

BIDDER INFORMATION PACKET

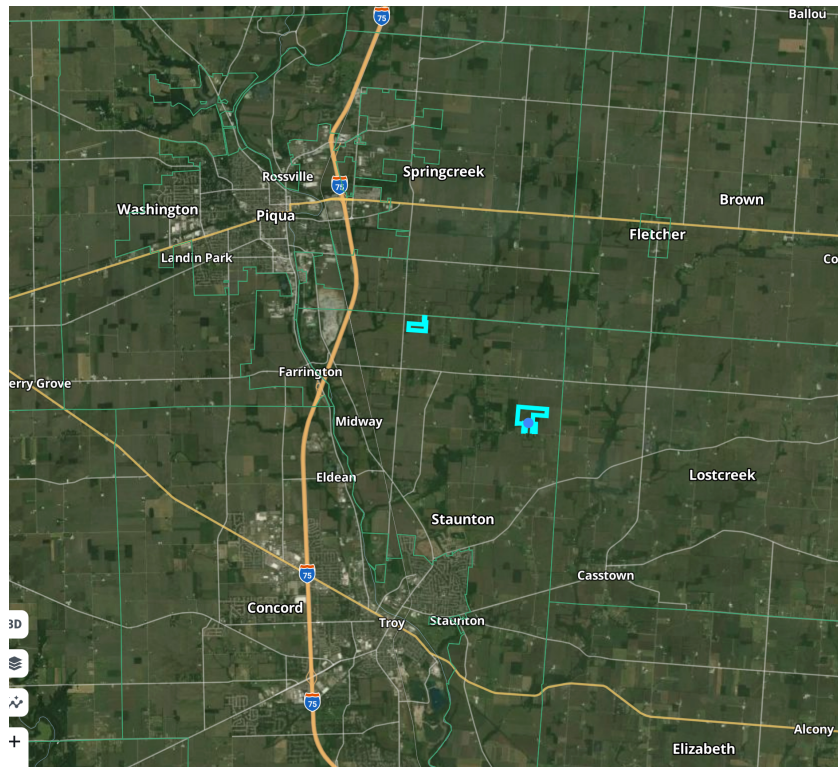
Online Only Real Estate Auction — Constance E. Strobel

163.667± Acres · Two Tracts · Staunton Township, Miami County, Ohio

Bidding opens Monday, September 21, 2026 at 9:00 A.M.

Begins closing Tuesday, September 22, 2026 at 2:00 P.M.

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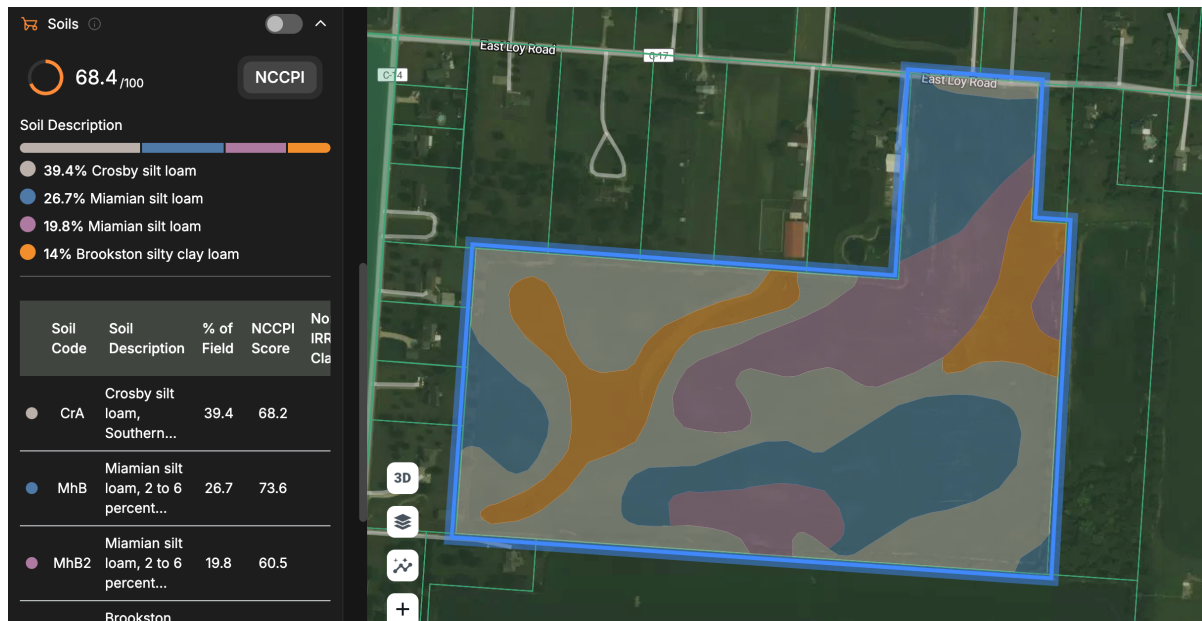
General location — Staunton Township, northeast of Troy, Miami County, Ohio. Tracts shown highlighted.

