

BUCKLEY FARMLAND AUCTION

187± Acres

*Offered in 3 Tracts
and as a Whole*

TUESDAY, NOV. 25TH, 2025 AT 6:00 P.M.

**AUCTION SITE: NEW MADISON COMMUNITY CENTER
218 Harrison St. New Madison, OH 45346**

DARKE CO. OHIO - HARRISON TWP.



INFORMATION

SELLERS: BUCKLEY FAMILY *Booklet*



**Auction Manager:
Grant Bussey 937.564.6250
(844) SOLD-BBA**

Ohio Auctioneer License
#AU2018000016

BOOKLET INDEX

- **TERMS & CONDITIONS**
- **ONSITE BIDDER REGISTRATION**
- **ONLINE BIDDER REGISTRATION**
- **REAL ESTATE AUCTION PURCHASE AGREEMENT**
- **LOCATION MAPS**
- **TRACT MAPS**
- **TRACT DESCRIPTIONS**
- **SOIL MAPS**
- **FSA INFORMATION**
- **TAX INFORMATION**
- **TITLE CERTIFICATES**
- **SURVEY INFO**
- **TRACT PHOTOS**



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Bussey Bros.

Auctioneers

DISCLAIMER

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence. THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTIES. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a whole 187.139 ± acre unit.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

EVIDENCE OF TITLE: The Seller has obtained a title examination and Title Certificate for benefit of Seller. A copy of such Title Certificate is included herewith for reference only. If Buyer desires a title examination or title insurance for Buyer's benefit in conjunction with closing, Buyer is responsible for all of such costs. The entire cost of the owner's title insurance will be the responsibility of the Buyer(s). The seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before DEC. 30th. 2025.

ACCEPTANCE OF BID PRICE: The successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

POSSESSION: Possession will be delivered at closing subject to the removal of the 2025 crop and consistent with the current crop lease which expires on December 31st. 2025.

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, & all parcels or lots as a whole.

FAIR HOUSING: 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, as amended, 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.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing utilizing Montgomery County's short pro-ration method. The property is currently enrolled in the CAUV program. Any recoupment required for change of usage of any tract is expense of the buyer.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. The inspection date has been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions & proposed boundaries are approx. & have been estimated based on current legal description and/or aerial photos.

SURVEY: New surveys have been completed to trace the boundary of the farm as a single tract (the "Current Recorded Survey" as set forth on page 61 herein), or to alternatively split the farm into three tracts (the "Split Survey" as set forth on page 62 herein). If the entire farm sells to one Buyer, then farm shall be conveyed as a single tract, with the Buyer being given the option to pay one-half of the surveyor fee for the Split Survey for the right to obtain and record the same. If the farm sells to multiple buyers, then the Split Survey shall be used and the farm will be conveyed in three separate tracts, with the Seller/Broker paying for the survey cost. Any need for a new survey shall be determined solely by Seller.

EASEMENTS & LEASES: **EASEMENTS:** If the farm sells as a single tract, it will be conveyed subject to the easements set forth in the Current Recorded Survey as set forth on page 61 herein. If the farm sells as multiple tracts, such tracts will be conveyed subject to the easements set forth in the Split Survey as set forth on page 62 herein.

AGENCY: Bussey Bros. Auctioneers & EB Real Estate its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & due diligence concerning the property. The info contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. The conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents 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 the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

TERMS & CONDITIONS ACKNOWLEDGEMENT



ACKNOWLEDGEMENT OF TERMS & CONDITIONS

Bussey Bros. Auctioneers affiliate of EB Real Estate



The following is a summary of the Terms and Conditions for this Onsite auction for real estate situated at: 0 New Garden Rd, New Paris, OH 45347 (Property"), being sold on TUES. NOV. 25th, 2025 (the "Auction").

The undersigned Bidder agrees to abide by the Terms and Conditions of the live auction and will execute the real estate purchase agreement. If you have not read and reviewed the Terms and Conditions, do not bid. In connection with the Terms and Conditions, and without limiting the same, Bidder understands the following:

- (A) By placing the high bid and when the bid is accepted, you are contractually obligated to buy the real estate at the price stated as Your bid, Buyer's Premium, fees, and all other applicable Buyer closing costs.
- (B) Successful Bidder will be required to enter into a purchase agreement and tender an Earnest Money deposit of 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
- (C) Each Buyer is responsible for conducting their own due diligence on the Property before bidding.
- (D) The real estate sells in AS IS condition. The Seller is not making any repairs or giving any concessions.
- (E) The sale is NOT CONTINGENT upon a satisfactory inspection.
- (F) The sale is NOT CONTINGENT upon the Bidder(s) ability to secure financing. The buyer assumes responsibility for the appraisal gap, if any.
- (G) The balance of the real estate purchase price is due at closing, which will take place on or before DEC. 30th.2025.
- (H) Seller will provide and pay for preparation of deed, conveyance fee, and the proration of real estate taxes.
- (I) Bidder acknowledges receipt of a copy of the real estate purchase agreement for this Auction. By Executing this document, Bidder acknowledges receipt of the Terms and Conditions (and the full Terms listed in the Information Booklet) requiring Buyer to purchase the property. Additionally, should the Buyer fail to act in accordance with the Terms and Conditions, Seller, and/or Auctioneer may commence proceedings to recover actual damages, including reasonably attorney's fees in enforcing the same.

BIDDER SIGNATURE

DATE

PRINT NAME

BIDDER NUMBER

ONSITE BIDDER PRE-REGISTRATION

For pre-registration, this form must be received at Bussey Bros. Auctioneers 4938 S ST RT 49 Greenville, OH. 45331 Email to grant@busseybros.com or fax to 937-996-0127 no later than November 24th. 2025 @ 5:00 P.M. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

Name: _____
Address: _____
City/State/Zip _____
Telephone: (Res) _____ (Office) _____
My Interest is in Tract or Tracts #: _____

BANKING INFORMATION

Check to be drawn on: (Bank Name): _____
City, State, Zip: _____
Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS? ☑

☐ Regular Mail ☐ E-Mail address: _____
☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity. I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Bussey Bros. Auctioneers / EB Real Estate represents the Seller in this transaction.

Signature: _____ Date: _____

ONLINE BIDDER PRE-REGISTRATION

Online Auction Bidder Registration

187 ± Acres • Darke County, Ohio

Tuesday, November 25th, 2025

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Bussey Bros. Auctioneers / EB Real Estate will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows: _____

My phone number is: _____

2. I have received the Bidder Book for the auction being held on Tuesday November 25th, 2025 at 6:00 P.M. EST.

3. I have read the information contained in the Bidder Book as mailed to me or by reading the documents on the website (www.busseybros.com) and understand what I have read.

4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.

5. I understand that Bussey Bros. Auctioneers/ EB Real Estate represent the Seller in this transaction.

6. I am placing a deposit with EB Real Estate. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit (Minimum of \$10,000.00). My deposit is being conveyed herewith in the form of a cashier's check payable to EB Real Estate. Escrow or via wire transfer to the escrow account of EB Real Estate per the instructions below (Contact Agent). I understand will be returned in full via wire transfer within the next (3) business days if I am not the successful high bidder on any tract or combination of tracts.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is: _____

8. **TECHNOLOGY DISCLAIMER:** Bussey Bros. Auctioneers, its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Bussey Bros. Auctioneers, its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet in lieu of actually attending the auction as a personal convenience to me.

9. This document and your deposit money must be received in the office of Bussey Bros. Auctioneers by 5:00 PM, Monday, November 24th, 2025. Send your deposit and return this form via email to: grant@busseybros.com

I understand and agree to the above statements. This document must be completed in full.

Registered Bidders Signature

DATE

PRINTED NAME

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address. Email Address of Registered Bidder: _____

Thank you for your registering to bid. We hope your online bidding experience is a great experience. Please call us with any questions. (844) 765-3222



Purchase Agreement

REAL ESTATE AUCTION PURCHASE AGREEMENT



On _____, the undersigned Purchaser hereby offers and agrees to buy through EB Real Estate ("Broker"), the following described property located in _____ County Ohio.
(describe property and/or parcel
number): _____ ("Premises")

Real Property: The Premises shall include the land, all appurtenant rights, privileges and easements, and, to the extent not excepted herein, all mineral right, farming privilege's, hunting rights.

