



# 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: 0 CR 17 Mt. Blanchard, OH 45867

Buyer(s): \_\_\_\_\_

Seller(s): Virginia B. Newman Trust

## 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, Broker and real estate brokerage United Country Walton Realty & Auction Co., llc will

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

## CONSENT

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

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

Virginia B. Newman TR 7/16/2020  
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, 20<sup>th</sup> 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](http://www.ucwaltonrealtyandauction.com)

Email: [waltonauctionco@sbcglobal.net](mailto: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](http://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.



Hancock County, Ohio - Property Record Card, Page 1  
 Parcel: 160001030500  
 Map Number: 291123000001000

**GENERAL PARCEL INFORMATION**

Owner  
 NEWMAN VIRGINIA B TRUST, NEWMAN VIRGINIA B TRUSTEE  
 Property Address  
 21078 COUNTY RD 17 MT BLANCHARD OH 45867  
 Mailing Address  
 BLACKBURN CYNTHIA L TR  
 204 W CLAY ST PO BOX 149  
 MT BLANCHARD OH 45867  
 Land Use  
 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT  
 Legal Description  
 AGRICULTURAL USE VALUE"  
 T2S R11 S23  
 PT NE1/4  
 School District  
 RIVERDALE LSD  
 Tax District  
 16

**VALUATION**

	Appraised	Assessed
Land Value	\$94,230.00	\$32,980.00
Improvements Value	\$0.00	\$0.00
Total Value	\$94,230.00	\$32,980.00
Taxable Value		\$32,980.00
Net Annual Tax:		\$1,142.04
Tot Amt Collected:		(\$1,142.04)

**MAP**



**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO -	FdA	0.596	4080	\$2,430	\$850	910	\$540	\$190
WO -	GnB	0.323	1980	\$640	\$220	270	\$90	\$30
CR -	FdA	5.708	6460	\$36,870	\$12,900	1910	\$10,900	\$3,820
CR -	MpD3	5.758	3890	\$22,400	\$7,840	350	\$2,020	\$710
WO -	MpD3	1.528	2560	\$3,910	\$1,370	230	\$350	\$120
CR -	BoA	18.747	6460	\$121,110	\$42,390	1740	\$32,620	\$11,420
CR -	PmA	4.636	6950	\$32,220	\$11,280	2560	\$11,870	\$4,150
<b>Totals:</b>				\$387,990			\$94,230	

LAND									
Code	Frontage	Depth	Rate	Total	Value	Acres			
WO - WOODS	0	0/0	4080	\$2,430.00	\$2,430.00	0.596			
WO - WOODS	0	0/0	1980	\$640.00	\$640.00	0.323			
CR - CROP LAND	0	0/0	6460	\$36,870.00	\$36,870.00	5.708			
CR - CROP LAND	0	0/0	3890	\$22,400.00	\$22,400.00	5.758			
WO - WOODS	0	0/0	2560	\$3,910.00	\$3,910.00	1.528			
CR - CROP LAND	0	0/0	6460	\$121,110.00	\$121,110.00	18.747			
CR - CROP LAND	0	0/0	6950	\$32,220.00	\$32,220.00	4.636			
R - RIVER	0	0/0	0	\$0.00	\$0.00	1.467			
CR - CROP LAND	0	0/0	7280	\$62,210.00	\$62,210.00	8.546			
CR - CROP LAND	0	0/0	5790	\$106,200.00	\$106,200.00	18.342			
RD - ROAD	0	0/0	0	\$0.00	\$0.00	2.195			

**SALES**

Sale Date	Sale Amount	Buyer	Conv.	Notes
9/29/1994	\$0.00	NEWMAN VIRGINIA B	0	

**COMMENTS**

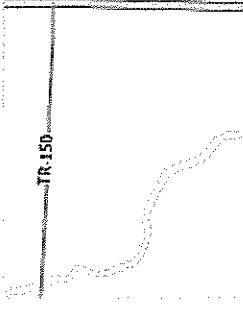
Type	Description
Front of Card	12/9/15 SPLIT FROM 16-35410(70 AC) PER V2490/PG2152

# Data For Parcel 160001030500

[Click here to use our Tax Estimator!](#)

## Tax Data

**Parcel:** 160001030500  
**Owner:** NEWMAN VIRGINIA B TRUST, NEWMAN VIRGINIA B TRUSTEE  
**Address:** 21078 COUNTY RD 17 MT BLANCHARD OH 45867



[+] Map this property.

