

ABSOLUTE AUCTION

NO RESERVE! NO MINIMUM BID!



Monday, June 23 @ 6 pm

live auction held on-site at
8407 Co Rd A

Edgerton, OH 43517

~online bidding available~



**2 BR, 1 BA, 875 sq ft
home w/ full basement
on 2.4± acres
Detached garage
26x36 pole barn**

**Williams County Parcel:
062-320-00-001.000
Center Township
Edgerton LSD**

www.BidWithUnited.com

Property sold as is, where is. No contingencies or warranties expressed or implied. 10% non-refundable down payment due at end of auction, balance due at closing on or before 30 days of auction. Purchaser will enter into a cash purchase contract that is not contingent upon financing. Please have your financing lined up before the auction. Online bidders will have until 12 pm ET the day after the auction to submit funds. All announcements made day of auction take precedence over all previously released information. Complete terms available online.



Estate of Linda Whitney, Williams Co.
Probate #: 20241006, John Shaffer
Attny. Newcomer, Shaffer, Spangler &
Breninger
Broker & Auctioneer: Darren Bok

419-298-1100
153 N. Michigan Ave.
Edgerton, OH 43517

Customer Full

Darren Bok

Residential

06/09/2025 2:57:08 PM



| | | |
|---------------------------------|-----------------------------------|-------------------|
| MLS#: 6130570 | St: Active | LP: \$0 |
| Cat: SFM | | |
| Addr: 8407 County Road A | | Zip: 43517 |
| City: Edgerton | County: WILLIAMS | |
| Twnshp: CENTER | Plat: | Lot: |
| Subdiv: None | Parcel: 062-320-00-011.000 | DOM: 10 |

| | | |
|---------------------------------------|-----------------------|-----------------------|
| Lot Size: 159,430 | Acres: 2.40000 | Rooms: 5 |
| Garage Spa: 1.5 / 22x24 | Zoning: | Bedrooms: 2 |
| Year Built: 1920 | Est CompDt: | Full Baths: 1 |
| Apx Tot SqFt: 875 | SFSource: | Half Baths: 0 |
| Accessibility Features (YN): N | Prim Bath: N | Tot Baths: 1.0 |

Directions: **Travel South on Co Rd 8 from US RT 6 for 1-mile. then West on Co Rd A. House will be on North side of the road.**

| | | |
|-----------|----------|----------|
| Baths | FB | HB |
| Upp Lvl | 0 | 0 |
| Main Lvl | 1 | 0 |
| Lower Lvl | 0 | 0 |

Recent: 05/30/2025 : NEW

Prim Bath: **N**
Bsmt SqFt:

| Room Type | L | Dimen | Floor | Features |
|-----------|---|---------|-------|----------|
| Kitchen | M | 12 X 14 | | |
| Bedroom | M | 12 X 11 | | |
| Other | M | 8 X 8 | | |

| Room Type | L | Dimen | Floor | Features |
|-------------|---|---------|-------|----------|
| Living Room | M | 12 X 14 | | |
| Bedroom | M | 12 X 11 | | |

School Dist: **Edgerton**
Asmt Type:
Homestead Exempt:
Auction: **Y**
Annual Assoc Fee:

