

**FARMLAND, RECREATIONAL GROUND, AND HOME SITES**

**REAL  
ESTATE**

**AUCTION**



**151.9 Acres Offered in 6 Tracts or Any Combination**

**TUESDAY, JANUARY 30, 2024**

**5:00 P.M.**

**WEST ALEXANDRIA, OHIO 45381**

**6444 and 6557 EAST CARLTON RD.**

**TRACT 1: 6444 E. Carlton Rd. Project House, Barns, and 5.001 Acres.**

**TRACT 2: 6557 E. Carlton Rd. Project House, Newer Pole Barn and 5.001 Acres**

**TRACT 3: 24.036 Acres. Over 8 Acres Tillable.**

**TRACT 4: 56.549 Acres with 55.5 Acres Tillable.**

**TRACT 5: 18.25 Acres. Homesite and Recreational Ground.**

**TRACT 6: 43.159 Acres with a 10.16 Acre Lake, and 8.05 Acres Tillable.**

**OPEN HOUSE-REPRESENTATIVES ON SITE**

**WEDNESDAY, JANUARY 17, 2024**

**4 - 5 P.M.**

**SATURDAY, JANUARY 27, 2024**

**10 - 11 A.M.**



**Auction is Being Held Off Site at the  
WEST ALEXANDRIA AMERICAN LEGION**

**1477 ST RT 503 SOUTH, WEST ALEXANDRIA, OHIO**

**THE FAMILY OF GREGG BURNETT**

**Muncy  
& ASSOCIATES**

**REAL ESTATE AUCTIONEERS/REALTORS**

937.697.4840 WWW.MUNCYASSOCIATES.COM

# WELCOME

Dear Prospective Bidder:

It is with much enthusiasm that we approach the upcoming multi-parcel real estate auction for the Family of Gregg Burnett. One Hundred Fifty-nine Acres is being offered in Six Tracts. Highlights include a Ten Acre Lake, Recreational Ground, Home Sites and Farmland.

Muncy and Associates - Auctioneers-Realtors, along with Melinda Mayberry and Dean Schreiber, has attempted to provide you with adequate inspection times and information contained in this packet to help you make a more informed purchasing decision.

It is with deep respect that we endeavor to auction this property. We have scheduled Open Houses and are available to meet with you on a private basis at most any time you may desire. Whether you are interested in bidding, or are interested in the auction method of marketing, please come be a part of this auction. The auction will be held off-site at the West Alexandria American Legion located at 1477 St. Rt. 503 South, West Alexandria, Ohio 45381.

Best Regards,

*John Muncy*

**Muncy**  
& ASSOCIATES

AUCTIONEERS/REALTORS  
937.687.1919 WWW.MUNCYSELLS.COM



# MUNCY & ASSOCIATES

AUCTIONEERS/REALTORS

937-687-1919



## CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased that you have selected Muncy & Associates to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Muncy & Associates can provide you with 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 on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their web-site [www.com.state.oh.us](http://www.com.state.oh.us).

**Representing 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, promote the seller's best interests, disclose material facts 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 offer "sub-agency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

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 a buyer's interest in a transaction must: follow the buyer's lawful instruction, 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.

**Dual Agency:** Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any 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 confidential information of both parties.

**Working With Muncy & Associates:** Muncy & Associates does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own Client, but Muncy & Associates and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Muncy & Associates will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent that agent and Muncy & Associates will act as dual agents, but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties Muncy & Associates has listed. In this instance Muncy & Associates will represent the seller and you would represent your own interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

**Working with Other Brokerages:** When Muncy & Associates list property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Muncy & Associates does reserve the right, in some instances to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Muncy & Associates shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Muncy & associates will be representing your interests. When acting as a buyer's agent, Muncy & associates also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

**Fair Housing Statement:** This agreement shall be performed in accordance with the Ohio Fair Housing Law (section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal 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, ancestry, handicap, or national origin; or to so discriminate in advertising the sale or rental of housing, in the finance of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio Law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Signature