Please note: Tract 1 and Tract 2 are two separate, non-adjoining parcels. They do not touch one another. Tract 1 fronts East Loy Road; Tract 2 lies to the south and fronts East Rusk Road. A bidder purchasing both Tracts is purchasing two separate farms, not one contiguous body of land. Both locations are shown on the map above.

THE AUCTION AT A GLANCE

Seller	Constance E. Strobel
Property	163.667± acres in two separate, non-adjoining tracts, Staunton Township, Miami County, Ohio
School district	Miami East Local School District
Auction type	Online only, multi-parcel, sold subject to seller confirmation
Bidding opens	Monday, September 21, 2026 at 9:00 A.M. — individual tracts
Combination opens	Tuesday, September 22, 2026 at 9:00 A.M.

Bidding closes	Tuesday, September 22, 2026 beginning at 2:00 P.M., soft close, 3-minute extensions
Bid increment	\$2,500.00 — bidding is in total dollars, not dollars per acre
Buyer's premium	5% added to the high bid to determine the Total Contract Price
Deposit	\$20,000.00 per tract, \$40,000.00 for both, due within 24 hours of close
Closing	On or before Tuesday, November 10, 2026, at Lawyers Title Agency, Sidney, Ohio
Possession	Subject to farm tenant crop rights; upon crop removal, no later than December 15, 2026
2026 crop and rent	Retained entirely by Seller
Taxes	Presently enrolled in CAUV; 2026 combined tax approximately \$4,583.46
Contingencies	None. Cash sale. Not contingent on financing, appraisal, survey, or inspection.
Inspection	Open cropland — inspect at your leisure prior to bidding, at your own risk
To view the farms	Travis Kenton 937-658-0218 · Tim Woods 937-844-1502 · Whitetail Properties
Bidding questions	Justin Vondenhuevel 937-492-1078 · justin@vasbid.com

TRACT 1 — 50.977± ACRES · EAST LOY ROAD · PARCEL K30-027660

Tract 1 boundary — East Loy Road frontage at the northeast. Boundaries approximate.

Parcel number	K30-027660
Auditor acreage	50.9770± acres
Auditor description	11-1-16 CEN PT NW
Address of record	Loy Road East, Staunton Township, Miami County, Ohio
School district	Miami East LSD · Tax district K30
Appraised land value	\$401,900.00
CAUV value	\$134,500.00 (taxable value \$47,080.00)
2026 real estate tax	\$1,506.18 annually · \$753.09 per half · approximately \$29.55 per acre
Delinquency	None
Special assessments	None of record
Improvements	None — open cropland
NCCPI	68.4 overall

Soils — Tract 1

Soil Code	Soil Description	% of Field	NCCPI Score
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	39.4%	68.2
MhB	Miamian silt loam, 2 to 6 percent slopes	26.7%	73.6
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	19.8%	60.5
Br	Brookston silty clay loam, 0 to 1 percent slopes	14.0%	—

Auctioneer's notes — Tract 1. This is the cleaner of the two tracts. Nearly forty percent of it is Crosby on flat ground, another forty-six percent is Miamian on gentle two-to-six percent slope, and fourteen percent is Brookston. Brookston is the dark, wet, high-organic ground — it is productive when it drains, and its presence tells you there is tile out there somewhere. Nobody is warranting that tile, and no tile map exists. The frontage on East Loy Road is at the north end of the tract on a leg that runs up to the road. Everything else is field. There are no buildings, no fence, no wells, and nothing to clean up.