[Click here to view the Estimated Tax Distribution for this parcel.](#)

Tax Year 2019 Payable 2020 ▼

## Property Tax

	First Half	Second Half	Total
<b>Gross Tax:</b>	\$706.27	\$706.27	\$1,412.54
<b>HB920:</b>	(\$79.67)	(\$79.67)	(\$159.34)
<b>Effective Tax:</b>	<b>\$626.60</b>	<b>\$626.60</b>	<b>\$1,253.20</b>
<b>Non-Business Credit:</b>	(\$55.58)	(\$55.58)	(\$111.16)
<b>Owner Occupancy Credit:</b>	\$0.00	\$0.00	\$0.00
<b>Homestead Reduction:</b>	\$0.00	\$0.00	\$0.00
<b>Net General:</b>	<b>\$571.02</b>	<b>\$571.02</b>	<b>\$1,142.04</b>
<b>Net Special:</b>	\$0.00	\$0.00	\$0.00
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00
<b>Penalty General:</b>	\$0.00	\$0.00	\$0.00
<b>Penalty Special:</b>	\$0.00	\$0.00	\$0.00
<b>Interest General:</b>	\$0.00	\$0.00	\$0.00
<b>Interest Special:</b>	\$0.00	\$0.00	\$0.00
<b>Adjustment General:</b>	\$0.00	\$0.00	\$0.00
<b>Adjustment Special:</b>	\$0.00	\$0.00	\$0.00
<b>Taxes Billed:</b>	<b>\$571.02</b>	<b>\$571.02</b>	<b>\$1,142.04</b>
<b>Prior Interest:</b>	\$0.00	\$0.00	\$0.00
<b>General Delinquency:</b>	\$0.00	\$0.00	\$0.00



**Special Delinquency:** \$0.00  
**First Half Past Due:** \$0.00  
**Total Taxes Due:** \$571.02  
**Applied Receipts & Adjustments:** \$0.00  
**Overpayment Applied to Second Half:** (\$571.02)  
**Balance:** \$0.00  
**Adjustments Made After TY Close:** \$0.00  
**Applied Receipts & Adjs After TY Close:** \$0.00  
**Tax Balance:** \$0.00

**Special Assessments**

No data found for this parcel.

**Payment History**

Payment Date	Receipt Number	Amount Paid
2/12/2020	1236513	\$1,142.04
2/12/2019	1156710	\$1,601.32
7/11/2018	1115519	\$800.74
2/8/2018	1070952	\$800.74
7/7/2017	1014165	\$760.67
3/31/2017	911143	\$9.00
3/31/2017	911142	(\$9.00)
2/7/2017	883066	\$778.67

GIS parcel shapefile last updated 8/25/2020 4:26:52 AM.  
 The CAMA data presented on this website is current as of 8/24/2020 11:34:06 PM.

### Hancock County GIS



Notes

**Abbreviated 156 Farm Record**

See Page 2 for non-discriminatory Statements.

Operator Name : \_\_\_\_\_

Farms Associated with Operator : \_\_\_\_\_

CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
61.44	49.02	49.02	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	49.02	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	24.30	0.00	144	
Soybeans	24.30	0.00	37	
<b>TOTAL</b>	<b>48.60</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 1012

Description : Delaware Twp Sec 23  
 FSA Physical Location : OHIO/HANCOCK  
 ANSI Physical Location : OHIO/HANCOCK  
 BIA Unit Range Number : \_\_\_\_\_  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : VIRGINIA B NEWMAN TRUST  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
61.44	49.02	49.02	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	49.02	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1012 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.30	0.00	144
Soybeans	24.30	0.00	37
<b>TOTAL</b>	<b>48.60</b>	<b>0.00</b>	

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





Farm 721

Tract 1012




2020 Program Year  
Map Created January 24, 2020

Hancock County  
Farm Service Agency  
7868 County Rd 140-Suite C  
Findlay, OH 45840-1898  
419-422-5438 (p)  
855-835-5410 (f)

Common Land Unit

-  Non-Cropland
-  Cropland
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

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

All of the following are true unless otherwise indicated:

