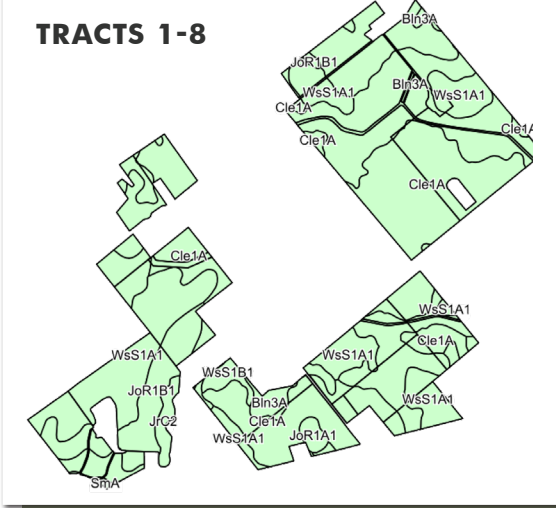
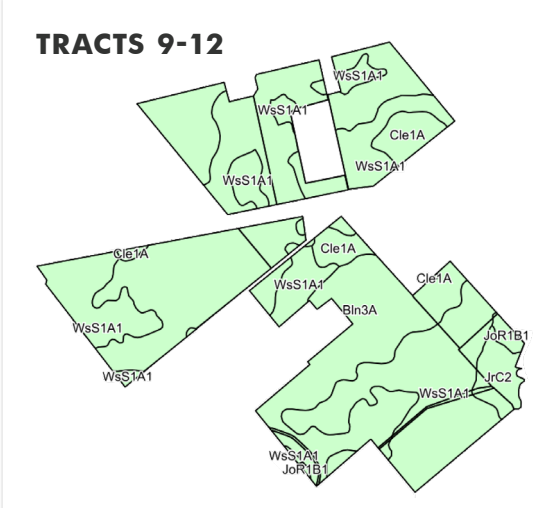


SOIL MAPS

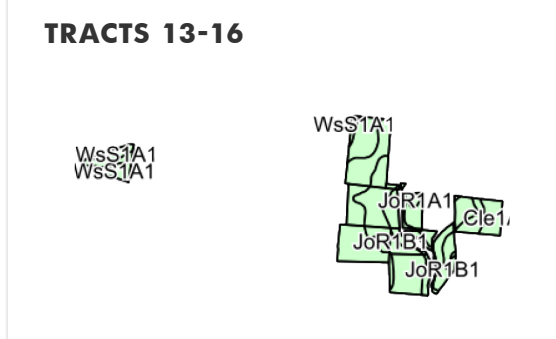
KEY	TRACTS 1-8 SOIL DESCRIPTION	ACRES
Cle1A	Clermont silt loam, 0 to 1 percent slopes	244.17
Bln3A	Blanchester silty clay loam, 0 to 1 percent slopes	163.86
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes	123.67
JoR1B1	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	43.74
JrC2	Jonesboro-Rossmoyne silt loams, 6 to 12 percent slopes, eroded	17.41
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes	6.38
JoR1A1	Jonesboro-Rossmoyne silt loams, 0 to 2 percent slopes	4.79
SmA	Sligo silt loam, 0 to 1 percent slopes, occasionally flooded	0.94



KEY	TRACTS 9-12 SOIL DESCRIPTION	ACRES
Bln3A	Blanchester silty clay loam, 0 to 1 percent slopes	219.71
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes	181.38
Cle1A	Clermont silt loam, 0 to 1 percent slopes	20.36
JrC2	Jonesboro-Rossmoyne silt loams, 6 to 12 percent slopes, eroded	13.11
JoR1B1	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	3.41



KEY	TRACTS 13-16 SOIL DESCRIPTION	ACRES
JoR1B1	Jonesboro-Rossmoyne silt loams, 2 to 6 percent slopes	48.23
WsS1A1	Westboro-Schaffer silt loams, 0 to 2 percent slopes	44.77
Cle1A	Clermont silt loam, 0 to 1 percent slopes	14.46
SnA	Sloan silt loam, sandy substratum, 0 to 1 percent slopes	10.85
JoR1A1	Jonesboro-Rossmoyne silt loams, 0 to 2 percent slopes	1.24
WsS1B1	Westboro-Schaffer silt loams, 2 to 4 percent slopes	0.19



ONLINE BIDDING IS AVAILABLE.
To place an online bid, visit halderman.com. If bidding online, please register prior to the auction.



Additional information including photos and a drone flight are available at halderman.com.

