CLINE FARM LAND AUCTION

TERMS AND CONDITIONS OF SALE

68.95± ACRES · WOOD COUNTY, OHIO
Saturday, November 14, 2026 · 10:00 AM · Live at the American Legion Building, 9155 Custar Rd, Custar, OH 43511 · Live webcast and online pre-bidding at 419auctions.com

Auctions conducted by BK Jones Ventures, LLC · Ohio auction license 2016000153 · Real estate offered through RE/MAX Unlimited Results Realty, Ohio brokerage license REC.2016000397 · 419-443-SOLD

AUCTION	AUCTION SITE	PROPERTY	PARCEL	HOW TO BID	VIEWING
Saturday, November 14, 2026 at 10:00 AM	American Legion Building, 9155 Custar Rd, Custar, OH 43511	Farm ground located behind 11431 Roundhead Rd, Custar, OH 43511, Milton Township, with road frontage along Roundhead Rd	Wood County K40-409-070000018000, 68.95± acres, about 68.71 acres tillable, Hoytville clay loam soils, systematically tiled per the sellers	Live in person at the Legion, live webcast during the sale, or online pre-bidding at 419auctions.com	Vacant farm ground. Walk it at your own risk; call the office first and do not drive into fields

1. How to bid

In person. Register at the Legion before the sale starts with a valid government photo ID and proof of funds, or a lender approval letter if you are financing. You will sign these terms and the Ohio agency disclosure at registration.

Online, pre-bid or live webcast. Create a free account on HiBid, register for the Cline Farm Land Auction and wait for approval. Register by 5:00 PM Thursday, November 12, 2026; later registrations are not guaranteed approval. Proof of funds or a lender letter may be required before approval. Online bidding opens as soon as the auction is posted and runs live through the sale until the auctioneer announces the property sold or the auction concluded.

Absentee or phone bids. Arrange with the auction office by 5:00 PM Thursday, November 12, 2026. Accepted only with the $10,000 deposit on file in advance. Call the office for details.

Fair sale rules. Bid in your own name or your entity's name; no bidding for someone else, and say at registration if an entity will take title. Pick one way to bid; do not register online if you plan to bid in person. Bid amounts are visible to everyone; bidder identities are kept confidential as far as possible. A bid is a legal commitment to buy at that price if the sellers confirm the sale, so finish your due diligence and financing before you bid.

2. Terms of sale

Reserve auction. The property sells subject to the sellers' confirmation. The sellers may accept or reject any bid and may withdraw the property before the auctioneer declares it sold. A decision is expected on sale day.

Purchase agreement. The high bidder signs the Real Estate Auction Purchase Agreement immediately after the sale. An online or absentee high bidder signs electronically within 24 hours of the close of the auction. A blank copy is available before the sale at 419auctions.com or from the auction office; read it before you bid. Terms are not negotiable after the sale.

Deposit. $10,000, non-refundable, due when the purchase agreement is signed, payable to RE/MAX Unlimited Results Realty and held in the broker's trust account until closing. In-person bidders pay on sale day by cash, cashier's check, or personal or business check at the auctioneer's discretion. Online and absentee bidders pay by wire transfer or cashier's check received no later than 5:00 PM Monday, November 16, 2026. Wire instructions come only by phone from the auction office, never by email. Call the office to confirm any instructions you receive before sending funds.

Balance and closing. The balance is due in certified funds at closing on or before Monday, December 14, 2026 (30 days after the auction), at the title company of the sellers' choice.

No contingencies. Your bid is not contingent on financing, appraisal, inspections, survey or anything else. Have your financing fully arranged before you bid.

Possession. At closing, on delivery of the deed. The sellers keep the 2026 crop and any 2026 farm program income. The 2027 crop year is open to the buyer.

If the buyer does not perform. A high bidder who fails to sign, pay the deposit on time, or close forfeits the deposit, and the sellers may pursue every other remedy available at law. The auction company may then offer the property to the next highest bidders in order.

3. Title, closing costs, taxes and survey

Deed and title. Deed from the trustee, free of liens and back taxes. Title is held in trust; the sellers' representative prepares the deed.

Buyer pays. Title search and exam, owner's title insurance policy, lender's policy if financing, closing fee, recording fees, all loan costs, and any survey the buyer wants.

Sellers pay. Deed preparation, the Wood County conveyance fee, and payoff of any liens.

Real estate taxes. Prorated to the date of closing on the most recent tax bill. 2025 taxes payable in 2026 totaled $3,503.42 for the full year, including $30.82 in special assessments (Wood County Auditor).

CAUV. The parcel is enrolled in Current Agricultural Use Valuation. The buyer must file the CAUV renewal with the Wood County Auditor to keep the reduced valuation and pays any recoupment caused by a change in use or failure to re-enroll. The sellers will pay no recoupment.