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

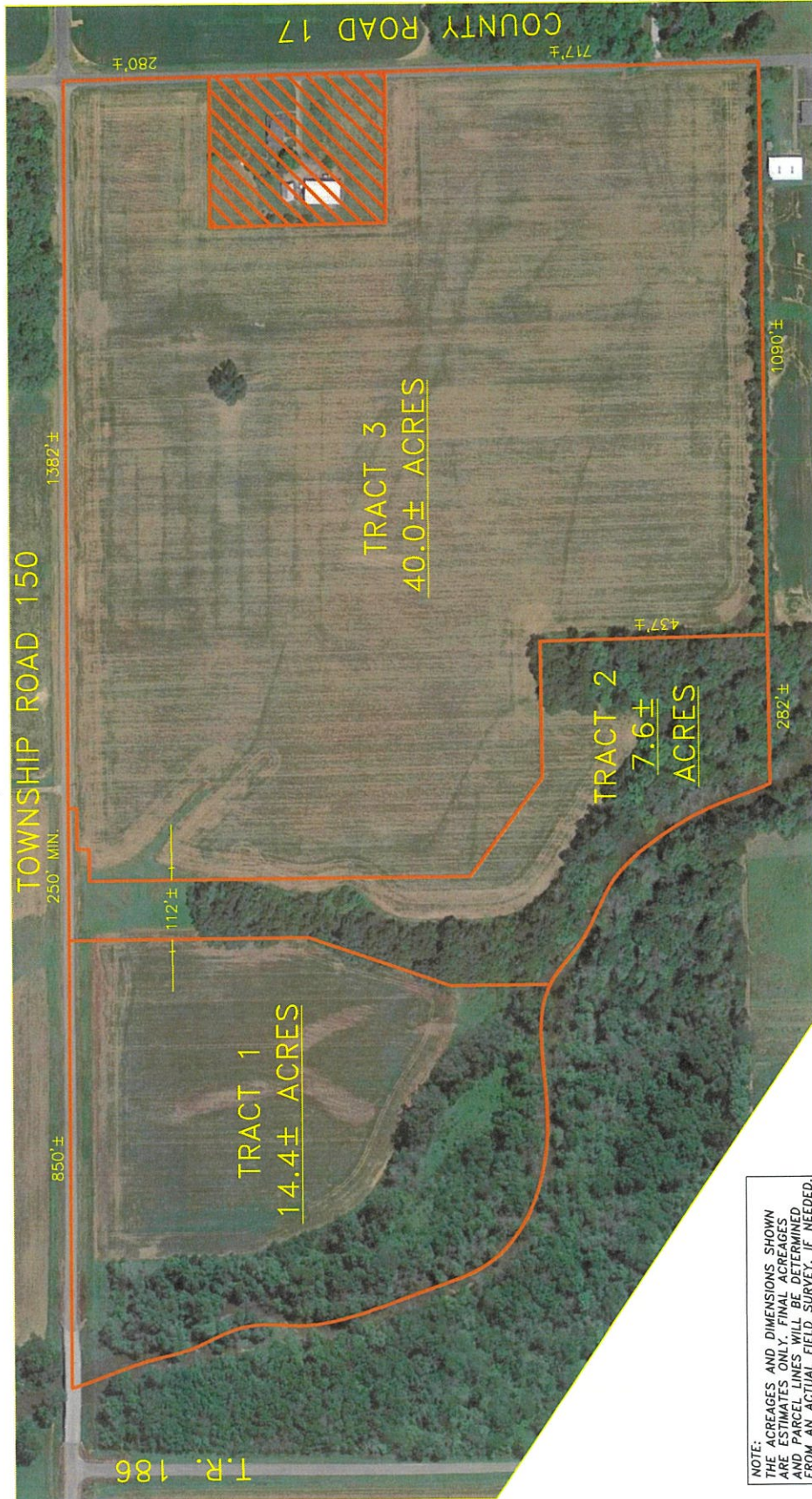


Tract Cropland Total: 49.02 acres

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

**PROPOSED TRACTS FOR NEWMAN/BLACKBURN**

LOCATED IN PART OF THE NE 1/4 OF SECTION 23,  
DELAWARE TOWNSHIP, HANCOCK COUNTY, OHIO



NOTE: THE ACRES AND DIMENSIONS SHOWN ARE ESTIMATES. FINISH LINES AND PARCELS WILL BE DETERMINED FROM AN ACTUAL FIELD SURVEY, IF NEEDED.

JOB # 20141-S  
DATE: 08-06-20

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

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