ElemSch: **Edgerton**
Constr Assmt:
Bal Constr Asmt:
Auction Date: **06/23/25**

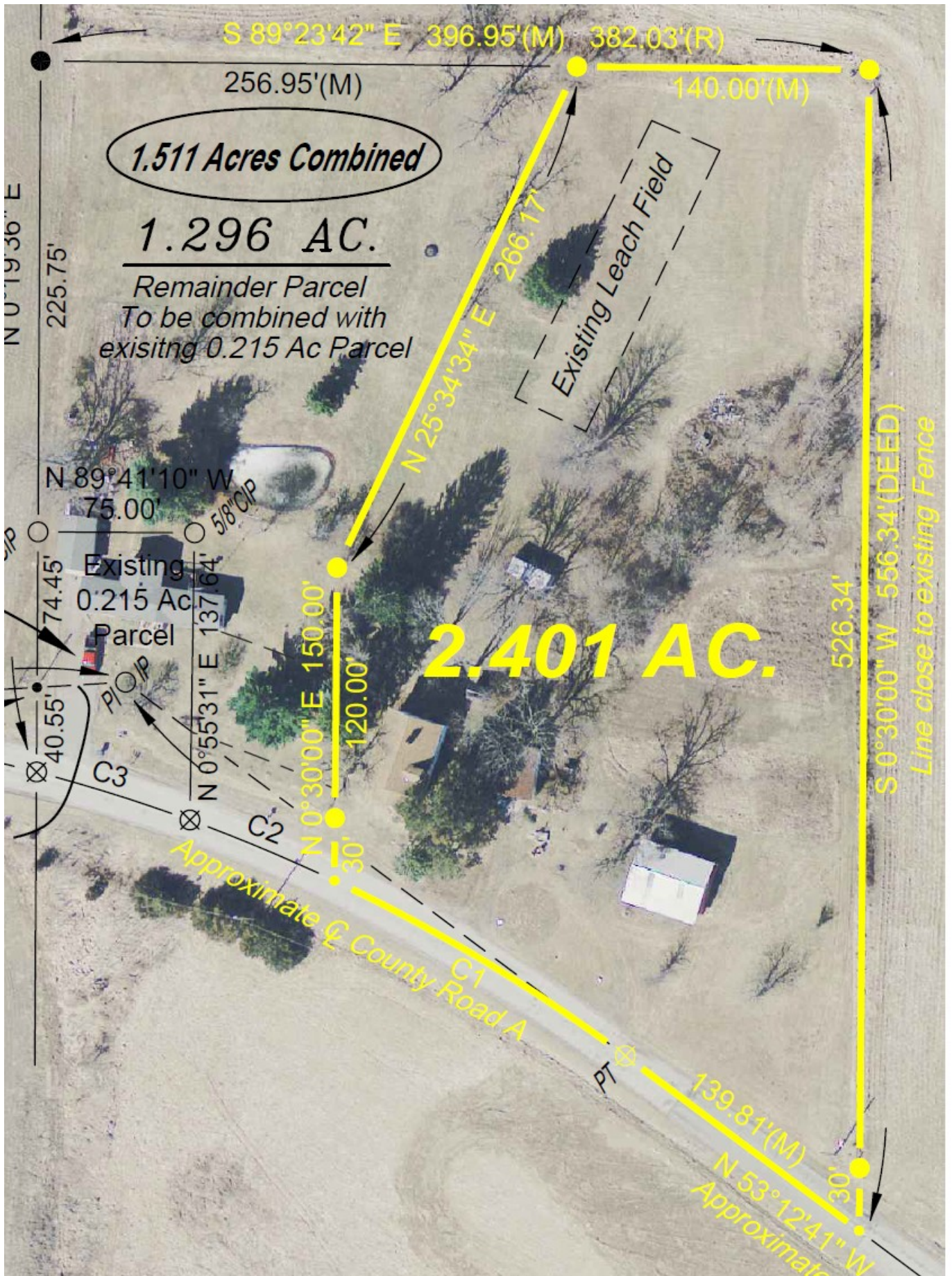
HighSch: **Edgerton**
6MOS Gen Tax: **\$570.49**
6MOS Spc Tax: **\$8.14**
6MOS Tot Tax: **\$578.63**

| | | | |
|--|--|--------------------|--------------------|
| Type: 2-Sty | Styl: | Cool: None | Fuel: Other |
| Ext: Aluminum; Steel | Heat: Other | Swr: Septic | WtrH: Other |
| Fnd: Full Basement | Prk: Detached, Garage, Off Street | Wtr: Well | |
| Roof: Shingle | Drv: Gravel | Ownr Stat: | |
| Frpl: None | Lot: Rural | | |
| Equip: Other | | | |
| Featr: Pole Barn | | | |
| Terms: Cash, Conventional | | | |
| Interior/Exterior - Video/Audio Equipment: No | | | |