Personal Property: The Premises does not include any personal property unless specifically listed:

"As-Is" Condition: The Premises is being sold as is without warranties and the Purchaser has had opportunity to inspect the Premises and requires no further inspections. Purchaser and Seller agree to accept the sale of this Premises upon the terms and conditions of this contract that were announced at the auction on the sale date. Purchaser is purchasing the Premises "as is" and has examined all property involved herein and is relying solely upon such examination with reference to the condition, character, size of land, improvements and fixtures, if any.

Purchase Price: Purchaser agrees to pay for said Premises the sum of _____ with (cash or check) deposited with the Realtor as earnest money herewith and the balance of upon delivery of deed within 30 days.

Deed and Title: Seller shall convey to Purchaser, or his nominee, a merchantable and fee simple title to the real estate by deed of general warranty, free and clear of dower rights, liens, rights to take liens, other encumbrances and assessments or improvements completed, in process, or authorized prior to closing, but subject to (a) all legal streets and highways, (b) restrictions, agreements, reservations and easements of record, (c) zoning restrictions, (d) facts that would be revealed by an accurate survey of the premises, (e) taxes agreed to be paid by Purchaser, and (f) tenants rights of possession.

Taxes: Seller shall pay the semi-annual installment of real estate taxes, and all delinquencies of said Premises due and payable on _____; Purchaser agrees to pay all the real estate taxes and assessments thereafter beginning with the _____ installment.

Insurance: If any of the buildings or other improvements on the premises as of the date of this contract are substantially damaged or destroyed prior to the delivery of the deed, Purchaser[s] shall have the option to: (a) receive the proceeds of any insurance payable in connection therewith and fulfill this contract, or (b) terminate this Agreement.

Purchase Agreement Cont.

Closing & Possession: The closing date shall be on or before _____, with rents, utilities, and any current operating expenses prorated as of the closing date. Possession and occupancy is to be given to Purchaser _____ days after delivery of deed.

Closing Costs: Seller is to pay all costs connected with: (a) the preparation of the deed from Seller to Purchaser and (b) the conveyance fee tax in connection with said sale. Purchaser is to pay all costs connected with: (a) recording deed and other legal documents; (b) title search and title insurance, if any; (c) all financing and all other closing costs.

Earnest Money Deposit: The Purchaser hereby deposits (check / cash) as earnest money with EB Real Estate, Broker. Upon acceptance of this contract, Broker shall deposit such amount in its trust account to be disbursed, subject to collection by Broker's depository, as follows: (a) if Seller fails or refuses to perform, the deposit shall be returned; (b) deposit shall be applied to purchase price or returned to Purchaser when transaction is closed; (c) if Purchaser fails or refuses to perform, this deposit shall be paid to Seller, which payment, or the acceptance thereof, shall not in any way prejudice the rights of the Seller or Broker in any action for damages or specific performance; (d) in the event of a dispute over the disposition of the deposit, Broker shall retain the deposit until (i) Purchaser and Seller have settled the dispute; (ii) disposition has been ordered by a final court order; and (iii) Broker deposits said amount with a court pursuant to applicable court procedures.

Entire Binding Agreement: This contract constitutes the entire agreement and there are no representations, oral or written, which have not been incorporated herein. This Agreement shall become binding upon and inure to the benefit of Seller and Purchaser and their respective executors, administrators, heirs, successors and assigns, and shall be deemed to contain all of the terms and conditions agreed upon, there being no oral conditions, representations, warranties or agreements. Any subsequent conditions, representations, warranties or agreements shall not be binding upon the parties unless in writing signed by the party against whom it is sought to be enforced. Time is of the essence in all provisions of this contract.

Purchaser(s) Signatures:

Seller (s) Signatures:

Purchaser(s) Signatures:

Seller (s) Signatures:

Current Address: _____

Current Address: _____

PRINT NAME

PRINT NAME

PRINT NAME

PRINT NAME

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, as amended, 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.

LOCATION MAPS



TRACT MAPS

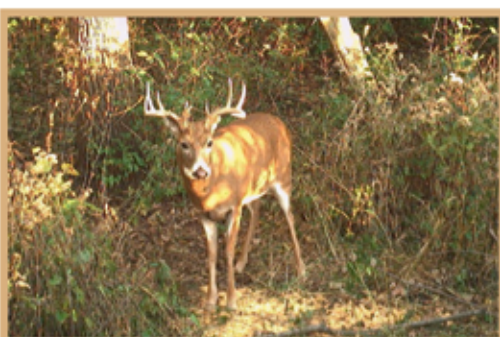


TRACT DESCRIPTIONS

TRACT #1: An exceptional 101.687 +/- acre parcel of prime tillable farmland, located just 2 miles west of State Route 121 & 4 miles south of New Madison. This property features soil types like Westland Silty Clay Loam (49%) & Eldean Loam (26%), which are renowned for a surface layer with high nutrient holding capacity. This tract has a proven history of successful crop production, making it a valuable investment for both experienced farmers and new agricultural ventures. With gently sloping terrain and rich soil, this land is well-suited for a wide range of crops. This property has a ditch along New Garden Rd. with bridge access. The property line is the center of the creek if sold separately. Total tillable acres per FSA documents 95.06. The property features a gravel drive w/ a bridge along New Garden Rd. This tracts also has farm lanes along the creek and the ditch on New Garden Rd.

TRACT#2: A secluded 61.733 ± acres with a balance of productive cropland and river frontage along the East Fork Whitewater River. Composed primarily of Eldean and Ockley soils, the tract has a gentle slope toward the river. This tract will sell with an 2 drainage easements and 1 driveway easement. This tract offers 550+ ft. of road frontage and 48+/- acres of tillable land per FSA records. A strong, versatile tract offering income-producing acres combined with scenic surroundings.

TRACT#3: 23.719 ± acres of recreational land. This tract features roughly 17 acres of mature woodland, 5+ acres of open grass, and a meandering creek through the center. The gentle rise on the west side overlooks the surrounding farmland, creating a beautiful potential home or cabin site. This tract provides a mix of privacy, wildlife habitat, and natural beauty — ideal for recreation or as a complement to one of the adjoining tillable tracts. This tract will need a new driveway access from New Garden Rd. if sold separately. An easement for the driveway for access to the trail head will be given as well as an easement for drainage to the East Fork of the Whitewater River.



- **SOIL MAPS**
- **ELEVATION**
- **CROP HISTORY**
- **FLOOD INFO**



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TRACT#1 SOIL MAPS & ELEVATION



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101.7 Acres



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TRACT#1 SOIL MAPS & ELEVATION