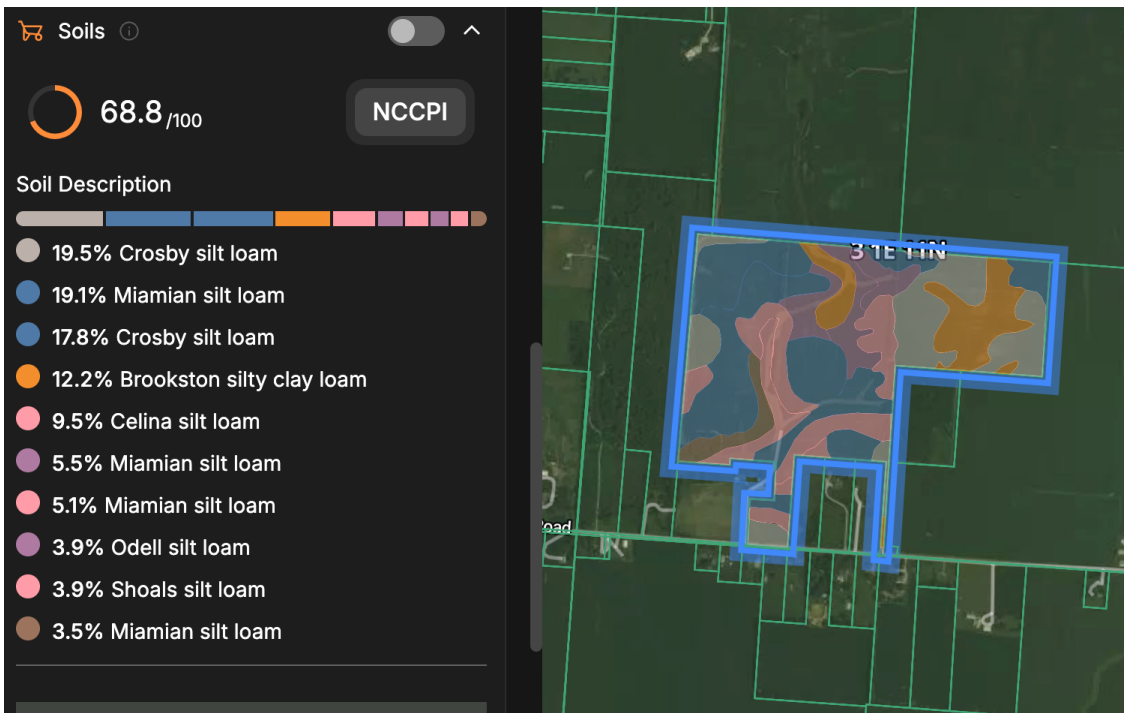
TRACT 2 — 112.690± ACRES · EAST RUSK ROAD · PARCEL K30-024900



Tract 2 aerial — note the legs running south to East Rusk Road frontage. Parcel boundaries approximate.

Parcel number	K30-024900
Auditor acreage	112.6900± acres
Auditor description	11-1-3 E PT SW & NW PT SE
Address of record	East Rusk Road, Staunton Township, Miami County, Ohio
School district	Miami East LSD · Tax district K30
Appraised land value	\$889,900.00
CAUV value	\$274,830.00 (taxable value \$96,190.00)
2026 real estate tax	\$3,077.28 annually · \$1,538.64 per half · approximately \$27.31 per acre
Delinquency	None
Special assessments	None of record
Improvements	None — open cropland
NCCPI	68.8 overall

Soils — Tract 2



Tract 2 soil map and NCCPI detail.

Soil Description	% of Field	NCCPI Score
Crosby silt loam	19.5%	—
Miamian silt loam	19.1%	—
Crosby silt loam	17.8%	—
Brookston silty clay loam	12.2%	—
Celina silt loam	9.5%	—
Miamian silt loam	5.5%	—
Miamian silt loam	5.1%	—
Odell silt loam	3.9%	—
Shoals silt loam	3.9%	—
Miamian silt loam	3.5%	—
OVERALL NCCPI — TRACT 2	100%	68.8

Auctioneer’s notes — Tract 2. The bigger tract, and a slightly better overall NCCPI at 68.8, but it is not uniform ground and the aerial shows you why. There is a defined drainage way running north to south through the middle of the field — you can see it plainly in the photograph. That is where the Shoals and Odell ground sits, roughly eight percent of the tract between the two. Shoals is alluvial bottom soil. It farms, but it is the low end of the field and it will be the last of it fit in a wet spring. The other ninety-two percent is the same Crosby, Miamian, Celina and Brookston mix you would expect in this township, and it is good corn and bean ground.

One more thing worth pointing out. The Miami County Auditor carries this parcel on three land lines, not one: 109.000 acres at \$872,000, a separate 2.975 acres at \$17,850, and 0.715 acres at no

value. That middle line is the road frontage running south to East Rusk Road, and the auditor is valuing it differently than the field behind it. Draw your own conclusion about what that frontage might be worth to somebody someday. We are not warranting that anything can be built there — no lot split has been applied for, no perc test has been run, no health department approval has been sought, and nothing about township zoning has been confirmed. If a homesite is what interests you, do that homework before you bid, because there is no contingency in this contract for any of it.

OWNERSHIP, TITLE AND TENANCY

Ownership. Both parcels are held by Constance E. Strobel individually, with a transfer-on-death designation of record. Ms. Strobel is selling in her own right and has full legal capacity to convey. Auditor records reflect transfers between Ms. Strobel and the Constance E. Strobel Trust in December 2004, a parcel split on Tract 1 in July 2003, and arm's-length acquisitions by William D. Strobel in 1977 and 1988. This farm has been in the same family for close to fifty years.