Survey and acreage. Sells by the recorded deed legal description. 68.95± acres per the Wood County Auditor, about 68.71 classed as tillable. Acreage is approximate; no survey will be furnished and the price will not be adjusted for any difference in acreage.

Easements and leases. Sells subject to all easements, restrictions, zoning and leases of record, including a driveway easement disclosed by the sellers. No farm lease is in place for 2027.

CLINE FARM LAND AUCTION · 68.95± ACRES, CUSTAR, OHIO

TERMS AND CONDITIONS, CONTINUED

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4. Property condition and due diligence

As is, where is. Neither the sellers nor RE/MAX Unlimited Results Realty makes any warranty or representation about the property, express or implied, including acreage, soils, drainage, tile, access, boundaries, zoning, wetlands, environmental condition, or suitability for any use.

Tile and drainage. Statements that the farm is systematically tiled and drains well come from the sellers. The auction company has not verified them and makes no claim about the condition or location of any tile. Ask the office for any tile maps or drainage records the sellers can provide.

Information sources. Acreage, soil types, tax figures and tillable acres come from the Wood County Auditor and USDA records. Information in this sheet, the sale bill, online listings and announcements is believed accurate but is not guaranteed. Verify anything you are relying on.

FSA. Farm program base acres, yields and payment history are available through the Wood County Farm Service Agency. Any FSA figures are subject to FSA review. The buyer should take the recorded deed to that office after closing.

Walking the land. Vacant farm ground. Walk it at your own risk. Call the auction office before you go out so the sellers know you are there. Do not drive into fields.

Disclosures. The sellers' completed Ohio Vacant Land Disclosure Statement is available at 419auctions.com or from the auction office before the sale.

5. Agency

RE/MAX Unlimited Results Realty, its auctioneers and its agents represent the sellers in this auction and owe their duties to the sellers.

Bidders represent themselves unless they hire their own real estate agent. Every bidder receives the Ohio Consumer Guide to Agency Relationships and signs an Agency Disclosure Statement at registration.

Buyer brokers. No buyer broker compensation is offered by the sellers, the auction company, the real estate brokerage or its agents. If you have a written agreement with a buyer's agent, the fees in that agreement are your responsibility and are settled between you and your agent outside this transaction.

Unrepresented bidders. The auction company will prepare the auction paperwork for an unrepresented high bidder but does not represent the buyer and does not give legal, tax or financial advice. Consult your own attorney, lender or accountant before bidding.

Dual agency. If a bidder is represented by another agent of RE/MAX Unlimited Results Realty, the brokerage acts as a dual agent only with the written consent of both the sellers and the bidder.

6. Auction conduct and announcements

The auctioneer runs the sale and has the final say on every bidding question. Announcements made from the auction block on sale day, and updates posted at 419auctions.com before the sale, take precedence over this sheet and all other advertising.

Bidding. Bid increments, acceptance or rejection of any bid, and the order of the sale are at the auctioneer's sole discretion. In a dispute between bidders the auctioneer may reopen bidding. The auctioneer's decision on the high bidder is final.

Online bids. Live webcast bids and in-person bids are treated the same, and bidding stays open on both until the auctioneer announces the property sold. An online bid placed in the final seconds may not reach the auctioneer in time, so bid early or use the platform's maximum bid feature.

Internet and platform problems. Neither RE/MAX Unlimited Results Realty nor the bidding platform is responsible for a missed bid, delayed bid, dropped connection or software failure. If online bidding is interrupted, the auctioneer may pause, extend, continue or close the live sale at the auctioneer's discretion.

Postponement. If weather, a power or internet outage, or any other cause beyond the auction company's control prevents the sale from going forward, it will be rescheduled and the new date posted at 419auctions.com.

Bid rigging and shill bidding are illegal under Ohio law (ORC 4707.151) and will be reported.

Changes. The auction company may correct or add to the property information at any time before the sale. Arrive early on sale day to review any changes.

7. Auctioneers and contact

This reserve auction is conducted by BK Jones Ventures, LLC, Ohio auction license 2016000153. Real estate offered through RE/MAX Unlimited Results Realty, Ohio brokerage license REC.2016000397.

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Online bidding, photos, purchase agreement, disclosures and updates: 419auctions.com

Equal Housing Opportunity. Information herein is believed accurate but not guaranteed. Buyers are responsible for their own due diligence.

Bidder acknowledgment

I have received, read and agree to these Terms and Conditions of Sale, and I understand that announcements made on sale day take precedence.

Bidder name _____ Bidder number _____ Entity taking title _____

Signature _____ Date _____