101.7 Acres, 1 Boundary



TRACT#1 SOIL MAPS & ELEVATION



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Auctioneers

Darke County, OH

101.7 Acres, Boundary 1 of 1



Darke County, OH
Township: 010N

Locations
28 10N 1E

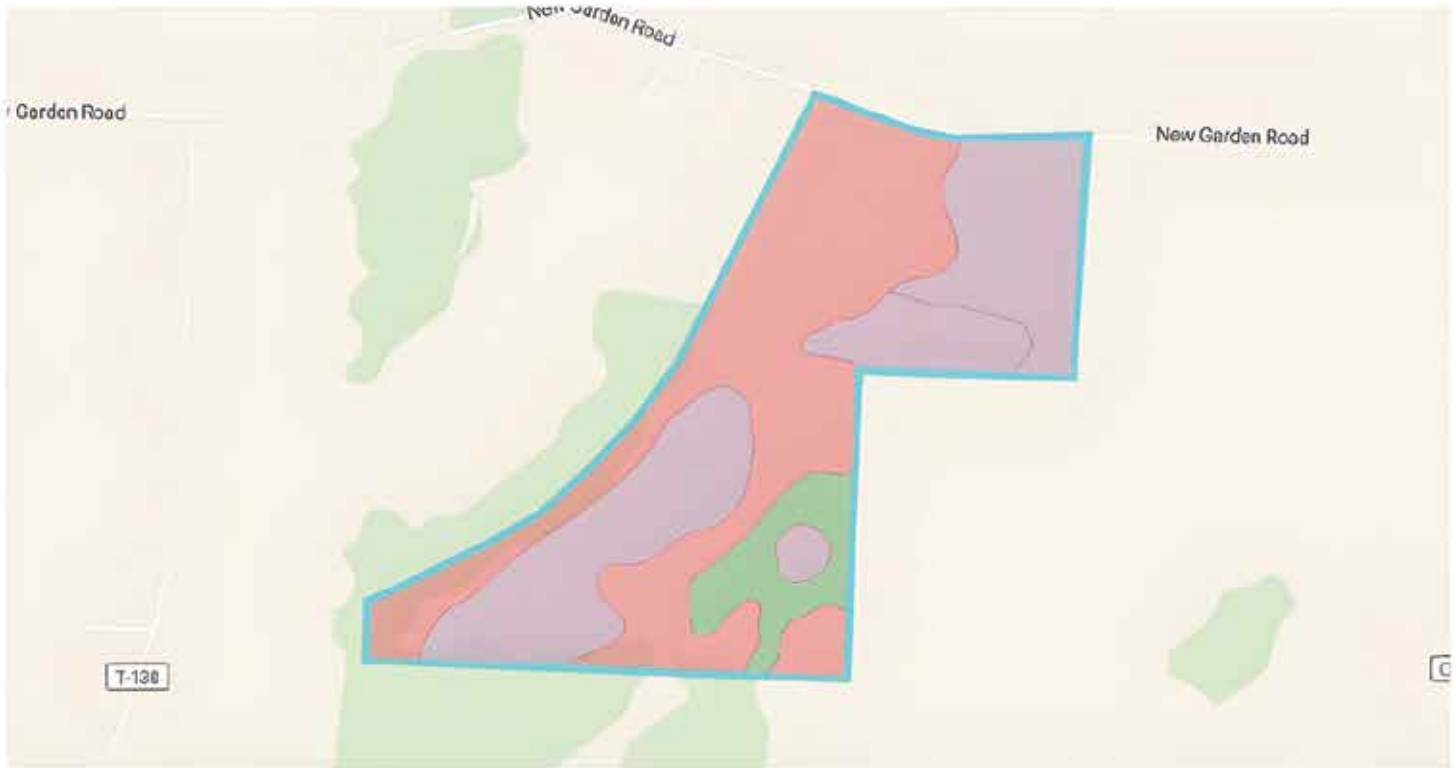
Acres
101.68





TRACT#1 SOIL MAPS & ELEVATION

101.7 Acres, 1 Boundary



64.8/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	Ws	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 perce...	49.8%	50.6	2w	--	70.7
●	EnB	Eldean loam, 2 to 6 percent slopes	25.9%	26.3	2e	--	54.4
●	WeA	Wea silt loam, 0 to 2 percent slopes	14.8%	15.1	1	--	87.1
●	Ca	Carlisle muck	8.1%	8.3	3w	--	17.2
●	Ln	Linwood muck	1.3%	1.4	2w	--	86.1

TRACT#1 SOIL MAPS & ELEVATION



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Auctioneers

101.7 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	EnA	Eldean loam, 0 to 2 percent slopes	<0.1%	0	2s	--	56.4
●	OcA	Ockley silt loam, Southern Ohio Till Plain, 0 to 2 percent...	<0.1%	0	1	--	77.5

TRACT#1 SOIL MAPS & ELEVATION

101.7 Acres, 1 Boundary



1,059.2 feet

1,078.2 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 18.9 feet

Min: 1059.2 feet

Max: 1078.2 feet

Slope: 1.4%

Min: 0%

Max: 16.1%

TRACT#1 CROP HISTORY



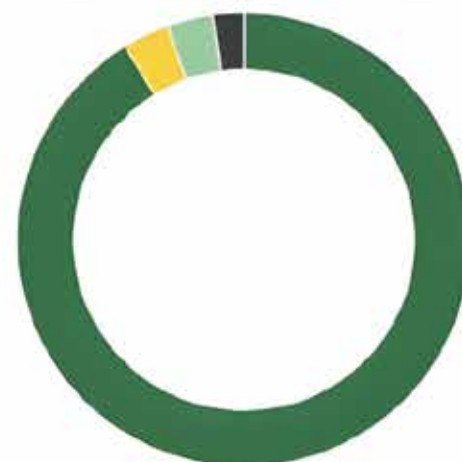
Bussey Bros.
Auctioneers

101.7 Acres, 1 Boundary

2024



Crop	% of Field
 Soybeans	91.2 %
 Corn	3.3 %
 Deciduous Forest	3.3 %
 Other	2.2 %





TRACT#1 VEGETATION INDEX

101.7 Acres, 1 Boundary

2024



0 (unhealthy)

100 (healthy)

Standard Deviation: 3.8

Mean: 90.4

Min: 64.7

Max: 100

TRACT#1 FSA MAPS



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FSA

101.7 Acres, 1 Boundary





TRACT#1 FLOOD ZONE MAP

Flood (FEMA Report)

101.7 Acres, 1 Boundary



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

TRACT#1 HISTORICAL IMAGERY



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101.7 Acres, 1 Boundary

2023



2021





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TRACT#2 SOIL MAPS & ELEVATION

61.7 Acres



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TRACT#2 SOIL MAPS & ELEVATION



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Auctioneers

61.7 Acres, 1 Boundary





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TRACT#2 SOIL MAPS & ELEVATION

Darke County, OH

61.7 Acres, Boundary 1 of 1



Darke County, OH
Township: 010N

Locations
28 10N 1E

Acres
61.73

TRACT#2 SOIL MAPS & ELEVATION



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61.7 Acres, 1 Boundary



74.8/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	Ws	Westland silty clay loam, Southern Ohio Till Plain, 0 to 2 percent...	45.4%	28	2w	--	70.7
●	OcA	Ockley silt loam, Southern Ohio Till Plain, 0 to 2 percent...	37.6%	23.2	1	--	77.5
●	WeA	Wea silt loam, 0 to 2 percent slopes	9.6%	5.9	1	--	87.1
●	Pa	Patton silty clay loam, Southern Ohio Till Plain, 0 to 2 percent...	3.7%	2.3	2w	--	77.7
●	ErD2	Eldean-Miamian complex, 12 to 18 percent slopes, eroded	2.6%	1.6	4e	--	55.5



TRACT#2 SOIL MAPS & ELEVATION

Soils

61.7 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	Ag	Algiers silt loam, occasionally flooded	1.1%	0.7	2w	—	81.6

TRACT#2 SOIL MAPS & ELEVATION



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Auctioneers

61.7 Acres, 1 Boundary



1,059.2 feet 1,091.4 feet

Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 32.2 feet	Min: 1059.2 feet	Max: 1091.4 feet
		Slope: 2.2%	Min: 0%	Max: 19.5%



TRACT#2 CROP HISTORY

61.7 Acres, 1 Boundary

2024



Crop	% of Field
 Corn	71.7 %
 Deciduous Forest	25.7 %
 Other	2.5 %



TRACT#2 VEGETATION INDEX



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61.7 Acres, 1 Boundary

2024



0 (unhealthy) 100 (healthy)