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297 • Wabash, IN 46992

AUCTION LOCATION
CLINTON COUNTY
FAIRGROUNDS: EXPO HALL
268 S Nelson Ave | Wilmington, OH 45177

THURS. JUNE 11TH, 6:00 PM ET
AUCTION
TILLABLE • (2) HOMES • OUTBUILDINGS
16 TRACTS
1,341.7 +/- TOTAL ACRES
CLINTON CO, OH

TERMS AND CONDITIONS
METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2001014575) will offer this property at public auction on June 11, 2026 at 6:00 PM, 1,341.658 acres, more or less, will be sold at the Expo Hall at Clinton County Fairgrounds, 268 S Nelson Avenue, Wilmington, Ohio 45177. This property will be offered in sixteen (16) tracts as individual units, in combination or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Emily Wildermuth at (937)631-5047 or Robert McNamara at (614)309-6551 at least two days prior to the sale.
APPROVAL OF BIDS: The Sellers reserve the right to accept or reject all bids. All successful bidders must enter into a purchase agreement on the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.
DOWN PAYMENT: 10% of the accepted bid is due on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash, or corporate check.
CONTINGENCIES: YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
ACREAGE: The acreages listed in this brochure are based on recent survey work completed in March 2026 and approved by Clinton County.
CLOSING: The closing shall be on or before July 27, 2026. The Seller has the choice to extend this date if necessary. The Seller wishes to use Trico Title at 61 E. Main Street in Wilmington, Ohio for closing services.
OPEN HOUSES: Saturday, May 16, 2026 from 10:00 AM – 12:00 PM; Thursday, May 21, 2026 from 5:00 PM – 7:00 PM.
POSSESSION: Possession of land and buildings will be at closing, subject to the tenant's rights for the 2026 crop. The tillable and pastureland is leased for the 2026 crop season.
PERSONAL PROPERTY: No personal property is included in the sale of the real estate.
REAL ESTATE TAXES: The Seller will pay real estate taxes and special assessments for 2025 due in 2026. 2026 taxes and special assessments will be prorated to the day of closing.
CAUV: Any and all CAUV recoupment will be the sole responsibility of and paid by the buyer.
SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.
FARM INCOME: Buyer(s) will be credited \$100 per tillable (FSA) acre at closing.
DEED: The Seller will provide a Fiduciary's Deed at closing.
EVIDENCE OF TITLE: Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.
BUYER'S PREMIUM: The buyer's premium is 2% of the purchase price bid.
ZONING AND EASEMENTS: Property is being sold subject to all easements of record. Property is subject to all state and local zoning ordinances.
AERIAL PHOTOS, Images and Drawings are for illustration purposes only and not surveyed boundary lines unless specified.
MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries, and due diligence concerning the property. Further, Sellers disclaim all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.
CONDITION OF LAND AND IMPROVEMENTS: "AS IS": It is acknowledged and has been made known to the buyer that, the land and all improvements thereon, including but not limited to all residential and agricultural buildings, are being sold in an "AS IS" condition with no warranties whatsoever. By participating in the Auction as a Bidder, Buyer agrees that Buyer is accepting the land and any and all improvement thereon absolutely in "AS IS" condition for all purposes whatsoever, including, but not limited to, the determination of the condition of the structures, improvements, soils, subsurface, drainage, surface and groundwater quality, and all other physical characteristics; availability and adequacy of utilities; compliance with governmental laws and regulations; access; encroachments; acreage and other survey matters; and the character and suitability of the Property. In addition, Buyer acknowledges that the Property is being purchased and will be conveyed "as is" with all faults and defects, whether patent or latent, as of the date of closing. There have been no representations, warranties, guarantees, statements or information, express or implied, pertaining to the Property, its condition, or any other matters whatsoever, made to or furnished to Buyer by Seller or any employee or agent of Seller, except as specifically set forth in this Agreement.
AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.
BID RIGGING: Bid Rigging is a Federal Felony. Auctioneer will report illegal activity by any person to the FBI for investigation and prosecution. Title 15, Section 1 of the U.S. Code makes any agreement amongst potential bidders not to bid against one another, or to otherwise dampen bidding illegal. The law provides for fines of up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment for up to 10 years.
TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.
DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. No environmental audit has been made, nor will one be made. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER

OHIO | CLINTON CO

1,341.658 +/-
TOTAL ACRES
16 TRACTS
MOSTLY ALL TILLABLE
(2) HOMES | OUTBUILDINGS

AUCTION
THURSDAY, JUNE 11TH | 6:00 PM ET

AUCTION LOCATION
CLINTON COUNTY FAIRGROUNDS - EXPO HALL
268 S NELSON AVE, WILMINGTON, OH 45177



Emily Wildermuth
937.631.5047
emilyw@halderman.com



Robert McNamara
614.309.6551
robertm@halderman.com

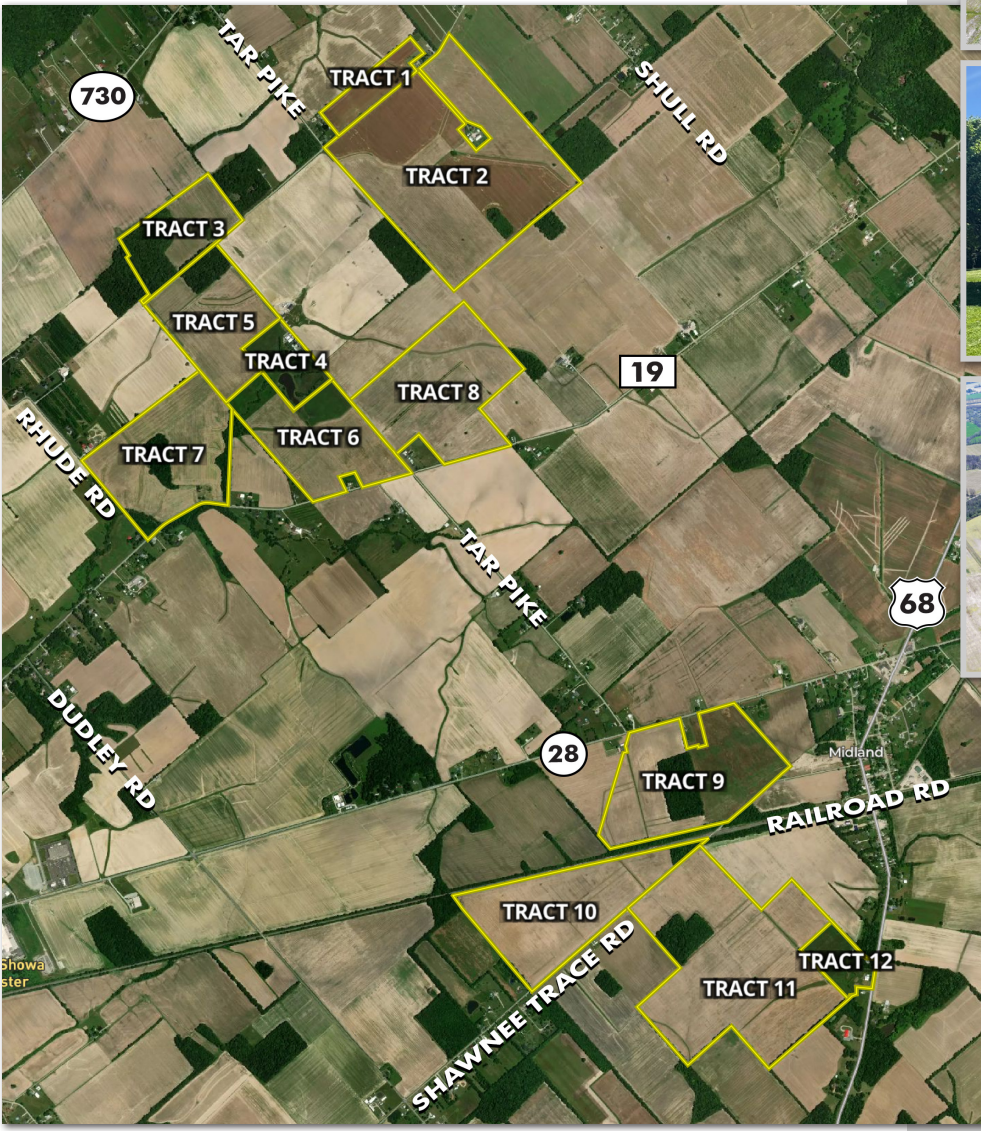
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Access additional details of this auction including drone footage. To place a bid, download the Halderman App or visit halderman.com. Please register prior to the auction.



1,341.658 +/- ACRES
MOSTLY ALL TILLABLE ACREAGE



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**MOSTLY ALL TILLABLE
(2) HOMES | OUTBUILDINGS
1,341.658+/- ACRES**

OPEN HOUSES
Saturday, May 16 | 10:00 am - 12:00 pm ET
Thursday, May 21 | 5:00 pm - 7:00 pm ET

A Representative will be at the following:
1761 Tar Pike Road, Blanchester, OH 45107
(TRACT 4) AND 12282 S US-68, Midland, OH
45148 (TRACT 12)

PROPERTY LOCATION
TRACTS 1-8: Along Tar Pike and Second Creek
Road in Marion Township, Clinton County.
1761 Tar Pike Road, Blanchester, OH 45107
(TRACT 4)

TRACTS 9-12: Along SR 28 and US-HWY
68 in Marion Township (PARTIAL TRACT 10)
and Jefferson Township, Clinton County.
12282 S US-68, Midland, OH 45148 (TRACT 12)

TRACT 13: Along Jonesboro Road and Canada
Road in Jefferson Township, Clinton County.