Date

Signature

Date



# AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): Melinda Mayberry & Dean Schreiber

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_.  
AGENT(S) BROKERAGE

The seller will be represented by \_\_\_\_\_, and \_\_\_\_\_.  
AGENT(S) BROKERAGE

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) John Muncy and real estate brokerage Muncy & Associates will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_
- represent only the (check one)  seller or  buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD Melinda Mayberry DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD Dean Schreiber DATE \_\_\_\_\_

# DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

**As a dual agent, the agent(s) and brokerage shall:**

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

**As a dual agent, the agent(s) and brokerage shall not:**

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

**Compensation:** Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

**Management Level Licensees:** Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

**Responsibilities of the Parties:** The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

**Consent:** By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:



Ohio Department of Commerce  
Division of Real Estate & Professional Licensing  
77 S. High Street, 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100



## CONFIRMATION OF SALE

THIS MEMORANDUM OF SALE AND AGREEMENT made and entered into: On this 30<sup>th</sup> day of January 2024,  
by and between: Owners: Melinda Mayberry and Dean Schreiber hereinafter called the Sellers,  
and Purchaser(s): \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ hereinafter called the Purchaser(s).

WITNESSETH:

THAT WHEREAS, the Seller has offered for sale through **MUNCY AND ASSOCIATES, NEW LEBANON, OHIO**  
the following described Parcels: H25532630000002000; H25532630000003000; H25532630000004000;  
H25532630000005000 (Check all Tracts that apply to this Agreement):

\_\_\_\_\_ TRACT 1: 6444 E. Carlton Rd. Project House, Barns, and 5.001 Acres.

\_\_\_\_\_ TRACT 2: 6557 E. Carlton Rd. Project House, Newer Pole Barn and 5.001 Acres

\_\_\_\_\_ TRACT 3: 24.036 Acres. Over 8 Acres Tillable.

\_\_\_\_\_ TRACT 4: 56.549 Acres with 55.5 acres Tillable.

\_\_\_\_\_ TRACT 5: 18.25 Acres. Homesite and Recreational Ground.

\_\_\_\_\_ TRACT 6: 43.159 Acres with 10.16 Acre Lake, and 8.05 Acres Tillable.

Together with all appurtenances and hereditaments thereunto belonging, but subject to all legal highways and  
existing easements, and WHEREAS, the Purchaser has this day offered to purchase and has purchased all of  
said property as set forth above for the sum of \$ \_\_\_\_\_.

NOW THEREFORE, it is agreed as follows:

1. That the Purchaser agrees to pay the sum of \$ \_\_\_\_\_ as follows:

a. \$ \_\_\_\_\_ **10% of Purchase Price as down payment, the receipt of which is hereby  
acknowledged by the Sellers;**

b. **The sum of \$ \_\_\_\_\_ (THE BALANCE DUE) on delivery of deed.**

2. Upon presentation of this offer, Purchaser(s) has delivered to **MUNCY AND ASSOCIATES** the sum of  
\$ \_\_\_\_\_ as earnest money, to be deposited in Broker's Trust Account promptly after acceptance  
of this offer. The earnest money shall be returned to Purchaser(s) or applied to the purchase price at  
closing. If the closing does not occur because of Seller's default or because any condition if this Contract is  
not satisfied or waived, Purchaser(s) shall be entitled to the earnest money. If Purchaser(s) defaults, Seller  
shall be entitled to the earnest money. The parties acknowledge, however, that the Broker will not make a  
determination as to which party is entitled to the earnest money. Instead, the Broker shall release the  
earnest money from the Trust Account only (a) in accordance with the joint written instructions of Sellers and  
Purchaser(s), or (b) in accordance with the following procedure: if the closing does not occur for any reason  
(including the default of either party), the Broker holding the earnest money will notify the Sellers in writing  
that the earnest money will be returned to the Purchaser(s) unless the Sellers make a written demand for the  
earnest money within 20 days after the date of the Broker's notice. If the Broker does not receive a written  
demand from the Sellers within the 20-day period, the Broker shall return the earnest money to the  
Purchaser(s). If a written demand from the Sellers is received by the Broker within the 20-day period, the  
Broker shall retain the earnest money until (i) Sellers and Purchaser(s) have settled the dispute; (ii)  
disposition has been ordered by a final court order; or (iii) the Broker deposits the earnest money with the  
court pursuant the applicable court procedures. Payment or refund of the earnest money shall not prejudice  
the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance  
against the defaulting party.