Standard Deviation: 3.2 Mean: 91.5 Min: 69.5 Max: 100



TRACT#2 FSA MAPS

61.7 Acres, 1 Boundary



TRACT#2 FLOOD ZONE MAP



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61.7 Acres, 1 Boundary



Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands



TRACT#2 HISTORICAL IMAGERY

61.7 Acres, 1 Boundary

2023



2021



TRACT#3 SOIL MAPS & ELEVATION



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23.7 Acres

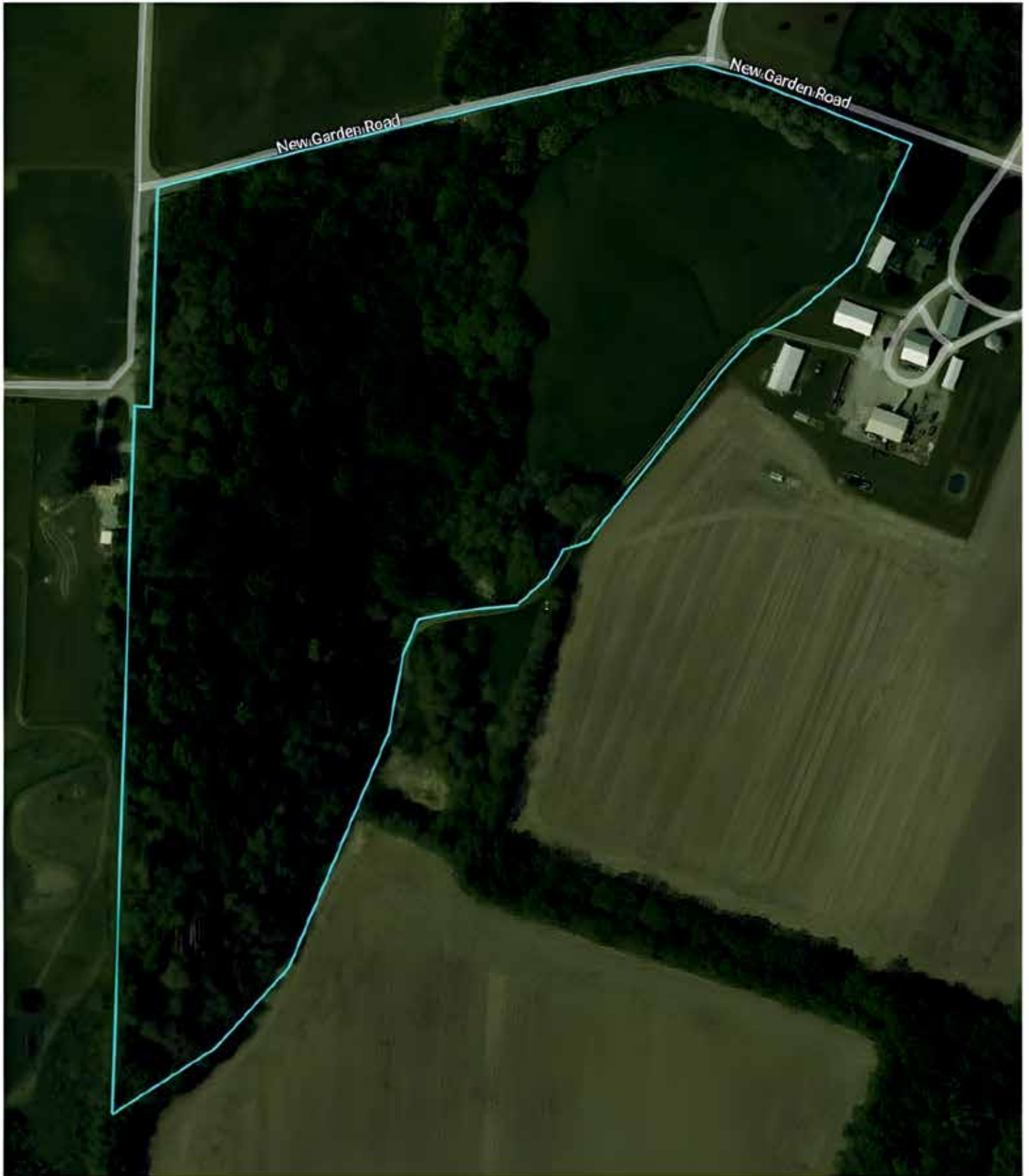


Bussey Bros. Auctioneers



TRACT#3 SOIL MAPS & ELEVATION

23.7 Acres, 1 Boundary



TRACT#3 SOIL MAPS & ELEVATION

Darke County, OH



Bussey Bros.
Auctioneers

23.7 Acres, Boundary 1 of 1



Darke County, OH
Township: 010N

Locations
28 10N 1E

Acres
23.69



TRACT#3 SOIL MAPS & ELEVATION

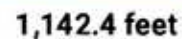
23.7 Acres, 1 Boundary



62.3/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	ErD2	Eldean-Miamian complex, 12 to 18 percent slopes, eroded	59.3%	14.1	4e	--	55.5
●	MmB	Miamian silt loam, 2 to 6 percent slopes	21.5%	5.1	2e	--	73.6
●	Ee	Eel silt loam, occasionally flooded	10.5%	2.5	2w	--	78.6
●	Mm...	Miamian silt loam, 6 to 12 percent slopes, eroded	6.3%	1.5	3e	--	54.7
●	OoA	Ockley silt loam, Southern Ohio Till Plain, 0 to 2 percent...	2.4%	0.6	1	--	77.5

Bussey Bros.
Auctioneers



Max: 1142.4 feet

Max: 37.1%



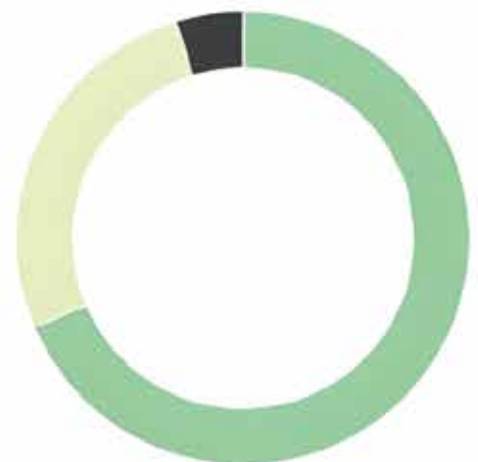
TRACT#3 CROP HISTORY

23.7 Acres, 1 Boundary

2024



Crop	% of Field
 Deciduous Forest	68.6 %
 Grassland/Pasture	26.7 %
 Other	4.8 %



TRACT#3 VEGETATION INDEX



Bussey Bros.
Auctioneers

23.7 Acres, 1 Boundary

2024



0 (unhealthy) 100 (healthy)

Standard Deviation: 5.3 Mean: 93.4 Min: 57.4 Max: 100



TRACT#3 FSA MAPS

23.7 Acres, 1 Boundary



TRACT#3 FLOOD ZONE MAP



Bussey Bros.
Auctioneers

23.7 Acres, 1 Boundary



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands



TRACT#3 HISTORICAL IMAGERY

23.7 Acres, 1 Boundary

2023



2021



FSA INFORMATION



Auction Manager:

Grant Bussey 937.564.6250

Ohio Auctioneer License
#AU2018000016

grant@busseybros.com



Bussey Bros.

Auctioneers



Darke County, Ohio
1111 South Towne Ct.
Greenville, OH 45331
937-548-2410 (p) 855-835-8352 (f)

2025 Program Year

Farm 1238
Tract 4496



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Map Created
April 22, 2025

Tract Cropland Total: 143.84 acres

NOTES:

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, neither 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 Program's. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

OHIO

DARKE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1238

Prepared : 10/28/25 1:57 PM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
189.71	143.84	143.84	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	143.84	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	114.80	0.00	132	
Soybeans	28.70	0.00	48	
TOTAL	143.50	0.00		

NOTES

--

Tract Number : 4496

Description : C15*B2
 FSA Physical Location : OHIO/DARKE
 ANSI Physical Location : OHIO/DARKE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : NANCY BUCKLEY, ROBERT E BUCKLEY, VIRGINIA L BUCKLEY, PAUL A BUCKLEY, MARY K BUCKLEY :
 Other Producers : None
 Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
189.71	143.84	143.84	0.00	0.00	0.00	0.00	0.0

OHIO
DARKE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1238
Prepared : 10/28/25 1:57 PM CST
Crop Year : 2026

Tract 4496 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	143.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	114.80	0.00	132
Soybeans	28.70	0.00	46

TOTAL 143.50 0.00

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, 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 [How to File a Program Discrimination Complaint](#) 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 (800) 632-9902. 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TAX INFORMATION

Information from Darke County Auditor Site



Auction Manager:

Grant Bussey 937.564.6250

Ohio Auctioneer License
#AU2018000016

grant@busseybros.com



Bussey Bros.

Auctioneers

AUCTIONEERS NOTE: This property card is for the entire farm before the house and 6 acres were separated off. To get an estimate on taxes visit the Darke Co. Auditors site and use the Tax Estimator under the tools section. If you have any questions please call us.

