

Real Estate Auction – Troy, OH

SIGNATURE PAGE

Your “No Obligation” signature is simply an acknowledgement that you have received the Detailed Bidder’s Packet which contains Ohio Department of Commerce information that the department believes to be important regarding the Consumer Agency Guide to Agency Relationships and information related to this real estate auction.



Live Multi-Parcel Auction with Reserve

536 Barnhart Road
2024 St Rt 718

Saturday, February 28, 2026
TIME: 10:00 AM

Greg Taylor, Auctioneer/Realtor : 937-572-9542
Jerry L. Stichter, Auctioneer/Realtor : 937-216-9878
Garden Gate Realty, Inc. 937-335-2522
www.TaylorLegacyAuctions.com

Bidder Packet # _____ Date: _____

Signature _____

Phone: _____

Real Estate Auction – Troy, OH



**536 Barnhart Rd
2024 St Rt 718**

DETAILED BIDDER'S PACKET

Multi-Parcel Auction with Reserve

AUCTION:

Saturday, February 28, 2026

TIME: 10:00 AM

**Greg Taylor, Auctioneer/Realtor
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Greg: 937-572-9542

Jerry: 937-216-9878

Office: 937-335-2522

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Bidder Packet # _____

Garden Gate Realty

1304 W. Main St. Troy, OH 937-335-2522

Welcome Letter: Hamman Real Estate Auction For 536 Barnhart Rd & 2024 W. St Rt 718

Dear Prospective Purchaser:

Thank you for your interest in the Multi-Parcel sale of Steve and Jan Hamman's real estate located at the southwest corner of Barnhart Road and State Route 718 in Concord Township, Troy, Ohio. Having moved to smaller quarters from their Barnhart residence of 55 years, they have chosen Garden Gate Realty and the auction method of marketing to best represent the sale of the two homes and multiple outbuildings at this location.

The personal residence is a 2.5 story home with 3 car carriage barn garage and heated workshop zoned R1-AAA residential. The contiguous property is a 1.5 story home with detached garage and 40 ft by 44 ft multi-purpose 1.5 story outbuilding zoned B-1 Highway business. There is a small additional parcel which will be included with 2024 Route 718. The multi-parcel auction will allow you to bid on the home of your choice with an option also of bidding on the combination totaling approximately 2 acres if one chooses to do so.

The Bidder's Packet contains a great deal of information. A personal visit to the real estate by appointment or open house attendance will reveal and even greater understanding of the value potential that this auction offers. This corner with two homes in very nice condition, four outbuildings, two acres near I-75 and both residential and business opportunities allows you to participate in the sale that a private treaty transaction cannot offer. Auction marketing gives you the time to conduct your due diligence so that on auction day you have positioned yourself as a ready, willing and able buyer. You will have the knowledge to create your vision. The auction allows you to judge the marketplace in a competitive manner as you strive to be the next owner. The Hamman's have been good stewards for many years. Please consider their auction to be the pathway for your future.

Very truly yours,

**Jerry Stichter, CAI, CES and Greg Taylor,
Auctioneers - Realtors with *Garden Gate Realty, Inc.***

INTRODUCTION

Thank you for your interest in this real estate auction.

Jerry Stichter and Greg Taylor are Auctioneers and Realtors with Garden Gate Realty of Troy, Ohio. Elizabeth Morrow, Broker and the auction team are committed to the auction method of marketing and the benefits it provides to both buyer and seller. Garden Gate Realty has been a prominent force in local real estate since the founding of the company in 1980. Consider It Sold with Integrity are still the underlying premise of the company's success.

DISCLAIMER & AGENCY DISCLOSURE

The Detailed Bidder's Packet is solely intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to sell. The delivery of this material to any person shall not create any agency relationship between such person and either the Seller or the agents of Garden Gate Realty, Inc.

The information included herein is believed to be correct, but it is not guaranteed. Some of the information furnished is from outside sources deemed to be reliable but is not certified as accurate by the Seller or "auctioneer and/or Broker". All the information contained herein is subject to corrections, errors and omissions, although neither Seller nor Auctioneer and/or Broker have an obligation to investigate or verify the truth or completeness of any information contained herein, nor does Seller or "Auctioneer and/or Broker" have any liability for failure to investigate such information.

The prospective purchaser, offeror, should make a bid based on the offeror's independent investigation of the property herein AND any representations made by the seller or any other party should not be relied upon in making a bid. Neither Seller nor Auctioneer and/or Broker make any representations or warranty, expressed or implied, verbal or written, with respect to the property herein, and the property is being sold in its **"AS-IS and WHERE IS CONDITION WITH ALL FAULTS"** except as specifically stated in the Real Estate Purchase Agreement.

Prospective purchasers are further encouraged to conduct a personal inspection of the property to perform the due diligence necessary to make a well-informed purchasing decision.

Jerry L. Stichter, Auctioneer/Realtor and Greg Taylor, Auctioneer/Realtor Associates of Garden Gate Realty represent the seller in this transaction.

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Garden Gate Realty, Inc.

1304 W. Main Street, Troy, OH 45373



We are pleased you have selected Garden Gate Realty, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Garden Gate Realty, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services 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 owe the seller these same duties.

Real Estate at Auction

Auctioneer/Real Estate Agent represents the seller.

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 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.

Working With Garden Gate Realty, Inc.

Garden Gate Realty, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Garden Gate Realty, Inc. and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Garden Gate Realty, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Garden Gate Realty, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Garden Gate Realty, Inc. has listed. In that instance Garden Gate Realty, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Garden Gate Realty, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Garden Gate Realty, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Garden Gate Realty, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Garden Gate Realty, Inc. will be representing your interests. When acting as a buyer's agent, Garden Gate Realty, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

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

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

BIDDING PROCEDURES YOU WILL WANT TO KEEP IN MIND

The following information is presented to assist you in participating in the real estate auction at 536 Barnhart Rd in combination with 2024 State Route 718.