Purchasers Initials: \_\_\_\_\_ Date: \_\_\_\_\_ Sellers Initials: \_\_\_\_\_ Date: \_\_\_\_\_

3. This agreement shall be performed in accordance with Ohio Fair Housing Law (Section 4112.02 (H) of the Ohio Revised Code) and the Federal Fair Housing Law (42 U.S.C.A., Section 3601), pursuant to which it is illegal 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 make available housing accommodations because of race, color, religion, sex, familial status, ancestry, military status as defined in that section, disability, or national origin; or to so discriminate in advertising the sale of rental of housing, in the finance 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.
4. Property does not sell subject to financing.
5. Taxes and Assessments to be determined by the Montgomery County Short Proration Method.
6. Should said property be damaged or destroyed prior to date of closing, Purchaser will be released from contract.
7. The closing of this matter shall occur on or about **March 8, 2024**, and the Sellers agree to execute and deliver a good and sufficient **FIDUCIARY DEED** at said closing.
8. The Seller agrees to give possession of said property **at Closing**.
9. The Purchaser acknowledges they were permitted access for any desired inspections of property prior to the Auction, that the property is being sold in "**AS IS**" conditions with no expressed or implied warranty whatsoever. The Purchaser acknowledges receipt of copies of the following documents: **1) A Copy of this Agreement, 2) Agency Disclosure Forms, 3) Residential Property Exemption, and 4) Bidder's Information Packet.**

IN WITNESS THEREOF, the parties hereunto set their hands this **30<sup>th</sup>** day of **January 2024**.

Seller(s): \_\_\_\_\_ Purchaser(s): \_\_\_\_\_  
 \_\_\_\_\_

We acknowledge the receipt and escrow holding of \$ \_\_\_\_\_ as indicated in items 1 and 2 above.

**MUNCY AND ASSOCIATES** By: \_\_\_\_\_



937.687.1919 

AUCTIONEERS/REALTORS



[WWW.MUNCYSELLS.COM](http://WWW.MUNCYSELLS.COM)

## **WHAT CAN YOU EXPECT AS A BIDDER...**

### **1. How do I bid?**

A simple nod of the head, raising of your arm or bid card, or any other intentional movement will be fine. Our best advice is to talk to one of the auctioneers prior to the auction and express your desire to bid.

### **2. What is the Property Worth?**

It is worth what a Buyer with knowledge will pay and a willing Seller will accept. Decide what the property is worth to you and be sure to have access to the funds, with a loan confirmation if necessary. Ultimately the public appraises the property on the day of the sale.

### **3. What can I expect at a Real Estate Auction?**

You can usually expect the property to be sold. We will start the auction at the scheduled time and spend ten to fifteen minutes going over the Bidder's Packet and clarifying any changes. At this time any and all questions will be entertained. If you have a question during the auction, please address one of the auctioneers receiving bids and they will be more than happy to assist you. Buying Real Estate at Auction is very similar to buying pots and pans...just a little more money!



**Muncy**  
**& ASSOCIATES**  
AUCTIONEERS/REALTORS



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# BIDDING PROCESS

*All Bidders must register with Muncy and Associates and obtain a Bidder's number.*

Parcels to be offered as follows:

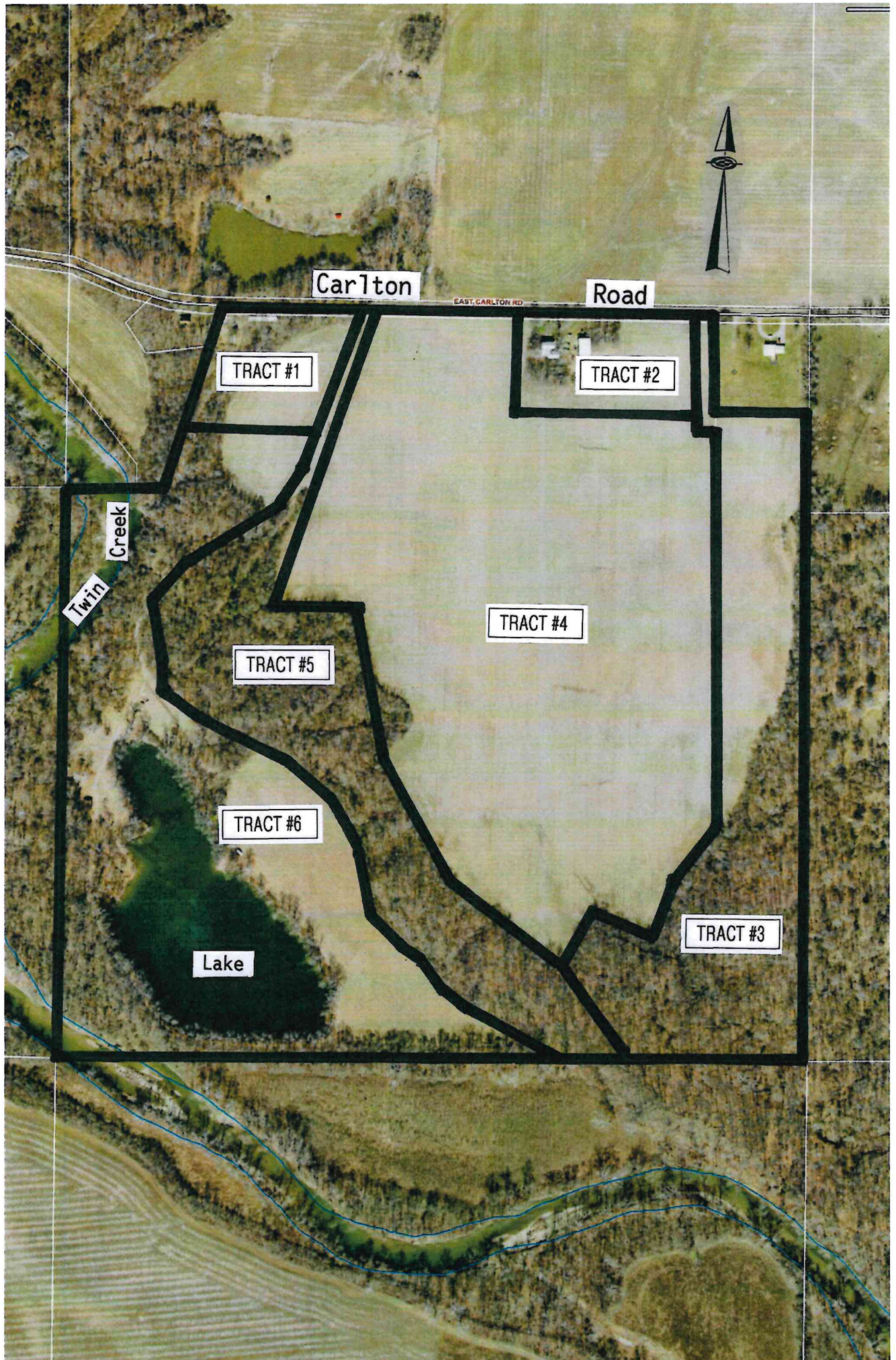
- TRACT 1:** 6444 E. Carlton Rd. Project House, Barns, and 5.001 Acres.
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- TRACT 6:** 43.159 Acres with 10.16 Acre Lake, and 8.05 Acres Tillable.