Remarks: **ABSOLUTE AUCTION -No reserve - this property will sell! Newly surveyed, 2.4-ac. lot with 2 BR, 1 BA, 875 sq ft home, detached garage & 22x26 pole barn. Center township, Edgerton school district. Septic system (leach field & tank) replaced 2 years ago. Shared well agreement. Selling at live, on-site auction Monday, June 23 @ 6 pm. Online bidding available. Sold as is, no contingencies or warranties. 10% non-refundable down at end of auction, balance at closing on or before 30 days. Buyer will be entering into a cash purchase contract. Please have your financing secured before the auction.**

LO: **United Edge Real Estate & Auct**

Information herein deemed reliable but not guaranteed.



1.511 Acres Combined

1.296 AC.

*Remainder Parcel
To be combined with
existing 0.215 Ac Parcel*

2.401 AC.

S 89°23'42" E 396.95'(M) 382.03'(R)

256.95'(M)

140.00'(M)

Existing Leach Field

N 25°34'34" E 266.17'

N 89°41'10" W 75.00'

Existing 0.215 Ac Parcel

74.45'

40.55'

N 0°55'31" E 137.64'

N 0°30'00" E 150.00'

120.00'

526.34'

S 0°30'00" W 556.34'(DEED)

Line close to existing Fence

Approximate CIP
County Road A

139.81'(M)

N 53°12'41" W
Approximate

062-320-00-011.000



Vickie L. Grimm
County Auditor
Williams County, Ohio
realestate.williamscountyoh.gov

5/23/2025

MOST RECENT PHOTO



062-320-00-011.000

11/28/2023

LEGAL

| | | | |
|-------------|--|----------|-----|
| OWNER | WHITNEY LINDA K | | |
| ADDRESS | 08407 A RD | | |
| DESCRIPTION | R.2 T.6 S.32 TR.3 3.66AC 042-03220-000 | | |
| SCHOOL DIST | EDGERTON LSD | TAX DIST | 042 |
| ACREAGE | 3.6600 | | |

VALUATION

| | APPRAISED | ASSESSED |
|--------------|--------------|-------------|
| LAND | \$38,600.00 | \$13,510.00 |
| IMPROVEMENTS | \$63,600.00 | \$22,260.00 |
| CAUV | \$0.00 | \$0.00 |
| TOTAL | \$102,200.00 | \$35,770.00 |

TAXES

| | |
|------------------------|-------------------------|
| TAXABLE VALUE | \$35,770.00 |
| ROLLBACKS | NONE |
| HALF (1ST / 2ND) | \$742.61 / \$675.10 |
| YEAR (TOTAL / BALANCE) | \$3,492.96 / \$3,492.96 |

SPECIAL ASSESSMENTS

| | |
|----------------------|-------------------|
| COUNT | 3 |
| DELINQUENT / BALANCE | \$22.20 / \$22.20 |
| TOTAL / BALANCE | \$3.64 / \$3.64 |

MOST RECENT SALES

| DATE | BUYER | SELLER | # PARCELS | PRICE | VALIDITY |
|------------|---|--|-----------|--------|----------|
| 10/23/2017 | WHITNEY LINDA K | STREETER IRENE (LE)@2 | 1 | \$0.00 | NO |
| 1/19/2011 | STREETER IRENE (LE)@2 | STREETER RICHARD V (LE) @ (3) AND IRENE (LE) | 1 | \$0.00 | NO |
| 1/19/2007 | STREETER RICHARD V (LE)) AND IRENE (LE | WHITNEY LINDA K | 1 | \$0.00 | UNKNOWN |
| 1/19/2007 | WHITNEY LINDA K | AND IRENE (LE) | 1 | \$0.00 | UNKNOWN |
| 1/19/2007 | AND IRENE (LE) | STREETER IRENE | 1 | \$0.00 | UNKNOWN |