1. Registration is required at all inspections and at the auction.
2. A negotiable check is required to bid. If you are the successful bidder, you will remit down-payment funds to Garden Gate Realty, Inc. to be held in escrow until closing. These funds are non-refundable. **AUCTION: SATURDAY, FEBRUARY 28, 2026 AT 10:00 AM. Earnest Money Down-Payment day of auction is Ten Percent (10%) of your contract price. The successful bid also entails a Buyer's Premium of \$5,000 per parcel. Closing on the property is to be within 30 days which is on or before MARCH 30, 2026. Real Estate is being sold at AUCTION WITH RESERVE.**
3. All bidding is open and public. You must be a **READY, WILLING & ABLE** purchaser with the desire to purchase the property, complete all requirements to the transaction and close within the time stated. **NOTE: This property is NOT being sold "Subject to Financing."** This means that before you bid at the auction, you should 1) Have enough cash reserves to close at the purchase price, OR 2) Have pre-arranged financing where both you, the purchaser **AND the property in its "AS IS – WHERE IS"** status are approved by your lender. *If you do not have the cash, or if you are not sure that you and/or the property qualify for financing, it is recommended that you do not bid.* It is your responsibility to make your bids known to the auctioneer by raising your hand or simply saying yes out loud as the auctioneer calls for bids.
This is a **One-Day Only Opportunity**. Do not lose the property for lack of preparation.
4. Immediately upon the conclusion of the bidding of real estate the high bidder/purchaser will be required to deposit their check as the non-refundable down-payment and sign the purchase contract & other documents.
5. **BE SURE TO READ THE PURCHASE CONTRACT AND ALL OTHER DOCUMENTS COMPLETELY BEFORE THE AUCTION.**
6. The property is being sold in its existing condition, **"AS IS & WHERE IS"**, as described in the Purchase Contract. You will be responsible for inspecting the property as to location, value, condition and potential possibilities. You will be making your offer based upon your best value judgment. We invite you to return and re-inspect the property as we get closer to the auction to evaluate its condition, location and legal description. You may seek evaluations by other professionals concerning this property. We want you to be a well-informed purchaser. Please call **Jerry Stichter or Greg Taylor, Auctioneers** to set up an appointment.
7. You are guaranteed clear title to the property, subject to permitted exceptions. A formal, professional closing is a necessity and the cost of that closing will be paid by the purchaser.
8. ***Jerry L. Stichter, Auctioneer/Realtor and Greg Taylor, Auctioneer/Realtor represent the Seller in the sale of this property.***

Thank you for your interest in this Real Estate Auction. Auction marketing allows you to participate competitively on equal terms. Do your research, make your plans and be prepared to purchase as this property will soon have a new owner. **GOOD LUCK!**

Hamman



Suburban Real Estate
2 Homes, 2 Acres Plus Outbuildings
Corner Location, Concord Township

West Edge of Troy, Ohio

Located at 536 Barnhart Rd & 2024 State Rt 718. From I-75 take Exit 73, west on Rt 55 to the Speedway Station & then north on Barnhart Rd to the corner of State Rt 718

SATURDAY, FEBRUARY 28, 2026

REAL ESTATE sells at 10:00 AM

Offered by Garden Gate Realty

REAL ESTATE. This multi-parcel auction offers 2 acres, 2 houses and 4 outbuildings at the southwest corner of Barnhart Road and State Route 718, just west of Troy, Ohio. Life changes have prompted the decision to make it available for your consideration at auction whereby you may bid on either homesite or the combination in a manner which best suites you. The Hamman Real Estate Auction allows you time to do your research and envision a path forward with the goal of becoming a ready, willing and able customer. Miami County, Concord Township, Troy, Ohio. I-75. Acreage. Two Homes. Multi-Purpose Outbuildings. Good Condition to start your ownership going forward! Call now to see this site and all that it offers at which time you can receive a highlight sheet, a bidder's packet and information on buying real estate at auction. ***The possibilities are only limited by your vision. The opportunity is yours.***

OPEN HOUSES: Saturday, February 14 & 21, 10 AM to NOON both days

Parcel ONE, ID# C06-067900: A Two & Half Story Home situated on a 0.498 acre corner lot known as 536 Barnhart Road w/ 192 ft of frontage on Barnhart & 104 ft of frontage on St Rt 718. Over 2,000 sqft of living area with 11 rooms, 1.5 baths, plus a basement. There is a 3-car barn/garage with additional storage and a 24ft x 30ft heated workshop. An extra large Trex wood deck, new roof 2025 & circular drive are additional highlights. This parcel is zoned R1-AAA.

Parcel TWO, ID# C06-068100: A One & Half Story Home situated on 1.36 acres known as 2024 State Rt 718 w/ 236 ft of road frontage. This 1,265 sqft home consists of living room, dining room, kitchen, large bath, laundry room, two bedrooms, large deck & unfinished basement. There are two outbuildings: 20 ft x 17 ft single car garage & excellent 40 ft x 44 ft, cement block, 1.5 story office/workshop/garage w/ multiple heat sources. This parcel is zoned B-1 Highway Business. There is a waterway at the west boundary. Contiguous to the south and selling with Parcel TWO is 0.2410 acres, Parcel ID#: C06-068150. This parcel is unimproved & zoned R1-AAA.

TERMS & CONDITIONS: The real estate is selling free of appraisal subject to confirmation w/ ten percent (10%) down per parcel required day of auction & the balance due within 30 days. Plan now to become a ready, willing & able buyer. You may view this country home by attending open house or through private showings by contacting The Auctioneers/Realtors at **Garden Gate Realty**. Call today or go to www.stichterauctions.com or www.taylorlegacyauctions.com for more information & details.