TAX CARD

G28-0-110-28-00-00-30100



Darke County, Ohio
Carol Ginn, Auditor
Scott J. Zumbrink,
Treasurer

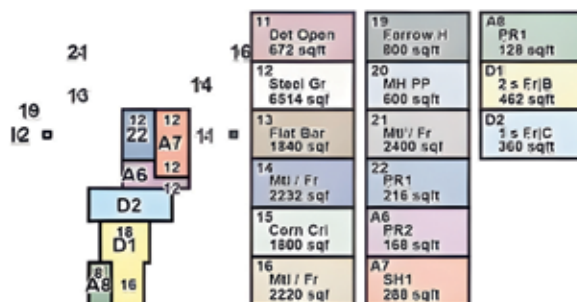
10/16/2025

darkecountyrealestate.org

Parcel	Address
G28-0-110-28-00-00-30100	753 NEW GARDEN
101 - CASH - GRAIN OR GENERA...	HARRISON TWP
Owner	Appraised
BUCKLEY SHARON L & BUCKLEY VIRGINIA L & BUCKLEY KIM A & B...	\$1,439,770.00
SOLD: 8/28/2025 \$0.00	ACRES: 182.2500

Sketches

Sketch 1



Location	
Parcel	G28-0-110-28-00-00-30100
Owner	BUCKLEY SHARON L & BUCKLEY VIRGINIA L & BUCKLEY KIM A & BUCKLEY MARY K & BUCKLEY PAUL A & BUCKLEY NANCY J LE
Address	753 NEW GARDEN
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	TRI-VILLAGE LSD

Deeded Owner Address	
Mailing Name	BUCKLEY SHARON L & BUCKLEY VIRGINIA L & BUCKLEY KIM A & BUCKLEY MARY K & BUCKLEY PAUL A & BUCKLEY NANCY J LE
Mailing Address	8154 STATE ROUTE 726
City, State, Zip	ELDORADO OH 45321

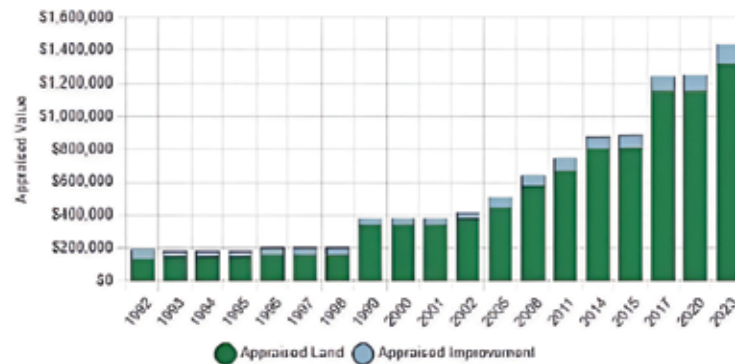
Tax Payer Address	
Mailing Name	BUCKLEY KIM A
Mailing Address	2364 MILLER-WILLIAMS RD
City, State, Zip	EATON OH 45320

Valuation	
-----------	--

TAX CARD

Appraised (100%)				Assessed (35%)		
Year	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2023	\$1,320,170.00 (\$551,280.00 🌿)	\$119,600.00	\$1,439,770.00	\$462,060.00 (\$192,950.00 🌿)	\$41,860.00	\$234,810.00
2020	\$1,151,750.00 (\$297,310.00 🌿)	\$98,250.00	\$1,250,000.00	\$403,110.00 (\$104,060.00 🌿)	\$34,390.00	\$138,450.00
2017	\$1,151,750.00 (\$489,900.00 🌿)	\$87,720.00	\$1,239,470.00	\$403,110.00 (\$171,470.00 🌿)	\$30,700.00	\$202,170.00
2015	\$811,120.00 (\$647,970.00 🌿)	\$72,680.00	\$883,800.00	\$283,890.00 (\$226,790.00 🌿)	\$25,440.00	\$252,230.00
2014	\$803,800.00 (\$662,150.00 🌿)	\$74,080.00	\$877,880.00	\$281,330.00 (\$231,750.00 🌿)	\$25,930.00	\$257,680.00
2011	\$671,750.00 (\$301,750.00 🌿)	\$74,080.00	\$745,830.00	\$235,110.00 (\$105,610.00 🌿)	\$25,930.00	\$131,540.00

Historic Appraised (100%) Values



Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	192.2500	Homestead Reduction	N
Legal Description	SW1/4 & W SD NW1/4 SE	Owner Occupied	Y
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00501	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$8,046.52	Divided Property	N

Routing Number

TAX CARD

Notes

No Note Records Found.

Residential

Dwelling 1

Number Of Stories	2.0	Exterior Wall	WD/ALM
Style	Conventional	Heating	Heat
Year Built	1900	Cooling	Central/Heat Pump/Geo Thermal
Year Remodeled	0	Basement	Pt Bsmt/Pt Crawl
Number of Rooms	7	Attic	1/4 Finished
Number of Bedrooms	3	Finished Living Area	1,327 sqft
Number of Full Baths	1	First Floor Area	822 sqft
Number of Half Baths	1	Upper Floor Area	462 sqft
Number of Family Rooms	0	Half Floor Area	0 sqft
Number of Dining Rooms	0	Attic Area	43 sqft
Number of Basement Garages	0	Total Basement Area	462 sqft
Grade	C 00	Finished Basement Area	0 sqft
Grade Adjustment	1.00		
Condition	AV AV	Other Fixtures	0
Fireplace Openings	0	Fireplace Stacks	0

Additions

Code	Description	Card	Base Area	Year Built	Appraised Value (100%)
PR2	Porch Frame - Enclosed	1	168	0	\$12,090.00
PR1	Porch Frame - Open	1	216	0	\$8,060.00
SH1	Shed Frame or Equal	1	268	0	\$7,320.00
PR1	Porch Frame - Open	1	128	0	\$5,040.00
Totals					\$32,510.00

Agricultural

TAX CARD

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	WS	64.8060	\$4,060.00	\$4,060.00	\$4,060.00	\$263,110.00
C - Crop	ENB	26.7960	\$1,850.00	\$1,850.00	\$1,850.00	\$49,570.00
C - Crop	OCA	22.0620	\$2,630.00	\$2,630.00	\$2,630.00	\$58,020.00
C - Crop	WEA	20.9960	\$3,280.00	\$3,280.00	\$3,280.00	\$68,870.00
W - Forestry Credit	WS	13.2080	\$2,170.00	\$2,170.00	\$2,170.00	\$28,660.00
C - Crop	ERD2	8.0550	\$540.00	\$540.00	\$540.00	\$4,350.00
W - Forestry Credit	ERD2	7.9430	\$230.00	\$230.00	\$230.00	\$1,830.00
C - Crop	CA	7.7290	\$3,140.00	\$3,140.00	\$3,140.00	\$24,270.00
W - Forestry Credit	OCA	4.4240	\$1,630.00	\$1,630.00	\$1,630.00	\$7,210.00
W - Forestry Credit	MMB	3.6850	\$1,340.00	\$1,340.00	\$1,340.00	\$4,940.00
C - Crop	PA	2.2580	\$3,070.00	\$3,070.00	\$3,070.00	\$6,930.00
W - Forestry Credit	EE	2.0580	\$1,460.00	\$1,460.00	\$1,460.00	\$3,000.00
R - R	ROAD	2.0090	\$0.00	\$0.00	\$0.00	\$0.00
W - Forestry Credit	MMC2	1.3870	\$880.00	\$880.00	\$880.00	\$1,220.00
C - Crop	LN	1.3860	\$2,740.00	\$2,740.00	\$2,740.00	\$3,800.00
C - Crop	MMB	1.3510	\$2,340.00	\$2,340.00	\$2,340.00	\$3,160.00
C - Crop	AG	0.5670	\$2,850.00	\$2,850.00	\$2,850.00	\$1,670.00
C - Crop	EE	0.3480	\$2,460.00	\$2,460.00	\$2,460.00	\$860.00
W - Forestry Credit	AG	0.0010	\$960.00	\$960.00	\$960.00	\$100.00
C - Crop	ENA	0.0510	\$2,140.00	\$2,140.00	\$2,140.00	\$110.00
C - Crop	SEA	0.0110	\$3,440.00	\$3,440.00	\$3,440.00	\$40.00
Totals		191.250				\$531,720.00

Commercial

No Commercial Building Records Found.