TRACTS 14-16: Along Canada Road and Gladys
Road in Clark Township, Clinton County.

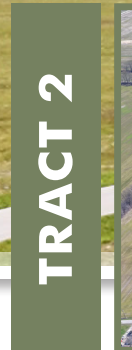
TOPOGRAPHY **ZONING**
Level to Gently Rolling Agricultural

2% BUYER'S PREMIUM

Additional information including photos and a drone
flight are available at halderman.com.



TRACT 1
22.76+/- Acres
21.962+/- Tillable | 0.798+/- Other



TRACT 2
227.311+/- Acres 219.76+/- Tillable
3.54+/- Pasture | 3.03+/- Woods
0.981+/- Other



TRACT 3
50.4361+/- Acres
27.15+/- Tillable | 23.286+/- Woods



TRACT 4
29.927+/- Acres 24.045+/- Pasture/Pond | 5.0+/- Building Site | 0.882+/- Other
HOME: 5,176 SQ FT | Brick Exterior | Built Approximately 1940
OUTBUILDINGS: 3,800 SQ FT Pole Barn w/ Lean-to | 5,696 SQ FT Flat Barn w/ Lean-to | 264 SQ FT Shop



TRACT 5
86.426+/- Acres 66.75+/- Tillable
9.91+/- Woods | 8.757+/- Pasture
1.009+/- Other



TRACT 6
74.084+/- Acres 62.4+/- Tillable
9.79+/- Pasture | 1.894+/- Other



TRACT 7
104.249+/- Acres 87.47+/- Tillable
14.201+/- Woods | 1.0+/- Building Site
1.578+/- Other | Older Shed



TRACT 8
110.383+/- Acres 107.77+/- Tillable
1.28+/- Pasture | 1.333+/- Other



TRACT 9
150.95+/- Acres 133.98+/- Tillable
14.555+/- Woods | 2.415+/- Other



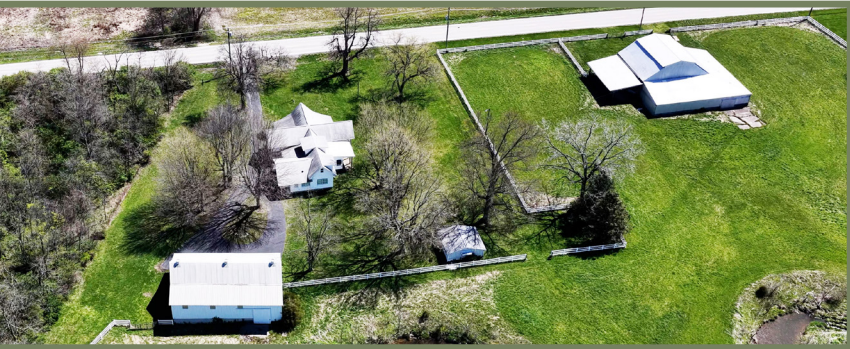
TRACT 10
101.364+/- Acres
98.98+/- Tillable | 2.384+/- Other



TRACT 11
204.549+/- Acres 188.13+/- Tillable
13.228+/- Woods | 2.42+/- Pasture
0.771+/- Other



TRACT 12
21.542+/- Acres 16.187+/- Pasture | 5.0+/- Building Site | 0.355+/- Other
HOME: 2,514 SQ FT | Built 1960



OUTBUILDINGS: 1,800 SQ FT Barn w/ Lean-to built in 1980 | 960 SQ FT Pole Barn built in 1980
5,406 SQ FT Flat Barn w/ Lean-to | Small Shed



TRACT 13
12.243+/- Acres 9.77+/- Tillable
0.877+/- Woods | 1.596+/- Other



TRACT 14
24.899+/- Acres
24.08+/- Tillable | 0.819+/- Other



TRACT 15
93.346+/- Acres 70.88+/- Tillable
21.466+/- Woods | 1.0+/- Other



TRACT 16
27.189+/- Acres 14.32+/- Tillable
11.99+/- Woods | 0.879+/- Other

PRODUCTIVE FARMLAND • CLINTON CO., OH