~ Call for an appointment to view this property! ~

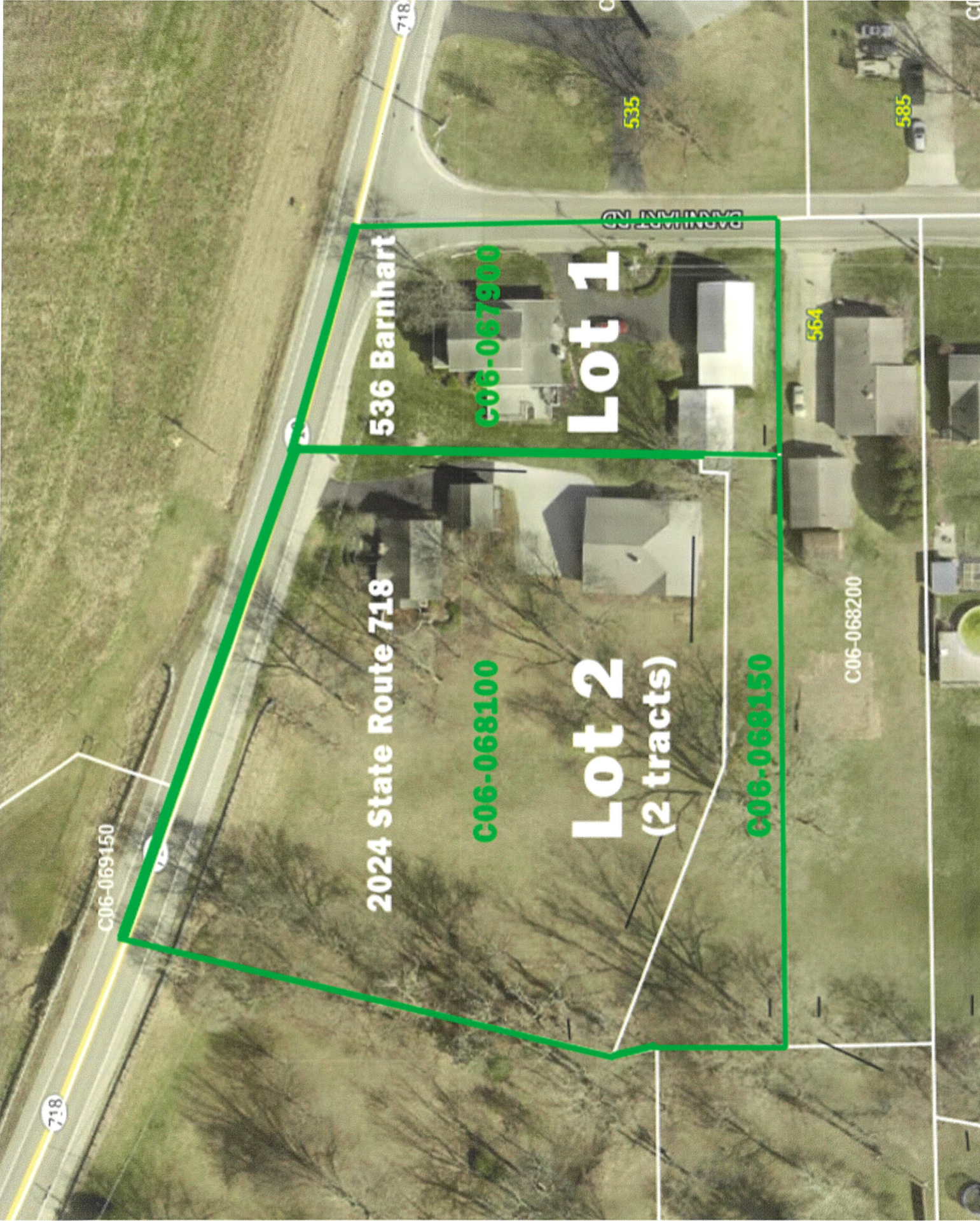
Steve & Jan Hamman, OWNERS

Greg Taylor, Auctioneer - Realtor 937-572-9542

Jerry Stichter, Auctioneer - Realtor 937-216-9878

Garden Gate Realty, Inc., Troy, OH





HAMMAN REAL ESTATE AUCTION

This multi-parcel auction offers 2 acres, 2 houses and 4 outbuildings at the southwest corner of Barnhart Road and State Route 718, just west of Troy, Ohio. Life changes have prompted the decision to make it available for your consideration at auction whereby you may bid on either homesite or the combination in a manner which best suites you. All buyers are seeking that unique situation that fulfills their special needs and property offers many possibilities. The Hamman Real Estate Auction allows you time to do your research and envision a path forward with the goal of becoming a ready, willing and able customer. Miami County. Concord Township. Troy, Ohio. I-75. Acreage. Two Homes. Multi-Purpose Outbuildings. Good Condition to start your ownership going forward!

536 Barnhart Rd Troy, OH. Parcel #C06-067900

Lot Size: 0.498 Acres. Two and a half story 2,650 square foot, vinyl sided home with two outbuildings that has served the Hamman's well for over 50 years.

East Porch: Approximately 40 feet long with spindle railing.

Entry, 10' x 12': Nice entry door with leaded glass coming. T- configuration (hardwood oak flooring) with half open stairway and access to den, living room, dining room and kitchen. There is a double louvered door step-in guest closet with shelving.

Den, 8'6" x 9'8": At the northeast corner off the entry, carpeted, chair rail & wall shelving.

Living Room, 11'4" x 23': The living area consists of two sections - an offset part to the north with engineered wood flooring and the carpeted southern part off the entry with large archway opening to the dining room. There are seven windows.

Dining Room, 10'2" x 13'7": Contiguous opening with the living room and door to a butler pantry and kitchen hallway. The dining room has carpeted flooring, built-ins, knotty pine wains-coating knee wall and ceiling, hewn ceiling beams, plus a simulated bookshelf panel behind which are the second level utilities.

Kitchen, 10'6" x 11'4": Centrally located with hardwood flooring, butcher block Formica counter tops, deep double sink and white cabinetry. Appliances include an approximately 4 year old Whirlpool dishwasher, older Kenmore refrigerator, Maytag ceramic cook-top with vented hood. There is a lighted dropped ceiling, plus can lights. At the north side of the kitchen in the hall access to the dining room is a pantry closet with wire racks and small stainless steel wash sink.

Breakfast Nook 5'6" x 5'6": Off rear entry south side of kitchen. Hardwood flooring. Shaker peg cup shelving.

Rear Entry, 6'5" x 17': This area accesses the south entry door, basement, laundry room/half bath, kitchen and family room. Vinyl wood like flooring. Oak work counter and cabinetry. Cubby with Amana microwave.