LAND

| CODE | FRONTAGE | DEPTH | ACREAGE | SQFT | VALUE |
|------|----------|-------|---------|------|-------------|
| 0 | 0 | 0 | 2.6600 | 0 | \$18,620.00 |
| 0 | 0 | 0 | 1.0000 | 0 | \$20,000.00 |

IMPROVEMENTS

| DESCRIPTION | BUILT | DIMS | VALUE |
|------------------------|-------|-------|------------|
| Det Frame Canopy | 1920 | 4x36 | \$500.00 |
| Detach Frame Garage | 1920 | 22x24 | \$730.00 |
| Fr Pole Barn Encl/Slab | 1920 | 26x36 | \$8,460.00 |

RESIDENTIAL

| | | | |
|-----------------------------|----------------------------------|--------------------------|-------|
| Building (CARD: 1) | Conventional BUILT 1920 | Baths (Full / Half) | 1 / 0 |
| Area | 875 sqft | Rooms (Bedroom / Family) | 2 / 0 |
| Basement (Finished / Total) | Full Basement / 0 sqft/ 875 sqft | Stories | 1.0 |
| Heat Full Type | Base | Heat/Cool | None |
| External Wall | Wood/Aluminum | Fireplace Stacks | 0 |

Ohio Association of REALTORS®
Residential Property Disclosure Exemption Form



To Be Completed By Owner

Property Address: 08407 Co Rd A, Edgerton, OH 43517

Owner's Name(s): Estate Of Linda K. Whitney, Becky Kimpel, Executrix

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Becky Kimpel Date: 5-23-2025
Owner: _____ Date: _____
Owner: _____ Date: _____
Owner: _____ Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____
Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Lead Warning Statement** **Property Address** 08407 Co Rd A, Edgerton, OH 43517

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

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

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

(ii) BK Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

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

Purchaser's Acknowledgment

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

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

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

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

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

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

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

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

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|----------------------|------------------|--------------------------------|------|
| <u>Reedly Karpil</u> | <u>5-23-2025</u> | | |
| Seller | Date | Purchaser | Date |
| <hr/> | | | |
| <u>[Signature]</u> | <u>5-23-25</u> | | |
| Seller | Date | Purchaser | Date |
| <hr/> | | | |
| <u>[Signature]</u> | | | |
| Seller's Agent | Date | Purchaser's Agent ¹ | Date |

Paperwork Reduction Act

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

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



United Edge Real Estate & Auction Co., LLC

Darren Bok, Broker
PO Box 425, 153 N. Michigan Ave.
Edgerton, OH 43517
Ph: 419-298-1100 Fax: 419-298-1102
www.UnitedEdgeUE.com

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected **UNITED EDGE REAL ESTATE & AUCTION CO., LLC** to help you with your real estate needs. Whether you are selling, buying, or leasing real estate, **UNITED EDGE REAL ESTATE & 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 that 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, 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 also offer "sub-agency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

REPRESENTING BUYERS

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent the buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

AUCTIONS

UNITED EDGE REAL ESTATE & AUCTION CO., LLC only represents the seller at auction. It does not represent buyers of real estate at auction. Therefore, **UNITED EDGE REAL ESTATE & AUCTION CO., LLC** will not act as 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.

DUAL AGENCY

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client or disclose any personal or 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 both parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614)466-4100, or online at www.com.ohio.gov/real.

WORKING WITH UNITED EDGE REAL ESTATE & AUCTION CO., LLC

UNITED EDGE REAL ESTATE & AUCTION CO., LLC does represent both buyers and sellers. When **UNITED EDGE REAL ESTATE & AUCTION CO., LLC** lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a **UNITED EDGE REAL ESTATE & AUCTION CO., LLC** agent, all of the agents represent the buyer. Therefore, when a buyer represented by a **UNITED EDGE REAL ESTATE & AUCTION CO., LLC** agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.