After individual bids are established, bids will be accepted on any "COMBINATION OF PARCELS". The procedure is as follows:

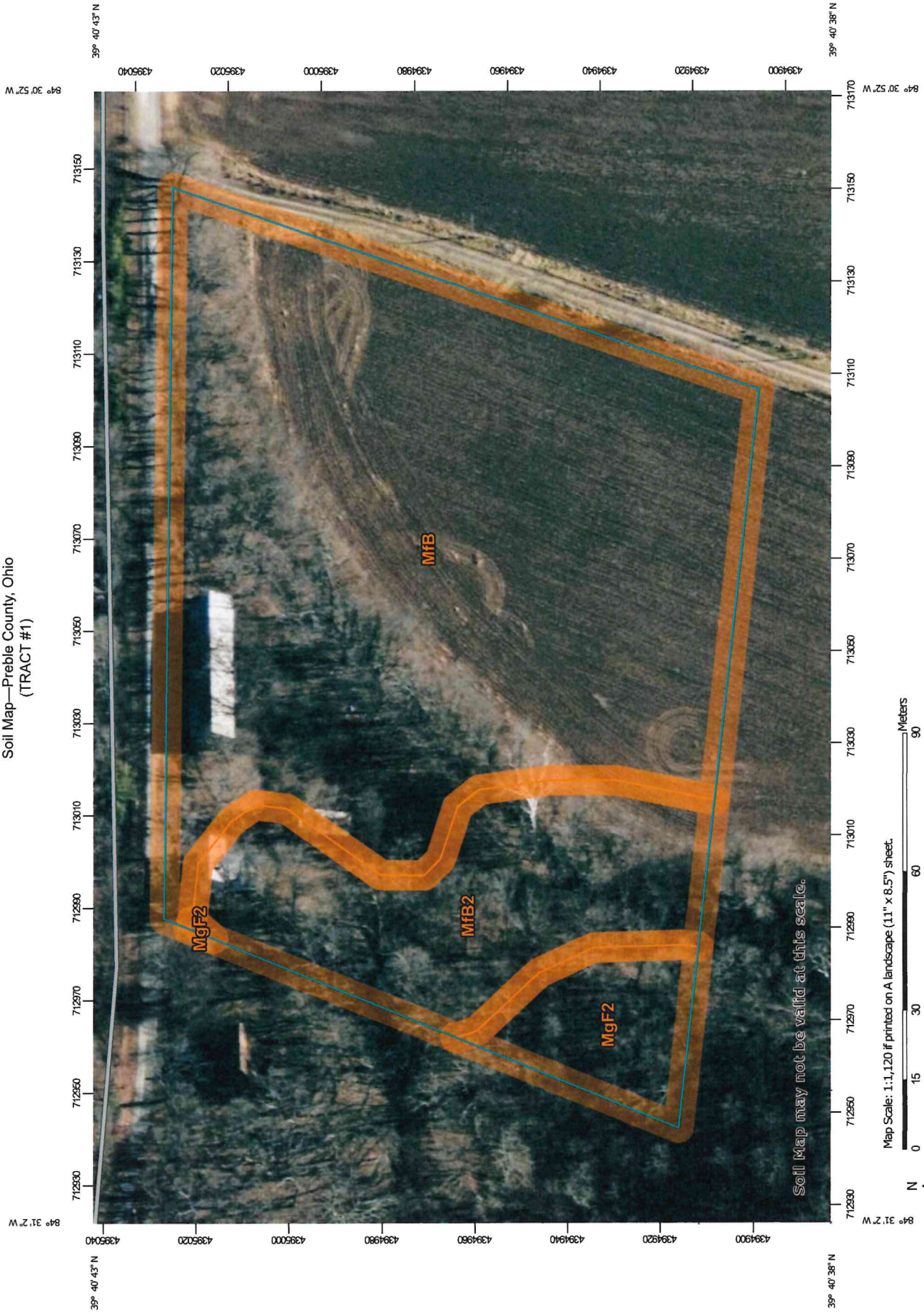
1. **ROUND ONE - Individual Parcels**  
Individual Parcels offered, resulting in up to 3 high Bidders.  
All bids will remain live until the auction bidding is closed.
2. **ROUND TWO - Combination Bids**  
Combination bids are open to all Bidders, and must be on at least two Parcels.  
Bids will be taken on combination of Parcels, and raises from the individual Bidders from round one. All bids will remain live until the Auctioneer closes the bidding.
3. **BID INCREMENTS**  
Bidding will be by the "TOTAL DOLLAR" and not "BY THE ACRE".  
The Auctioneer's judgment on minimum bid increments is final. In the remote possibility of a tied combination bid, the Auctioneer will be the sole deterrent as the accepted bid from the individual Bidders from round one.  
All bids will remain live until the Auctioneer closes the bidding.