Family Room, 14'6" x 17': Step-down from rear entry and kitchen. Carpeted. Textured wall paper, chair rail, quilt rail shelf, plus stove on a red brick corner hearth and back wall, ceiling fan and access to Florida room.

Florida Room, 6'9" x 14': Accessible from family room. Carpeted, panel look wallpaper. 9ft ceiling, walls of windows. Access to deck.

Deck, 2 sections, 12' x 18' and 18' x 18': West side of home with access from Florida room. Trex board construction with spindle railing. Extra wide stairway to yard.

LEVEL TWO: Half-open stairway from front entry.

Northeast Bedroom, 10'4" x 11': Carpeted. Closet doors removed, Baseboard heat.

Northwest Bedroom, 11'4" x 15'2": Carpeted. Two closets, doors removed. Ceiling Fan. Cable.

Southwest Bedroom, 11'4" x 12': Carpeted. Built-in shelving. Closet with doors removed.

Hall Bathroom, 10'4" x 11'5": Vinyl flooring. Very nice step-in shower with bench seat. Vanity with faux marble counter and sink, two medicine cabinets. Large linen storage. Window treatments: Shutters and Blinds.

LEVEL THREE, Centrally located access door to stairway from level two.

Family Room, 14'10' x 18'3": English Cottage styling with host of storage behind tongue and groove boarded knee walls. Multi-color carpet. Couch remains. Baseboard heat.

Storage Room, 10'5' x 14'10": Carpeted. Knee-walls and sloped ceiling. Stand pipe for utilities. Baseboard heat. Whole house fan.

BASEMENT:

The basement is accessible from the south entry door. There are three separate, unfinished rooms, plus crawl space area. There are two sump pumps with battery back-up, plus the other mechanical utilities for the home. The furnace is an older Thermo Pride fuel oil unit with the supply tank in the basement. The Bryant central air unit was installed 2025. There is electric baseboard heat in various areas of the home. The 80 gallon, State Select water heater is approximately 10 years old. The North Star water softener is approximately 5 years old. The electric service is via a mast at the south side of the home to a GE 200 amp service breaker box. There are additional electric boxes in the lower level, plus a Federal Pacific Box in the stairwell to level three. Chest freezer, dehumidifier and shelving remain.

NOTES: The vinyl sided 2 ½ story home dates to early 1900's with extensive remodeling completed in 1980'. The old carriage barn is now a 3 car garage with loft and additional storage room on the west end. Overall size: 22' x 44'. This barn received a metal roof in the early 1970's and metal sided approximately 8 years ago. The frame workshop with metal roof and gas furnace is 24' x 30'. It has an American Standard natural gas furnace. Cutler Hammer fuse box electric service. Multiple electric outlets. L-shaped workbench with drawers. The workshop also has a 10' x 15' lean-to storage on west end. In wall air conditioner. No water line to spigot. This corner lot has 193 feet of Frontage on Barnhart Rd and 104 feet of frontage on State Route 718. The circular asphalt driveway is off Barnhart Rd. The property operates on a well and septic system. The well is side of home by the front porch. The septic tank is purported to be in the south yard flower bed and the leach field west of the home. Anderson Windows. Storm windows. Internet/cable is Spectrum. Paneled doors and natural woodwork. Roof on main residence, new 2025

**2024 St Rt 718, Troy, OH. Parcel #C06-068100 and including the unimproved
Parcel #C06-069150.**
Total of 2 parcels: 1.56 Acres

This one and a half story, vinyl sided, cottage style home became available in the mid 1990's at which time the Hamman's invested in this contiguous property. Under the ownership of the Peters' family, the property served as a residence and printing business. There is a one and a half car detached garage, plus a one and a half story, 40' x 44' multi-purpose shop building. Contiguous to the south of this improved parcel is a small un-improved tract which for the purposes of this sale, these two tracts will be treated as one entity. From the drive and through the picket fenced courtyard you follow the cobblestone walkway passed the brick and stone chimney to the front stoop and curved top entry door. The home consists of a living room with non-functional fireplace, modern kitchen/dining area, one bedroom, full bath and rear entry/laundry room on the main level. Upstairs in a large, loft style room. There is an unfinished basement. Well and septic system. There is 236' of frontage on State Route 718

Living Room, 12'6" x 17'6": Wall to Wall carpet, Brick hearth and fireplace facing (No Longer in Service). Octagon "porthole" window. Nice archway to kitchen.

Dining Area, 9'6" x 11': Carpet. Built-in south wall desk unit.

Kitchen, 10'4" x 9': Oak flooring. Oak cabinets. Formica counters. Deep double sink. Kenmore double door refrigerator (ice maker, as is). Kenmore electric range. Frigidaire apartment size dishwasher. Frigidaire microwave. Pantry storage. Access to west deck and basement.

Deck, 14' x 17': Semi-circular design in wooden timbers.

Southwest Bedroom, 11'2" x 12'9": Level One: Carpet, Double door Closet, ceiling fan.

Loft Bedroom, 33' x 11'19", with offset. Level Two: Carpet. Stairwell spindles with removable section. Sloped ceilings & knee walls. 6 storage closets under the eaves.

Hall Bathroom, 7'2" x 8'9": Oak vanity with simulated marble top. Linen closet. Vinyl floor. Step-in Shower. A very nice bathroom.

Rear Entry/Utility Room, 8'6" x 11'3": Vinyl flooring. Oak Cabinetry. Coat Closet. Older Maytag washer and dryer. Westinghouse 200 amp service breaker box.

Basement, 23'8" x 32'7": Unfinished. Older Thermo Pride fuel oil furnace. Older central air unit. Kenmore water softener. Goulds pressure tank. AO Smith 50 gal electric water heater, age not determined. Sump pump. Electric meter to workshop. There is a dated electric service box in the basement without a cover.

Detached Garage, 19'6" x 17': Vinyl sided, frame building near rear porch of home. Asphalt driveway. Single overhead vehicle door with opener, plus people door. Wood paneled interior. Newer windows.