Sales

Date	Buyer	Seller	Conveyance				Valid	Parcels	
			Number	Deed Type	Deed	Book/Page		In Sale	Amount
8/28/2025	BUCKLEY SHARON L & BUCKLEY VIRGINIA L & BUCKLEY KIM A & BUCKLEY MARY K & BUCKLEY PAUL A & BUCKLEY NANCY J LE	BUCKLEY SHARON L & BUCKLEY VIRGINIA L & BUCKLEY JOHN L & BUCKLEY MARY K & BUCKLEY PAUL A & BUCKLEY NANCY J LE	641EX	EX-ALL EXEMPT TRANSFERS	575 1237	575/1237	NO	1	\$0.00

TAX CARD

Date	Buyer	Seller	Conveyance Number	Deed Type	Deed	Book/Page	Valid	Parcels In Sale	Amount
3/21/2013	BUCKLEY ROBERT E & BUCKLEY VIRGINIA L & BUCKLEY JOHN L & BUCKLEY JAMES G & BUCKLEY PAUL A & BUCKLEY NANCY J TRUSTEE OF THE NANCY J BUCKLEY TRUST	BUCKLEY NANCY J TRUSTEE OF THE RAYMOND E BUCKLEY TRUST & BUCKLEY NANCY J TRUSTEE OF THE NANCY J BUCKLEY TRUST	243EX	EX-ALL EXEMPT TRANSFERS	464 618	464/618	NO	1	\$0.00
1/18/2013	BUCKLEY NANCY J TRUSTEE OF THE RAYMOND E BUCKLEY TRUST & BUCKLEY NANCY J TRUSTEE OF THE NANCY J BUCKLEY TRUST	BUCKLEY RAYMOND E & NANCY J TRUSTEES OF THE RAYMOND E & NANCY J BUCKLEY TRUSTS	55EX	EX-ALL EXEMPT TRANSFERS	461 3869	461/3869	NO	1	\$0.00
1/28/1994	BUCKLEY RAYMOND E & NANCY J TRUSTEES OF THE RAYMOND E & NANCY J BUCKLEY TRUSTS	BUCKLEY NANCY J TR NANCY	74	Unknown	626 261	/	UNKNOWN	0	\$0.00
1/28/1994	BUCKLEY NANCY J TR NANCY		73	Unknown	626 257	/	UNKNOWN	0	\$0.00
11/11/1900		Unknown	0	Unknown	368 891	/	UNKNOWN	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A5 - Tillable	166.4360	0	0	0	100%	\$6,930.00	\$6,930.00	\$6,930.00	\$1,084,080.00
A8 - Woodland	32.8080	0	0	0	100%	\$6,600.00	\$6,600.00	\$6,600.00	\$216,520.00
A0 - Row	2.0090	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
AH - Homesite	1.0000	0	0	0	100%	\$19,560.00	\$19,560.00	\$19,560.00	\$19,560.00
Totals	192.2500								\$1,320,170.00

Improvements

TAX CARD

EFFECTIVE TAX RATE: 37.629129

SURPLUS

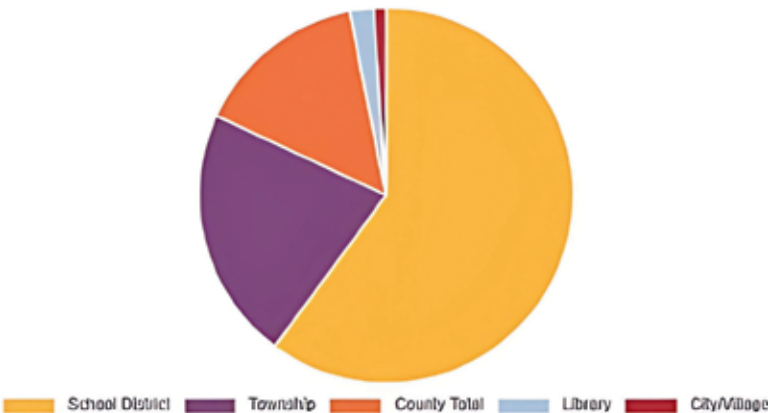
\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/14/2025	2-24	\$0.00	\$0.00	\$4,125.10	\$0.00	0714EMN5-07142025-137-1
2/10/2025	1-24	\$0.00	\$4,125.11	\$0.00	\$0.00	0210MMM11-02102025-92-1
2/12/2024	1-23	\$0.00	\$4,133.74	\$4,133.73	\$0.00	0212MMM2-02122024-8-1
2/3/2023	1-22	\$0.00	\$3,020.68	\$3,020.67	\$0.00	0203MMM6-02032023-53-1
2/18/2022	1-21	\$0.00	\$3,054.53	\$3,054.52	\$0.00	0218SJZ10-02182022-52-1

Tax Distributions

2023



Levy Name	Amount	Percentage
School District	\$4,848.26	60.12%
Township	\$1,761.20	21.84%
City/Village	\$83.84	1.04%
County Total	\$1,201.60	14.90%
Library	\$168.88	2.09%
Totals	\$8,063.78	100%

Special Assessments

Project Name	Past		Due		Year Balance				
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	Total
11-105 58-03 WILEY	\$0.00	\$0.00	\$101.85	-\$101.85	\$101.84	-\$101.84	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$101.85	-\$101.85	\$101.84	-\$101.84	\$0.00	\$0.00	\$0.00

TAX CARD

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised Value (100%)
Mtl / Fr Pole Barn Enclos/Slab	1	21	40x60	2,400	AV AV	2004	\$12,800.00
Flat Barn	1	13	48x40	1,840	AV AV	1958	\$6,700.00
Corn Crib Other	1	16	30x60	1,800	F F	1967	\$4,100.00
Mtl / Fr Pole Barn Enclos/Dirt	1	16	30x74	2,220	F F	1966	\$4,000.00
Farrow House	1	19	16x50	800	F F	1958	\$3,600.00
Det Open Porch	1	11	12x66	672	AV AV	1976	\$2,500.00
Mtl / Fr Pole Barn Enclos/Dirt	1	14	36x82	2,232	F F	1901	\$1,100.00
Steel Grain Bin W/O Dryer	1	12	24x18	6,514	AV AV	1977	\$0.00
MH PP	1	20	12x50	600	AV AV	1976	\$0.00
Totals							\$34,800.00

Tax				
2024 Payable 2025				
	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$6,051.05	\$6,051.05	\$12,102.10
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$1,633.21	-\$1,633.21	-\$3,266.42
NON-BUSINESS CREDIT		-\$379.81	-\$379.81	-\$759.62
OWNER OCCUPANCY CREDIT		-\$14.77	-\$14.77	-\$29.54
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$4,023.26	\$4,023.26	\$8,046.52
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$101.85	\$101.84	\$203.69
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$4,125.11	\$4,125.10	\$8,250.21
NET PAID	\$0.00	-\$4,125.11	-\$4,125.10	-\$8,250.21
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 51.540000			ESCROW	\$0.00

TITLE CERTIFICATE INFORMATION



Auction Manager:

Grant Bussey 937.564.6250

Ohio Auctioneer License
#AU2018000016

grant@busseybros.com



Bussey Bros.

Auctioneers



RUDNICK | HOSEK | PENDL

ATTORNEYS & COUNSELORS AT LAW

LTD.

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Nathan D. Hosek, Esq.
Alexander S. Pendl, Esq.
Kevin J. Allen, Esq.

200 West Main Street
Greenville, Ohio 45331
Telephone: (937) 547-0218
Facsimile: (937) 547-1591
nathan@rhplawgroup.com

OHIO STANDARD TITLE CERTIFICATE

To: Mary K. Buckley

The undersigned hereby certifies that he has made a thorough examination of the records of Darke County, Ohio, as disclosed by the public indexes covering the period required by the Marketable Title Act (OHIO REV. CODE Sec. 5301.47, et. seq.) to the date hereof, relating to following described premises:

See Exhibit "A", attached hereto.

The undersigned further certifies that, in his opinion, based upon said records, the fee simple title to said premises is presently vested in **Paul A. Buckley (as to an undivided one-fifth interest)** and **Virginia L. Buckley (as to an undivided one-fifth interest)** by virtue of a certain Fiduciary Deed from Nancy Buckley, Trustee of the Raymond E. Buckley Trust, dated March 21, 2013, and recorded March 21, 2013, at 3:25 o'clock p.m. at Darke County Official Records Volume 464, Page 618, and also by a certain Warranty Deed from Nancy J. Buckley dated April 30, 2013, and recorded May 16, 2013, at 2:33 o'clock p.m. at Darke County Official Records Volume 466, Page 619, and in **Sharon L. Buckley (as to an undivided one-fifth interest)** by virtue of a certain Certificate of Transfer from the Estate of Robert E. Buckley dated March 20, 2025, and recorded April 11, 2025, at 8:23 o'clock a.m. at Darke County Official Records Volume 572, Page 3924, and in **Mary K. Buckley (as to an undivided one-fifth interest)** by virtue of a certain Certificate of Transfer from the Estate of James G. Buckley, dated July 15, 2025, and recorded July 25, 2025, at 8:46 o'clock a.m. at Darke County Official Records Volume 574, Page 3477, and in **Kim A. Buckley (as to an undivided one-fifth interest)** by virtue of a certain Certificate of Transfer from the Estate of John L. Buckley dated August 12, 2025, and recorded August 29, 2025, at 12:56 o'clock p.m. at Darke County Official Records Volume 575, Page 1237; and that, as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth hereafter.

