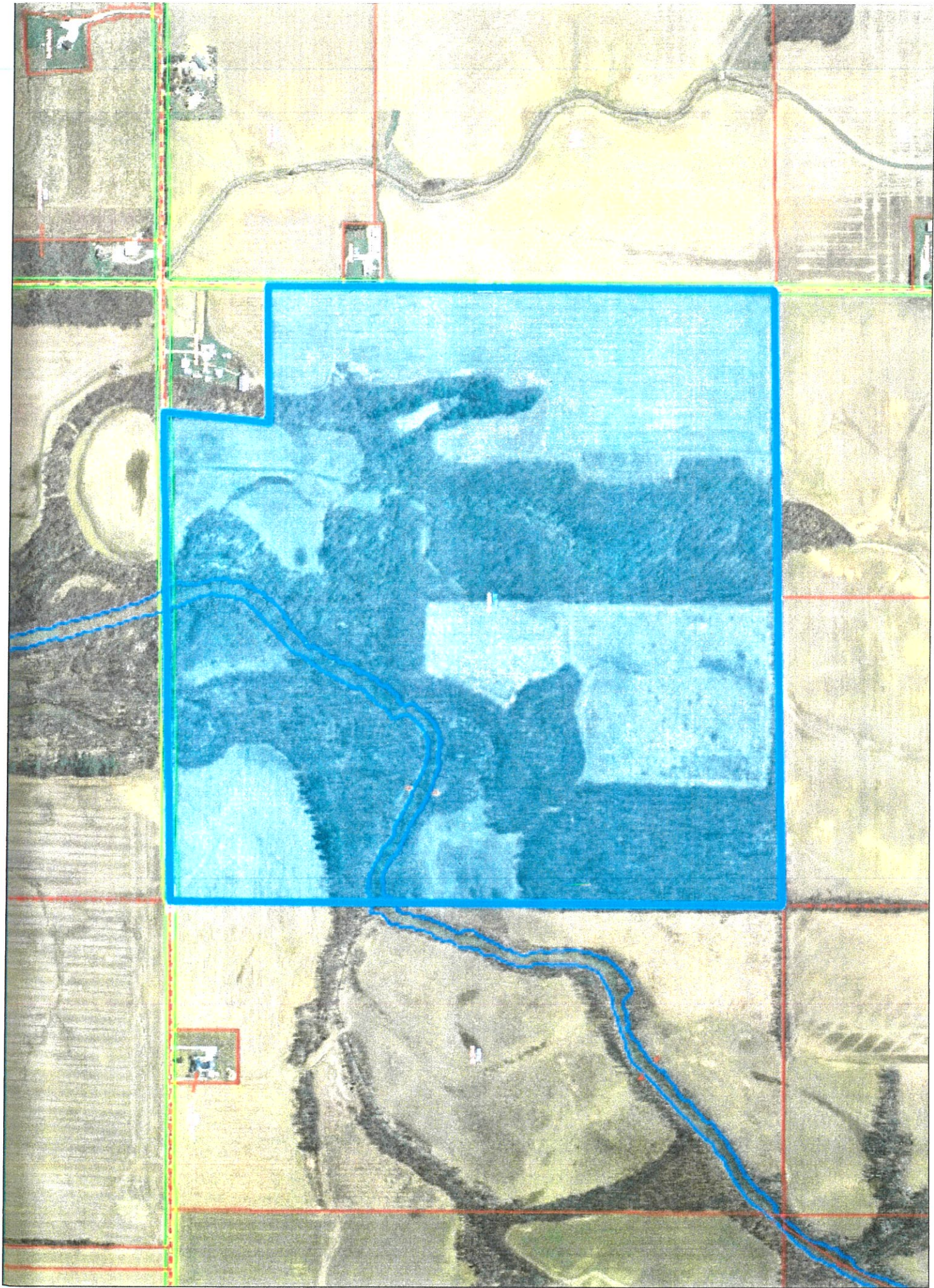
Wetland Determination Identifiers

- 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

Wyandot County FSA
 97 Hought Dr B
 Upper Sandusky, OH 43351
 phone 419-294-2127
 FAX 855-842-4902

Map Created January 03, 2020



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Enter Map Title...

TOWNSHIP HIGHWAY 58 (R/W - 60')



TOWNSHIP HIGHWAY 103 (R/W - 40')



(ASSUMED)
SCALE: 1" = 300'

PROPOSED TRACTS FOR THE R. FOX ESTATE

LOCATED IN PART OF THE NW 1/4
OF SECTION 15, MIFFLIN TOWNSHIP,
WYANDOT COUNTY, OHIO

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

LAYOUT #4
JOB # 19009-S
DATE: 12-30-19

KOEHLER SURVEYING, INC.

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