Multi-purpose Building, 40' x 44': This is a cement block, metal roof building with a number of renovations over the years bringing it to the state described below. Centrally located in the building are two heating systems: 1. High efficiency American Standard natural gas furnace. 2. Johnson Energy System furnace which burns wood and/or coal. A water and sewer line for this building are not in operation. Water line only goes to the building.

Entry, 12' x 15'7": Tile floor. Tongue & groove wooden ceiling. Unfinished drywall.

Office Addition, 12' x 22'8": Cement floor. Unfinished drywall. 22' of banking style cabinets on west wall with Corian counter tops, plus Gladiator metal hanging cabinets. PLUS, off-set in the southeast corner of this room is a 5'4" x 8'10" full bathroom in progress.

Workshop, 23' x 38'9": Cement floor. Brightly lit room with 5 windows and 16 overhead fluorescent lights. People door on west end. Tongue & groove wooden ceiling. Extra wide, winching retractable stairs to a 12' x 24' attic storage room with full complement of metal shelving.

Garage Space, 12' x 23': Northeast front corner with overhead & people doors. Tongue & groove wooden ceiling. 6 overhead fluorescent lights.

OVERALL NOTES OF IMPORTANCE:

- Local address is Troy, Ohio 45373 in Concord Township, Miami County
- Public school system for Concord Township is Troy City School District.
- Troy Christian School is also nearby.
- Property is located within close proximity to Troy City Limits.
- Zoning: 536 Barnhart and Vacant Parcel: R1AAA, One Family Residential.
- 2024 State Rt 718: B-1 Highway Business
- Natural gas line is at the south property boundary. This line provides gas to the workshop and to the multi-purpose building, both on a single meter. No gas line to residences.
- The electric supplier is AES or company of choice, but not Pioneer Co-op.
- ***By bringing their property to the marketplace the Hamman's stewardship will be ending, which provides you an unlimited vision for your future! Very seldom does one find so many ingredients to our social and economic well being in a single offering. Please consider this opportunity. Well informed customers become successful purchasers. Hopefully your name will be on the dotted line. Thank You.***

Believed to be correct, but not warranted.

C06-067900



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

1/16/2026

MOST RECENT PHOTO



C06067900 05/23/2007

LEGAL

OWNER HAMMAN STEVEN M (TOD) & J (TOD)
ADDRESS 536 BARNHART RD
DESCRIPTION 6-5-30 NE COR SE
SCHOOL DIST TROY CSD **TAX DIST** C06
ACREAGE 0.4980

VALUATION

	APPRAISED	ASSESSED
LAND	\$38,800.00	\$13,580.00
IMPROVEMENTS	\$185,900.00	\$65,070.00
CAUV	\$0.00	\$0.00
TOTAL	\$224,700.00	\$78,650.00

TAXES

TAXABLE VALUE \$78,650.00
ROLLBACKS Owner Occupied
HALF (1ST / 2ND) \$1,405.74 / \$1,403.74
YEAR (TOTAL / BALANCE) \$2,809.48 / \$2,809.48

SPECIAL ASSESSMENTS

COUNT 1
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$2.00 / \$2.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/1/1990	HAMMAN STEVEN M (TOD) & J (TOD)	UNKNOWN	0	\$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	0.4980	0	\$38,840.00

IMPROVEMENTS

DESCRIPTION	BUILT	DIMS	VALUE
Utility Shed	1920	24x30	\$5,600.00
Flat Barn Typical	1920	22x44	\$11,000.00

RESIDENTIAL

Building (CARD: 1)	Conventional BUILT 1920	Baths (Full / Half)	2 / 1
Area	2,650 sqft	Rooms (Bedroom / Family)	4 / 0
Basement (Finished / Total)	Pt Basement / 0 sqft/ 840 sqft	Stories	2.0
Heat Full Type	Base	Heat/Cool	Central
External Wall	Frame/Siding	Fireplace Stacks	0



536 Barnhart

Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.


THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials
Owner's Initials

Date
Date

12 JAN 2020
1-13-20

(Page 1 of 5)

Purchaser's Initials
Purchaser's Initials




Date
Date



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

536 Barnhart Troy, Ohio

Owners Name(s):

Steve and Jan Hamman

Date:

1-13-26

Owner ☐ is ☒ is not occupying the property. If owner is occupying the property, since what date:

If owner is not occupying the property, since what date: November 2025

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☐ Public Water Service☐ Holding Tank☐ Unknown☐ Private Water Service☐ Cistern☐ Other☒ Private Well☐ Spring☐ Shared Well☐ PondDo you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☒ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☐ Public Sewer☐ Private Sewer☒ Septic Tank☐ Leach Field☐ Aeration Tank☐ Filtration Bed☐ Unknown☐ Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☒ Yes ☐ No
If "Yes", please describe and indicate any repairs completed:Owner's Initials
Owner's Initials☒
☒Date
Date13/19/2026
1-13-2026Purchaser's Initials
Purchaser's Initials☐
☐Date
Date

Property Address

536 Bounhart

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? ☐ Yes ☒ No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any **previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any **previous or current** fire or smoke damage to the property? ☐ Yes ☒ No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any **previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?

☐ Yes ☒ No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any **previous or current** problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | |
|-----------------------------|--|-------------------------------|--|
| 1) Electrical | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A | 8) Water softener | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 2) Plumbing (pipes) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Central heating | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 9) Security System | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |
| 4) Central Air conditioning | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5) Sump pump | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 10) Central vacuum | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |
| 6) Fireplace/chimney | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 11) Built in appliances | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 7) Lawn sprinkler | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A | 12) Other mechanical systems | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

- | | |
|---|---|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known | _____ |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials JEH Date 13 Jan 2026
Owner's Initials JEL Date 1-13-26

Purchaser's Initials Date
Purchaser's Initials Date

Property Address

536 Burnhart

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? ☐ Yes ☒ No ☐ Unknown

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? ☐ Yes ☒ No ☐ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement ☐ Yes ☒ No