Subject to the following:

1. Taxes and assessments as shown by Treasurer's Tax Duplicate for 2024:

Name: Buckley, Sharon L., et al.	Premises: G28-0-110-28-00-00-301-00 (parent)
First Half: \$4,125.11, Paid	Land: \$192,950
Second Half: \$4,125.10, Paid	Value: Bldgs. \$41,860
Assessments: 1 st \$101.85; 2 nd \$101.84	Total: \$234,810

The property may be subject to CAUV recoupment. Taxes and assessments for the year 2025 are presently a lien but are not yet due and payable.

2. Mortgages and liens:

None

3. Leases, easements:

Matters set forth in Plats of Survey as described below, including but not limited to road rights of way and drainage easement(s).

4. Pending suits and other matters or defects of title:

- a) The parent parcel reflected in tax data above has been subdivided by survey into a 6.000-acre tract containing the residence and outbuildings (as memorialized in a Plat of Survey recorded at Darke County Plat Volume 53, Page 490), and a 187.140-acre tract comprising the residue of the parent parcel (as memorialized in a Plat of Survey recorded at Darke County Plat Volume 53, Page 523). The legal description set forth on Exhibit "A" reflects the residual tract of 187.140 acres pursuant to the Plat of Survey recorded at Darke County Plat Volume 53, Page 523.
- b) The property is subject to a life estate interest of Nancy J. Buckley pursuant to a certain Warranty Deed recorded at Darke County Official Records Volume 464, Page 1665, and also a certain Warranty Deed recorded at Darke County Official Records Volume 466, Page 619. It is the understanding of the undersigned that Nancy J. Buckley is deceased; however, an Affidavit Relating to Title in conformity with Ohio Revised Code §5301.252 should be recorded to publicly memorialize the termination of her life estate interest in the property.
- c) Current owner Kim A. Buckley is deceased, and her Estate is being administered before the Preble County Probate Court as Case No. 20251019. Darrell L. Buckley has been appointed as Executor of said Estate by a certain Entry Appointing Fiduciary dated February 13, 2025.
- d) Medicaid Estate Recovery may assert a claim or lien against respective interests in the property by virtue of the passage of interests in the property by virtue of the deaths of Raymond E. Buckley, Nancy J. Buckley, Robert E. Buckley, John L. Buckley, and Kim A. Buckley.

This certificate does not purport to cover the following: (a) Matters not of record, (b) Rights of persons in possession, (c) Questions which a correct survey or inspection of the premises would disclose, (d) Rights to file Mechanics' Liens, (e) Special taxes and assessments not shown by the County Treasurer's records, (f) Zoning and other governmental regulations, (g) Liens asserted by the United States and State of Ohio, their agencies and officers, and under the Racketeering Influence and Corrupt Organization Acts and Receivership Liens, unless the lien is

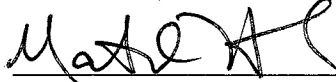
filed in the public records of the County in which the property is located. Federal Court indices and records not searched. Unless this search covered a 65-year period, this certificate is based on the assumption that a merchantable title in fee simple was conveyed to the grantee in the instrument from which this search began.

The undersigned further certifies that there are no other liens, encumbrances or defects of title which would, in his opinion, render the title unsafe or unmarketable.

This certificate covers a period of time, beginning with a certain Warranty Deed from Ivan C. Watts and Gertrude R. Watts to Raymond E. Buckley and Nancy J. Buckley, dated January 10, 1972, and recorded January 11, 1972, at Darke County Deed Volume 368, Page 891, which evidence of title, together with subsequent records, to the date below, constitute the basis upon which this Certificate and Opinion is based.

Search effective as of November 7, 2025, at 1:34 o'clock p.m.

RUDNICK, HOSEK & PENDL LTD.

A handwritten signature in black ink, appearing to read "Nathan D. Hosek", written over a horizontal line.

NATHAN D. HOSEK

Attorney at Law

121 W. Third Street

Greenville, Ohio 45331

(937) 547-0218

753 New Garden Road, New Paris, Ohio

Exhibit "A"

Description
For
Estate of Robert E. Buckley
Remaining Tract
187.140 Acre Tract

Situated in the Northwest, Southwest and Southeast Quarters of Section Twenty-Eight (28), Town Ten (10) North, Range One (1) East, Harrison Township, Darke County, Ohio, being part of a 162 acre tract, the same area said to contain $\frac{1}{2}$ acres and part of a 33.88 acre tract all described in Official Records Volume 466, Page 619 in the office of the Darke County Recorder, and being more particularly described as follows:

Beginning at an iron pin found at the northwest corner of said southeast quarter on the north line of said 33.88 acre tract and in New Garden Road;

thence South $87^{\circ}13'14''$ East 786.52 feet along the north line of said southeast quarter and along said road to a point at the northeast corner of said 33.88 acre tract, witness a spike found South $04^{\circ}18'14''$ West 2.0 feet;

thence South $04^{\circ}18'14''$ West 1189.31 feet along the east line of said 33.88 acre tract to a wood post found at the northeast corner of a 3.63 acre tract (exception to the 33.88 acre tract) also described in Official Records Volume 466, Page 619;

thence North $86^{\circ}29'53''$ West 1096.26 feet to a 36" diameter tree at the northwest corner of said 3.63 acre tract, witness an iron pin set South $86^{\circ}29'53''$ East 15.00 feet and witness an iron pin set South $03^{\circ}28'58''$ West 15.00 feet;

thence South $03^{\circ}28'58''$ West 1511.10 feet along the east line of said 162 acre tract to a point at the southeast corner of said 162 acre tract and on the south line of said southwest quarter, witness an iron pin set South $03^{\circ}28'58''$ East 6.00 feet;

thence North $86^{\circ}13'20''$ West 2319.90 feet along the south line of said southwest quarter and along the south line of said 162 acre tract to a concrete post found at the southwest corner of said southwest quarter;

thence North $03^{\circ}11'52''$ East 2645.57 feet along the west line of said southwest quarter and along the west line of said 162 acre tract to a spike found at the southwest corner of said northwest quarter and in New Garden Road, witness an iron pin found North $05^{\circ}52'11''$ East 4.48 feet;

thence North $03^{\circ}03'01''$ East 323.33 feet along the west line of said northwest quarter and along Eaton-Fort Nesbit Road to a point at the northwest corner of said 162 acre tract and in the intersection with New Garden Road, witness a nail found North $77^{\circ}21'42''$ East 0.85 feet;

thence North 77°21'42" East 899.84 feet along a north line of said 162 acre tract and along New Garden Road to an iron pin found;

thence South 70°18'32" East 392.84 feet along a north line and along said road to a mag nail found at the northwest corner of a 6.000 acre tract recorded in Plat Records Volume 53, Page 490;

thence for the following three courses along the west lines of said 6.000 acre tract: thence South 24°39'01" West 272.00 feet to an iron pin found;

thence South 59°01'08" West 144.88 feet to an iron pin found;

thence South 44°05'21" West 275.60 feet to an iron pin found at the southwest corner of said 6.000 acre tract;

thence South 67°17'02" East 526.84 feet to an iron pin found at the southeast corner of said 6.000 acre tract;

thence North 22°42'58" East 662.92 feet to a mag nail found at the northeast corner of said 6.000 acre tract on the north line of said 162 acre tract and in New Garden Road, witness a 5/8" iron pin found South 22°42'58" West 20.03 feet;

thence South 70°22'07" East 1147.02 feet along said north line of said 162 acre tract and along said road to a mag nail found on the east line of said northwest quarter;

thence South 03°10'02" West 19.22 feet along the west line of said quarter to the point of beginning, **containing 187.140 acres**, more or less, 1.881 acres in road right-of-way, being subject to legal highways and other easements of record.

Specifically subject to a drainage easement 30 feet in width, beginning at a point on the east line of a 6.000 acre tract; (Plat Records Volume 53, Page 490); thence southeasterly crossing said 187.140 acre tract to the East fork of the Whitewater River (County Ditch Records Volume C, Page 75). This easement being shown on the plat of survey referenced below.

Bearings are based upon the NAD83 (2018) State Plane Coordinate System, Ohio South Zone ODOT VRS CORS Network. The above description was written and surveyed by James F. Stayton Registered Surveyor #6739 from a survey plat made November 3rd, 2025. The above survey plat is recorded in Plat Book Volume_____, Page_____, in the office of the Darke County Recorder.