Liens. Seller represents there are no mortgages or monetary liens against the Property. Seller will convey by General Warranty Deed free and clear of all monetary liens.

Survey. A new survey of the Property has been commissioned and is expected to be completed prior to the close of bidding. When it is finished it will be posted to the auction website and it will control over the Auditor acreage figures shown in this packet. Check the website before you bid.

Title examination. A title examination is in progress at Lawyers Title Agency, Sidney, Ohio, which will also serve as the closing agent for this sale. Any easements, rights-of-way, pipeline or utility interests, mineral reservations, or other exceptions disclosed by that examination will be posted to the auction website prior to the close of bidding. As of the date of this packet, Seller is aware of no wind, solar, or other energy lease, option, or development agreement affecting the Property.

Farm tenancy. The Property is presently farmed by a tenant operator whose 2026 crop rights are preserved. Possession passes to the buyer upon removal of the 2026 crop, no later than December 15, 2026. Seller retains the entire 2026 crop, all crop proceeds and government payments, and all cash rent. Nothing from the 2026 crop year comes to the buyer and nothing is credited at closing. If the term of the tenancy beyond 2026 matters to you, call before you bid.

DO YOUR HOMEWORK BEFORE YOU BID

This is a cash sale with no contingencies of any kind. Once bidding closes and Seller confirms, you are buying the farm. Everything below is your responsibility, not ours, and every one of these calls should be made before the auction, not after:

- **Financing** — have it fully arranged and be certain you can close by November 10, 2026.
- **FSA** — confirm base acres, yields, crop history and program participation directly with the Miami County FSA office.
- **Drainage** — walk the ground. Look at the drainage way on Tract 2 for yourself. No tile map exists and none is warranted.
- **Zoning and any homesite question** — Staunton Township zoning and the Miami County health department, before you bid.
- **CAUV** — the Property is enrolled. Any recoupment triggered by a change of use after closing is yours.
- **Access and easements** — verify legal and physical access to every part of every tract you intend to buy.
- **Title** — review the title work posted to the website and have your own attorney review it if you want that comfort.

To walk either farm, call Travis Kenton at 937-658-0218 or Tim Woods at 937-844-1502.

HOW THE BIDDING WORKS

Tract 1 and Tract 2 are offered individually beginning Monday, September 21. The combination round — both tracts together as one unit — opens Tuesday, September 22 at 9:00 A.M. The individual round stays open the whole time.

To take the farm as a whole, the combination bid has to beat the sum of the two standing individual high bids by at least one full increment of \$2,500. If it does, the combination bidder gets both tracts. If it does not, the two tracts sell separately to the individual high bidders. Because the individual round never closes, one \$2,500 raise on either tract can knock out a standing combination bid, and one \$2,500 raise on the combination can take it right back. All bidding is in total dollars, not dollars per acre.

Any bid in any round within three minutes of the close extends every round by three minutes. Bidding is over only when three full minutes pass with nobody bidding anywhere. Use the maximum-bid feature rather than waiting for the last ten seconds, because your internet connection is your risk, not ours.

All bidding is subject to seller confirmation. Seller may accept the combination, may accept the individual results, or may accept one tract and reject the other. The complete Terms and Conditions of Sale govern and are posted on the auction website. Read them.

CONTACT

Justin Vondenhuevel, CAI, AARE, CES, GPPA

Auctioneer and REALTOR · Vondenhuevel Auctioneers LLC

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Travis Kenton and Tim Woods

Whitetail Properties · Cooperating Agents · www.ohioagdirt.com

To view either farm or for questions about the Property, contact Travis Kenton at 937-658-0218 or Tim Woods at 937-844-1502.

Brokered by Gay Smith and Associates Realty, Sidney, Ohio.

Justin Vondenhuevel, Travis Kenton and Tim Woods are exclusive agents of the Seller. No broker participation or cooperating broker fee is offered in connection with this auction.

Bid online at www.vasbid.com

All information in this packet was obtained from Miami County Auditor records, USDA soil survey data, and Seller, and is believed to be reliable but is NOT WARRANTED as to accuracy or completeness. Acreage, boundaries, soil ratings and tax figures are approximate and are furnished for general reference only. All property is sold AS IS, WHERE IS, WITH ALL FAULTS. Any announcement posted to the auction website takes precedence over this packet or any other printed material.

All auctioneers are licensed by the State of Ohio Department of Agriculture and participate in the Auction Recovery Fund, Ohio Department of Agriculture, 8995 East Main Street, Building 1, Reynoldsburg, Ohio 43068.