4) Shared Driveway ☐ Yes ☒ No

2) Boundary Dispute ☐ Yes ☒ No

5) Party Walls ☐ Yes ☒ No

3) Recent Boundary Change ☐ Yes ☒ No

6) Encroachments From or on Adjacent Property ☐ Yes ☒ No

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials DM Date 13 Jan 2026

Owner's Initials gkh Date 1-13-26

Purchaser's Initials Date

Purchaser's Initials Date

Property Address _____

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: James J. Hamman DATE: 13 JAN 2016
OWNER: James Kay Hamman DATE: 1-13-2016

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered *prior* to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____

C06-068100



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

1/16/2026

MOST RECENT PHOTO



C06068100 05/23/2007

LEGAL

OWNER HAMMAN STEVEN M (TOD) & JANICE K (TOD)
ADDRESS 2024 SR 718 W
DESCRIPTION 6-5-30 PT NE COR SE
SCHOOL DIST TROY CSD **TAX DIST** C06
ACREAGE 1.3210

VALUATION

	APPRAISED	ASSESSED
LAND	\$53,900.00	\$18,870.00
IMPROVEMENTS	\$117,700.00	\$41,200.00
CAUV	\$0.00	\$0.00
TOTAL	\$171,600.00	\$60,070.00

TAXES

TAXABLE VALUE \$60,070.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$1,095.88 / \$1,093.88
YEAR (TOTAL / BALANCE) \$2,189.76 / \$2,189.76

SPECIAL ASSESSMENTS

COUNT 1
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$2.00 / \$2.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
9/12/1995	HAMMAN STEVEN M (TOD) & JANICE K (TOD)	UNKNOWN	1	\$65,000.00	NO

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	1.0000	0	\$52,000.00
0	0	0	0.1600	0	\$0.00
0	0	0	0.1600	0	\$1,920.00

IMPROVEMENTS

DESCRIPTION	BUILT	DIMS	VALUE
Detach Frame Garage	1940	18x18	\$5,600.00
Det Conc Blk Garage	1960	40x49	\$31,500.00

RESIDENTIAL

Building (CARD: 1)	Conventional BUILT 1936	Baths (Full / Half)	1 / 0
Area	1,265 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Finished / Total)	Full Basement / 0 sqft/ 930 sqft	Stories	1.0
Heat Full Type	Base	Heat/Cool	None
External Wall	Frame/Siding	Fireplace Stacks	1

C06-068150



Matthew W. Gearhardt
County Auditor
Miami County, Ohio
www.miamicountyohioauditor.gov

1/16/2026

MOST RECENT PHOTO



LEGAL

OWNER HAMMAN STEVEN M (TOD) & JANICE K (TOD)
ADDRESS BARNHART RD
DESCRIPTION 6-5-30 NE PT SE
SCHOOL DIST TROY CSD **TAX DIST** C06
ACREAGE 0.2410

VALUATION

	APPRAISED	ASSESSED
LAND	\$2,900.00	\$1,020.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$2,900.00	\$1,020.00

TAXES

TAXABLE VALUE \$1,020.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$20.57 / \$18.57
YEAR (TOTAL / BALANCE) \$39.14 / \$39.14

SPECIAL ASSESSMENTS

COUNT 1
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$2.00 / \$2.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/1/1990	HAMMAN STEVEN M (TOD) & JANICE K (TOD)	UNKNOWN	0	\$0.00	UNKNOWN

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
0	0	0	0.2410	0	\$2,890.00

IMPROVEMENTS



2024 5.12.0 718

Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials
Owner's Initials

[Signature]
[Signature]

Date 1-13-26
Date 13 JAN 2026

(Page 1 of 5)

Purchaser's Initials
Purchaser's Initials

Date _____
Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

2024 S.R. 718 Troy Oh 45373

Owners Name(s):

Steve and Jan Hamman

Date:

1-13-26

Owner ☐ is ☒ is not occupying the property. If owner is occupying the property, since what date:

If owner is not occupying the property, since what date: Nov. 2025

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☐ Public Water Service☐ Holding Tank☐ Unknown☐ Private Water Service☐ Cistern☐ Other☒ Private Well☐ Spring☐ Shared Well☐ PondDo you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☒ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☐ Public Sewer☐ Private Sewer☒ Septic Tank☐ Leach Field☐ Aeration Tank☐ Filtration Bed☐ Unknown☐ Other

If not a public or private sewer, date of last inspection: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☒ Yes ☐ No

If "Yes", please describe and indicate any repairs completed: Basement can get damp

Owner's Initials ☒ Date 1-13-26Owner's Initials ☒ Date 1-13-26Purchaser's Initials ☐ DatePurchaser's Initials ☐ Date

Property Address

2024 S.R. 718

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed:

Have you ever had the property inspected for mold by a qualified inspector?

☐ Yes ☒ No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken:

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of **any previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years):

Do you know of **any previous or current** fire or smoke damage to the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed:

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of **any previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?

☐ Yes ☒ No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years):

G) MECHANICAL SYSTEMS: Do you know of **any previous or current** problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- | | | | |
|-----------------------------|--|-------------------------------|--|
| 1) Electrical | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 8) Water softener | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 2) Plumbing (pipes) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is water softener leased? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3) Central heating | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 9) Security System | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |
| 4) Central Air conditioning | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | a. Is security system leased? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5) Sump pump | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 10) Central vacuum | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |
| 6) Fireplace/chimney | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | 11) Built in appliances | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 7) Lawn sprinkler | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A | 12) Other mechanical systems | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years):

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

- | | |
|---|--|
| 1) Lead-Based Paint | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 2) Asbestos | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| 4) Radon Gas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| a. If "Yes", indicate level of gas if known | |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property:

Owner's Initials AKA Date 1-13-26
Owner's Initials AKA Date 13 JAN 2026

Purchaser's Initials Date
Purchaser's Initials Date

Property Address

2024 S.R. 718

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? ☒ Yes ☐ No ☐ Unknown

House is not in Floodplain

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

☐ Yes ☒ No ☐ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement ☐ Yes ☒ No

4) Shared Driveway

☐ Yes ☒ No

2) Boundary Dispute ☐ Yes ☒ No

5) Party Walls

☐ Yes ☒ No

3) Recent Boundary Change ☐ Yes ☒ No

6) Encroachments From or on Adjacent Property

☐ Yes ☒ No

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials 1/21 Date 1-13-26
Owner's Initials 1/21 Date 13 JAN 26 26

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address _____

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Heather M. Hamman ^{13/14/2016} DATE: _____
OWNER: Janice Kay Hamman DATE: 1-13-26

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered **prior** to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser's decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____

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.