UNITED EDGE
REAL ESTATE AND AUCTION CO., LLC

UNITED EDGE REAL ESTATE & AUCTION CO., LLC

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Edgerton, OH 43517
Phone: 419-298-1100 Fax: 419-298-1102
darren@unitededgeue.com
UnitedEdgeRealEstateAndAuction.com



OFFER TO PURCHASE AT AUCTION

Buyer's names as to appear on deed:

The undersigned hereinafter called the Purchaser hereby offers and agrees to purchase from the Seller the following described premises: _____ together with all hereditaments, appurtenances, rights, privileges and easements thereunto belonging, but subject to all legal highways, zoning ordinances, easements, restrictions and conditions of record.

The purchaser agrees to pay and the Seller agrees to sell said premises for the sum of _____ (\$ _____).

1. The sum of _____ (\$ _____) non-returnable earnest money deposit to apply on the said purchase price is hereby deposited in trust with **DARREN BOK**, Broker. In the event purchaser defaults under any of the terms of this contract the earnest money deposit shall be treated as partial damages due seller.
2. This property is being purchased in its present physical condition after examination by the undersigned Purchaser, and the Purchaser is relying solely upon such examination with reference to condition, value, character and size of the property and improvements and fixtures, if any, and is not relying upon facts as set forth in any Realtor information sheet.
3. The property passing under this contract shall include the following now on the premises, in their present condition; all buildings, fixtures, electrical, heating, plumbing, kitchen, and bathroom fixtures, all window and door shades, blinds, awnings, screens, storm sash, shutters, curtain and drape rods, T.V. antenna, linoleum and all landscaping and any household appliances remaining and/or sold under the terms of this contract are sold "AS IS" and neither Seller nor his Agents are responsible as to condition or operating capabilities and there are **NO HOME WARRANTIES**; _____.
4. **Title Evidence.** Seller shall furnish the Buyer a commitment for title insurance policy. Such title evidence shall be prepared and issued by _____. Seller shall pay for the costs of title search and examination as well as the premium cost of the owner's policy of title insurance based upon the purchase price. All other title insurance costs and expenses shall be paid by Buyer. If the title evidence reveals a material defect, Seller shall have 30 days after demand by Buyer to remove such defect and closing shall be delayed accordingly. If Seller is unable or unwilling to remove such defect, Buyer may accept title to such defect or may terminate this agreement and be entitled to a return of their earnest money.
5. Any other Title insurance fees or searches, closing fees & costs are buyer(s) responsibility. **Seller shall be responsible to pay for the conveyance fee to the County Auditor and Realtor Commission as agreed by their Auction Contract.**
6. Taxes and assessments, interest on any mortgage to be assumed and rents, if any, shall be pro-rated to the date of delivery of the deed for the subject premises. In pro-rating taxes and assessments, the latest available rates and valuations shall be used. **ALL CAUV RECOUPMENT WILL BE BUYER'S RESPONSIBILITY IF APPLICABLE.** Seller shall pay all accrued utility bills to the date delivery of the deed or date of vacating, whichever is later.
7. Possession and occupancy of the premises shall be delivered to the Purchaser on or before _____. Farming rights may be granted early on farmable tracts before closing with down payment and proof of financing.
8. Seller shall deliver to Purchaser a good and recordable warranty deed with appropriate release of dower conveying a good and marketable title to the subject premises to the Purchaser free and clear of all liens, except: taxes and assessments, both general and special from the date of closing and thereafter, restrictions and conditions of record, easements of record and zoning ordinances. Seller shall also be liable to pay for any natural gas line leaks that need to be repaired and any other compliances requirements as required by the gas and other utility companies at the time of transfer of utilities.
9. Seller shall furnish and pay for a Warranty Deed.
10. The closing or escrow shall be at the law office, title agency or office of buyer's choice, and all funds and documents necessary to the completion of this transaction shall be delivered to the office on or before _____.