AUCTIONEERS/REALTORS  
937.687.1919 [WWW.MUNCYSELLS.COM](http://WWW.MUNCYSELLS.COM)





Soil Map—Preble County, Ohio  
(TRACT #1)



Map Scale: 1:1,120 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend









Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	3.5	73.5%
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	1.0	20.1%
MgF2	Miamian-Kendallville silt loams, 25 to 50 percent slopes, eroded	0.3	6.4%
<b>Totals for Area of Interest</b>		<b>4.8</b>	<b>100.0%</b>

Soil Map—Preble County, Ohio  
(TRACT #2)



Map Scale: 1:1,180 if printed on A landscape (11" x 8.5") sheet.  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 RAILS
 Clay Spot	 Interstate Highways
 Closed Depression	 US Routes
 Gravel Pit	 Major Roads
 Gravelly Spot	 Local Roads
 Landfill	 Background
 Lava Flow	 Aerial Photography
 Marsh or swamp	
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

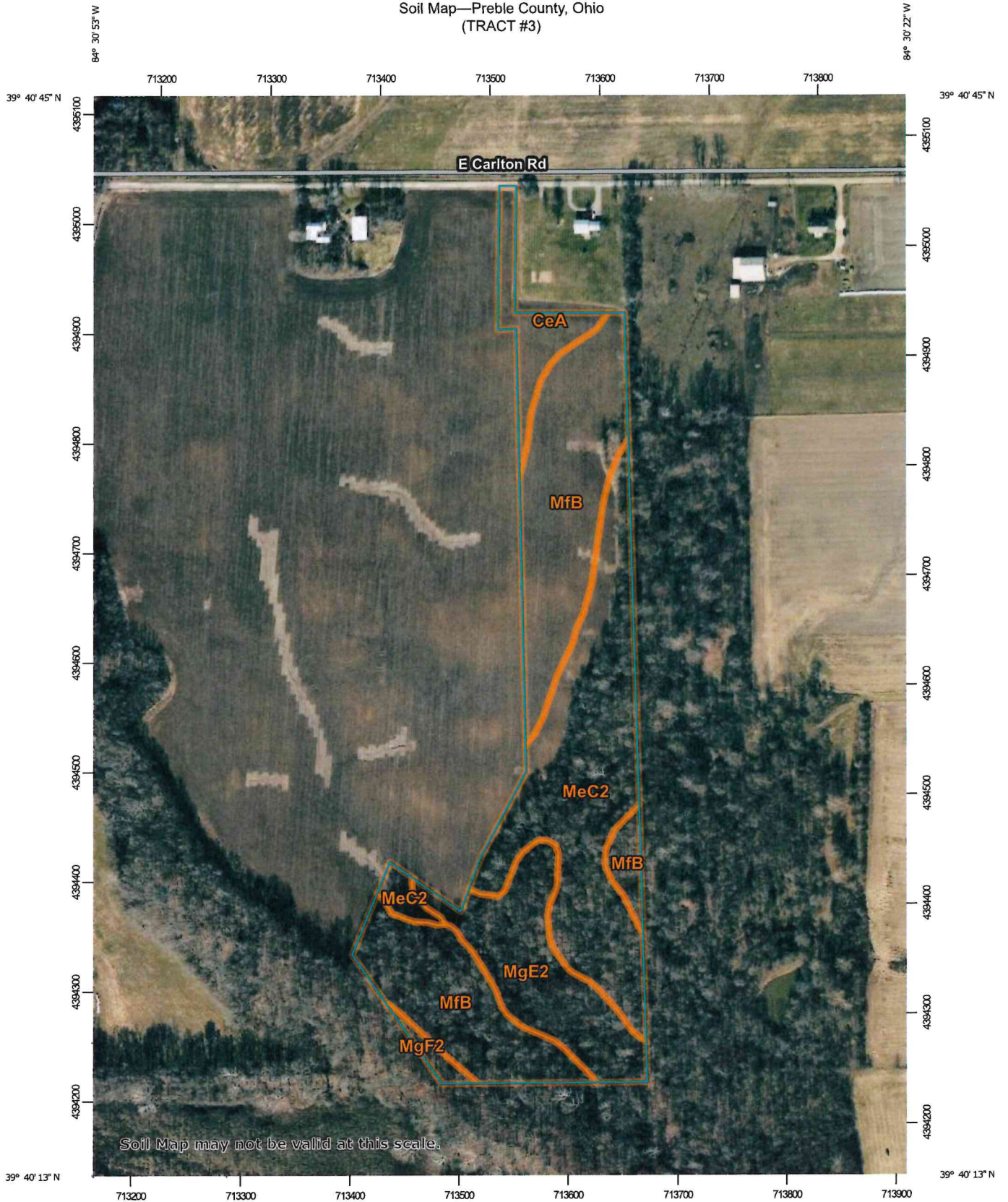
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