All iron pins set are 5/8"x 30" rebar capped "RLS 6739".

Surveyed and Prepared by:

November 3rd, 2025

James F. Stayton

Registered Surveyor #6739

Eldorado, Ohio

SURVEY INFORMATION



Auction Manager:

Grant Bussey 937.564.6250

Ohio Auctioneer License
#AU2018000016

grant@busseybros.com



Bussey Bros.

Auctioneers

Donald J. &
Jaqueline L. Duveitius
ORV 443, Pg. 996
(112.18 AC.)

Benjamin James Wagner, et. al.
ORV 484, Pg. 586
(50.25 AC.)

Roger & Linda Garber
ORV 555, Pg. 2012
(136.35 AC.)

Bearings and distances are based
on the NAD83 (2011) State Plane
Coordinate System, Ohio South
Zone, 0507 FRS CORS Network.
Grid distances shown.

WITNESS TABLE

W	BEARING	DISTANCE
W1	S04°18'14"W	188.28
W2	S86°29'53"E	15.00
W3	S03°28'58"W	15.00
W4	N03°28'58"E	6.00
W5	S22°42'58"W	20.03

SW 1/4
Sec. 28

ROBERT E. BUCKLEY, et. al.
**ORV 466, Pg. 619
(162 AC.) (1/2 AC.)
(33.88 AC.) Except (3.63 AC.)
THIS SURVEY 193.140 AC.)

REMAINDER
187.140 AC.
1.881 AC. in Rd. R/W
185.259 AC. Net

LINE TABLE

LINE	BEARING	DISTANCE
L1	S2°42'39.01"W	2772.00
L2	S59°01'08"W	144.88
L3	S44°05'21"W	275.60



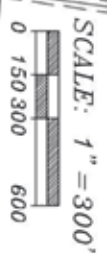
Surveyed by: *James F. Stoyton*
James F. Stoyton
Reg. Surveyor #6739
Date 11-3-25

PLAT OF SURVEY

BUCKLEY ESTATE
186 S.R. 121 North
New Paris, OH 45347

J.F. STAYTON
& ASSOCIATES
ELDORADO, OHIO PH. 273-4341

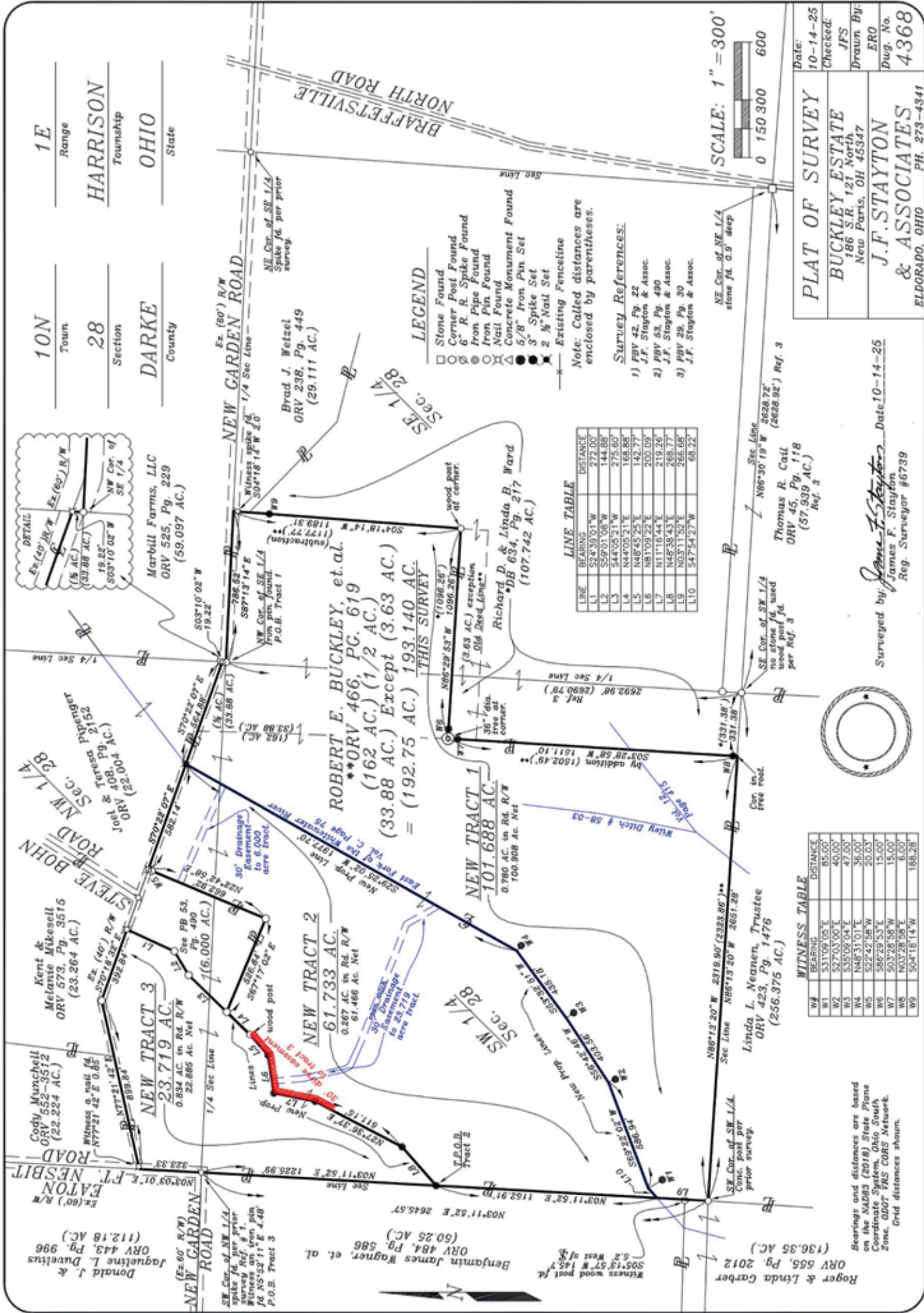
Date: 11-3-25
Checked: JFS
Drawn By: ERO
Dwg. No. 4375



LEGEND

- Stone Found
 - Corner Post Found
 - ⊙ 6" R. R. Spike Found
 - ⊙ Iron Pipe Found
 - ⊙ Iron Pin Found
 - ⊙ Nail Found
 - ⊙ Concrete Monument Found
 - 5/8" Iron Pin Set
 - 3" Spike Set
 - 2 1/2" Nail Set
 - Existing Fenceline
- Note: Called distances are enclosed by parentheses.
- Survey References:
1) PAV 42, Pg. 22
J.F. Stoyton & Assoc.
2) PAV 53, Pg. 490
J.F. Stoyton & Assoc.
3) PAV 29, Pg. 30
J.F. Stoyton & Assoc.

10N 1E
Town Range
28
Section
DARKE
County
OHIO
State
HARRISON
Township



CURRENT LEGAL DESCRIPTION

Description
For
Estate of Robert E. Buckley
Remaining Tract
187.140 Acre Tract

Situated in the Northwest, Southwest and Southeast Quarters of Section Twenty-Eight (28), Town Ten (10) North, Range One (1) East, Harrison Township, Darke County, Ohio, being part of a 162 acre tract, the same area said to contain $\frac{1}{2}$ acres and part of a 33.88 acre tract all described in Official Records Volume 466, Page 619 in the office of the Darke County Recorder, and being more particularly described as follows:

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Surveyed and Prepared by:
November 3rd, 2025

James F. Stayton
Registered Surveyor #6739
Eldorado, Ohio

PROPERTY PHOTOS



Auction Manager:

Grant Bussey 937.564.6250

grant@busseybros.com

Ohio Auctioneer License
#AU2018000016



Bussey Bros.

Auctioneers

TRACT#1



TRACT#2



CREEK BETWEEN TRACT 1& 2



CREEK BETWEEN TRACT 1& 2



TRACT#3



NOTES:

[illegible]

NOTES:

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.

FINANCE INFORMATION

Looking to finance?



Zachary Newbauer
Vice President & Loan officer
The Farmers State Bank
NMLS #1182082
Direct Line: 937.583.0472
Fax: 937.548.5925



Farm Credit Mid-America is an equal opportunity lender.

Amy Hayes - Financial Officer
NMLS 1994978
419.953.1744
Amy.Hayes@FCMA.com
937-526-5705
10539 Kley Road Versailles,
OH 45380