Property Address 536 Barnhart Rd, Troy, Ohio
2024 State Rt. 718, Troy, Ohio

Seller's Disclosure


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

☐ (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

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

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

☐ (i) ☐ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

☐ (ii) ☐ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

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

(e) Purchaser has (initial (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 or enter N/A if not applicable)

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

(g) ☐ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

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.

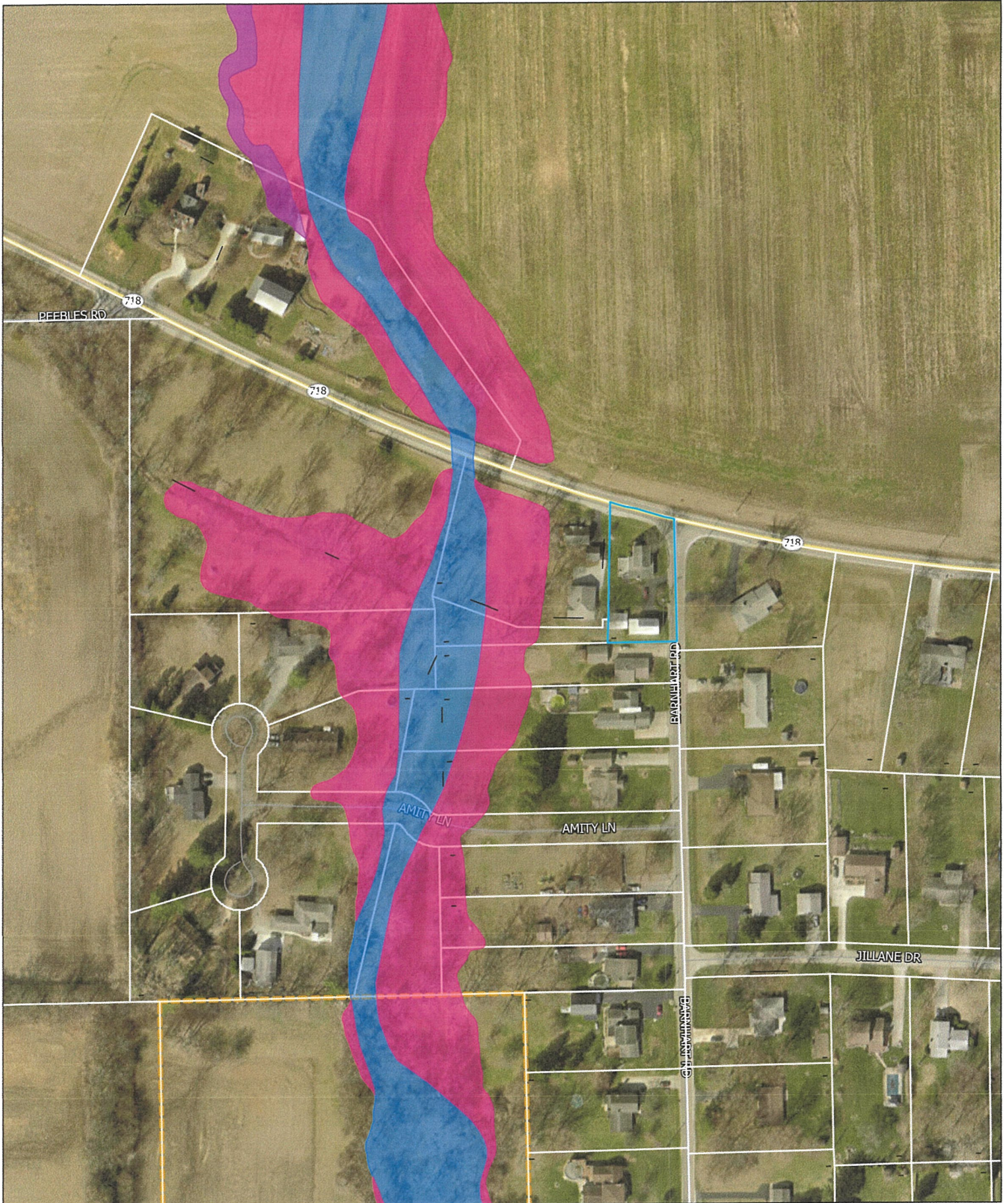
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
Jerry Stichter	Greg Taylor		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Miami County OH



1/15/2026, 10:02:23 PM

Parcels

Lot Numbers

Flood Map

1:2,257

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.12 km



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: 536 Barnhart Road and/or 2024 St Rt 718, Troy, Ohio

Buyer(s): _____

Seller(s): Steven M & Janice K Hamman

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) Jerry Stichter, Greg Taylor and real estate brokerage Garden Gate Realty, Inc will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____.
- ☒ represent only the (check one) ☒ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

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

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ 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



REAL ESTATE PURCHASE CONTRACT

Garden Gate Realty, Inc.

1304 West Main Street • Troy, Ohio 45373
937-335-2522

TROY, Ohio, February 28, 2026

To: Steven M & Janice K Hamman
(Owner(s) of property)

I/We hereby agree to purchase the real estate known as 536 Barnhart Road, Parcel ID C06-067900 and/or
2024 St Rt 718 Parcel ID C06-068100 & C06-068150

PLUS pay the buyer's premium of \$5,000 per property to determine the total contract price

TROY County of MIAMI State of OHIO

and pay as the purchase price therefor, the sum of to be determined

SELLING AT AUCTION WITH RESERVE

(\$) Dollars and herewith deposit with

Jerry L. Stichter, Auctioneer / Garden Gate Realty, Inc. Broker _____ earnest money in the sum of
TEN PERCENT (10%) OF THE CONTRACT PRICE (\$) Dollars to be held in trust

as agent of seller and Further Conditions as hereinafter set forth. The balance of the purchase price to be paid in cash upon delivery of deed.