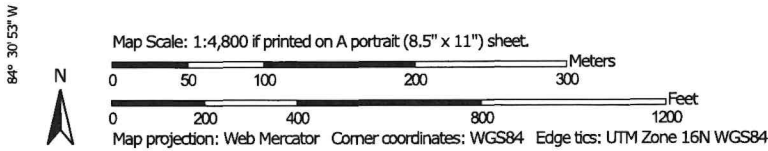
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeA	Celina silt loam, 0 to 2 percent slopes	1.1	20.9%
CoA	Corwin silt loam, 0 to 2 percent slopes	1.7	31.9%
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	2.5	47.3%
<b>Totals for Area of Interest</b>		<b>5.4</b>	<b>100.0%</b>










Soil Map—Preble County, Ohio  
(TRACT #3)



Soil Map may not be valid at this scale.



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

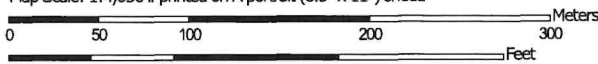
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeA	Celina silt loam, 0 to 2 percent slopes	1.5	6.1%
MeC2	Miamian silt loam, 6 to 12 percent slopes, eroded	8.8	35.2%
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	10.1	40.8%
MgE2	Miamian-Kendallville silt loams, 18 to 25 percent slopes, eroded	4.1	16.6%
MgF2	Miamian-Kendallville silt loams, 25 to 50 percent slopes, eroded	0.3	1.3%
<b>Totals for Area of Interest</b>		<b>24.9</b>	<b>100.0%</b>

Soil Map—Preble County, Ohio  
(TRACT #4)









Soil Map may not be valid at this scale.

Map Scale: 1:4,030 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Area of Interest (AOI)		Spoil Area
<b>Soils</b>		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
<b>Special Point Features</b>		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot	<b>Water Features</b>	
		Closed Depression		Streams and Canals
		Gravel Pit	<b>Transportation</b>	
		Gravelly Spot		Rails
		Landfill		Interstate Highways
		Lava Flow		US Routes
		Marsh or swamp		Major Roads
		Mine or Quarry		Local Roads
		Miscellaneous Water	<b>Background</b>	
		Perennial Water		Aerial Photography
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