Seller shall deliver to Purchaser a recordable deed with release of dower and transferable legal description conveying subject Real Estate free and clear of all encumbrances excepting and subject to all legal highways, applicable zoning ordinances, restrictions and easements of record, rights of tenants in possession, any mortgages or other liens assumed by Purchaser as part of this purchase price, and the next succeeding installment of taxes and assessments.

Make deed to:

If the Seller's title is found to be defective and such defect cannot be remedied within 30 days, then at the option of the Purchaser, all funds and documents shall be returned to parties depositing then and this contract shall be null and void as between Seller and Purchaser, except that any Broker's right to commission shall not be affected thereby.

Further Conditions: REAL ESTATE AND IMPROVEMENTS SOLD AT PUBLIC AUCTION IN "WHERE IS AND AS IS" CONDITION
WITH NO CONTINGENCIES CONCERNING FINANCING OR INSPECTIONS. THIS IS TO BE TREATED AS A CASH OFFER.
PURCHASER WILL FORFEIT EARNST MONEY DOWNPAYMENT TO SELLER SHOULD PURCHASER FAIL TO CLOSE ON
THE PROPERTY.

Unless otherwise specified, all equipment, fixtures, or Improvements attached to said real estate in any manner shall be transferred with said real estate. Rents to be pro-rated to date of closing, or, buyer(s) will receive rent payments beginning NOT APPLICABLE
Insurance to be pro-rated or cancelled as of date of closing. Possession to be given AT CLOSING

The real estate taxes wwwwwwwww WILL BE PRORATED TO DATE OF CLOSING USING SHORT PRORATION METHOD.

This offer to purchase shall be treated as made to the owner of sold property and shall remain open for acceptance until 12:00 noon
March 1, 2026; and if not accepted the earnest money deposit is to be refunded. If accepted the earnest money deposit shall be forfeited if the buyer(s) fail to complete the purchase by the closing date contained herein.

The undersigned has personally inspected the said property as to location, value, condition and earnings, and this offer to purchase is based on said inspection. This transaction will be closed within 30 days after the acceptance of this offer, March 30, 2026. Any extension of possession and/or occupancy of premises by Seller after above date shall require prior agreement in writing by all parties hereto and the Seller to pay Purchaser per diem for the use and occupancy the amount of one thirtieth of one percent (1/30%) of the purchase price for each day of extension.

If any buildings or other improvements on the subject premises are substantially damaged or destroyed prior to the delivery of the deed to the Purchaser, then the said Purchaser shall have the option of accepting the proceeds of any insurance payable as a result of such damage or destruction or of terminating this contract, in which latter case, all funds and documents shall be returned to the parties depositing them. Such option must be exercised within 10 days after Seller has notified Purchaser of such damage or destruction. Seller shall insure the property against all risks until closing.

The parties hereto agree that GARDEN GATE REALTY, INC., or its agents have made no representations or statements concerning herein described property and the condition of same other than that which is included in this contract upon which parties hereto have relied. Further, the parties hereto agree to save GARDEN GATE REALTY, INC. and its agents harmless from any liability resulting from any misrepresentations made by the parties hereto, and from any failure of any party hereto in carrying out any obligation hereunder to any other party.

(Purchaser) This is a legally binding contract. If provisions are not understood, legal advice should be obtained. (Phone) _____
(Purchaser) _____ (Address) _____ (Phone) _____

I/We hereby accept the above offer to purchase, this _____ day of _____ and agree, promise and bind myself/ourselves to fully comply with same according to the terms and conditions thereof and pay auctioneer/auction company the commission of _____ % as heretofore agreed upon.

(Owner) _____ (Address) _____ (Phone) _____
(Owner) _____ (Address) _____ (Phone) _____

Auctioneer: JERRY STICHTER & GREG TAYLOR
Broker/Associate of Garden Gate Realty, Inc.



Sample Contract

BIDDER'S NUMBER REGISTRATION AND CERTIFICATION

Live Auction: Saturday, February 28, 2026 at 10:00 AM

Ownership: Steve and Janice Hamman

1. 536 Barnhart Rd, 2. 2024 St Rt 718 & Vacant Land. Three Parcels selling in Two Tracts
This is a Reserve Auction w/ Owner Confirmation

Offered at Auction using the Multi-Parcel Auction Method.

By registering for a bid number at this real estate auction, I hereby certify the following:

1. I have received a bidder's packet of pertinent information describing this multi-parcel auction.
2. I have read the bidder's packet and agree to participate in the auction under the multi-parcel auction method terms set forth.
3. I acknowledge that Jerry Stichter, Auctioneer-Realtor, Garden Gate Realty is representing the seller.
4. I certify that I have sufficient funds to meet the earnest money deposit requirements called for in the terms of this transaction and will close on the property within the time stated, i.e. 30 days. Earnest Money Deposit: Ten Per Cent of the hammer price per parcel contracted. In addition: Purchaser agrees to pay a Buyer's Premium of \$5,000 per parcel contracted.
5. I have fully examined the purchase contract and fully understand that the conditions there-in are those of a legally binding contract which both parties are obligated to fulfill.
6. I understand that I am purchasing this real estate at auction in "Where Is and As Is Condition" with all its Faults and that my bid is treated as a CASH offer with NO contingencies concerning financing or inspections.
7. Announcements made at the time of the auction from the podium take precedence over all printed material. Conduct of the auction and increments of bidding are at the discretion of the auctioneer.
8. I understand and agree that if I am the successful bidder, I will sign the Purchase Contract, Agency Disclosure forms, and any others required by the Ohio Department of Commerce.
9. I agree that if I am the successful bidder, I will turn over the required Earnest Money Deposit per parcel to be placed in an Escrow Account and returned at closing.

****10. I understand that if I fail to complete this transaction by the contract date, the Earnest Money Deposit will be forfeited to the seller.** Initial

Signature of Registrant: _____

Address: _____

City, State & Zip Code: _____

Phone: _____

Deed _____

Bidder Number: _____

Jerry L. Stichter & Greg Taylor, Auctioneers- Realtors
Associates of Garden Gate Realty, Inc.