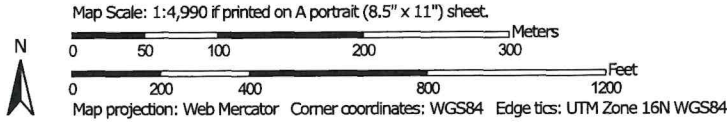
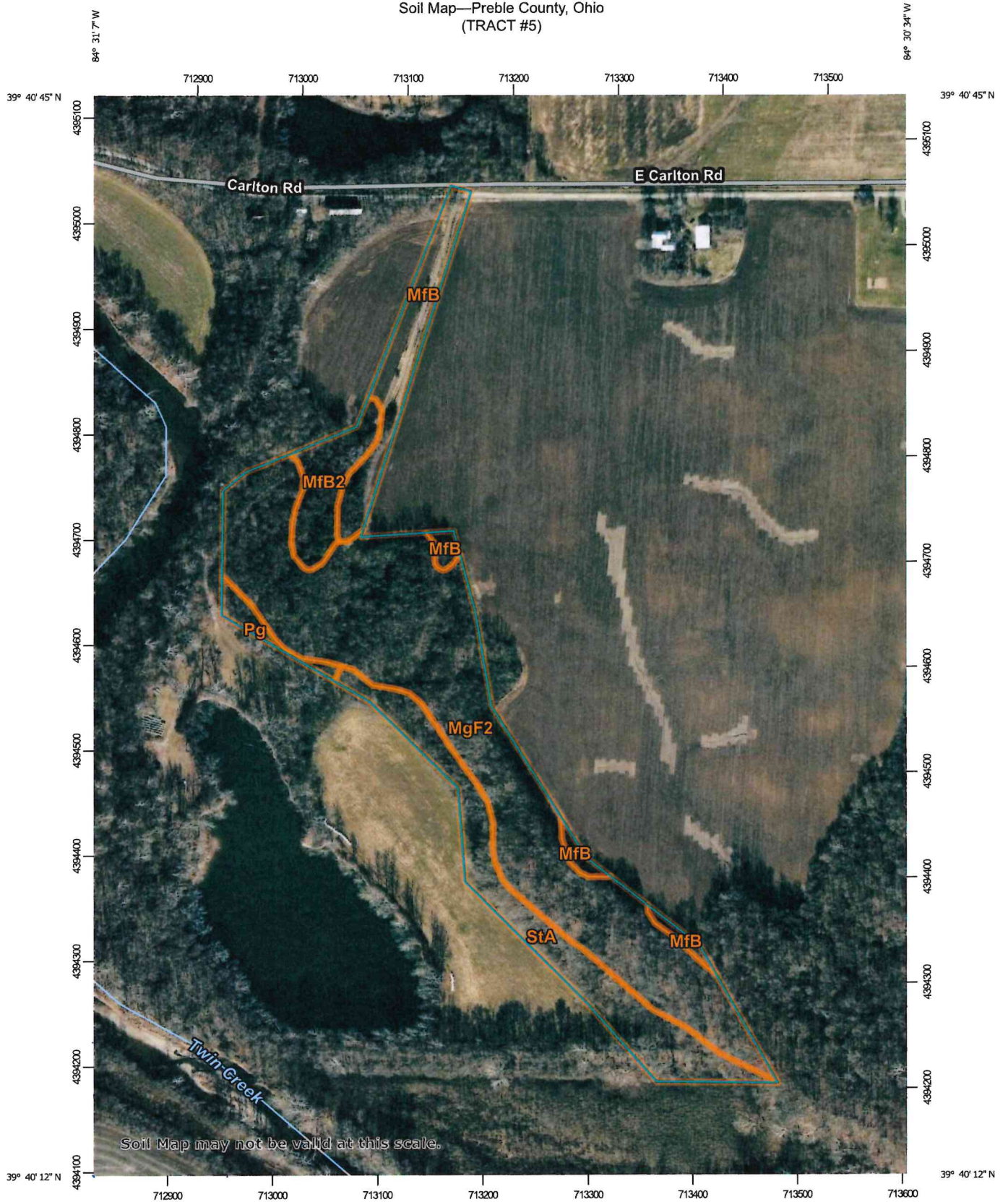
Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeA	Celina silt loam, 0 to 2 percent slopes	10.2	18.7%
CoA	Corwin silt loam, 0 to 2 percent slopes	7.9	14.5%
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	3.3	6.0%
MeC2	Miamian silt loam, 6 to 12 percent slopes, eroded	2.4	4.4%
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	28.5	52.1%
MgE2	Miamian-Kendallville silt loams, 18 to 25 percent slopes, eroded	0.3	0.5%
MgF2	Miamian-Kendallville silt loams, 25 to 50 percent slopes, eroded	2.1	3.8%
<b>Totals for Area of Interest</b>		<b>54.7</b>	<b>100.0%</b>

Soil Map—Preble County, Ohio  
(TRACT #5)



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	<b>Water Features</b>
 Borrow Pit	 Streams and Canals
 Clay Spot	<b>Transportation</b>
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	<b>Background</b>
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

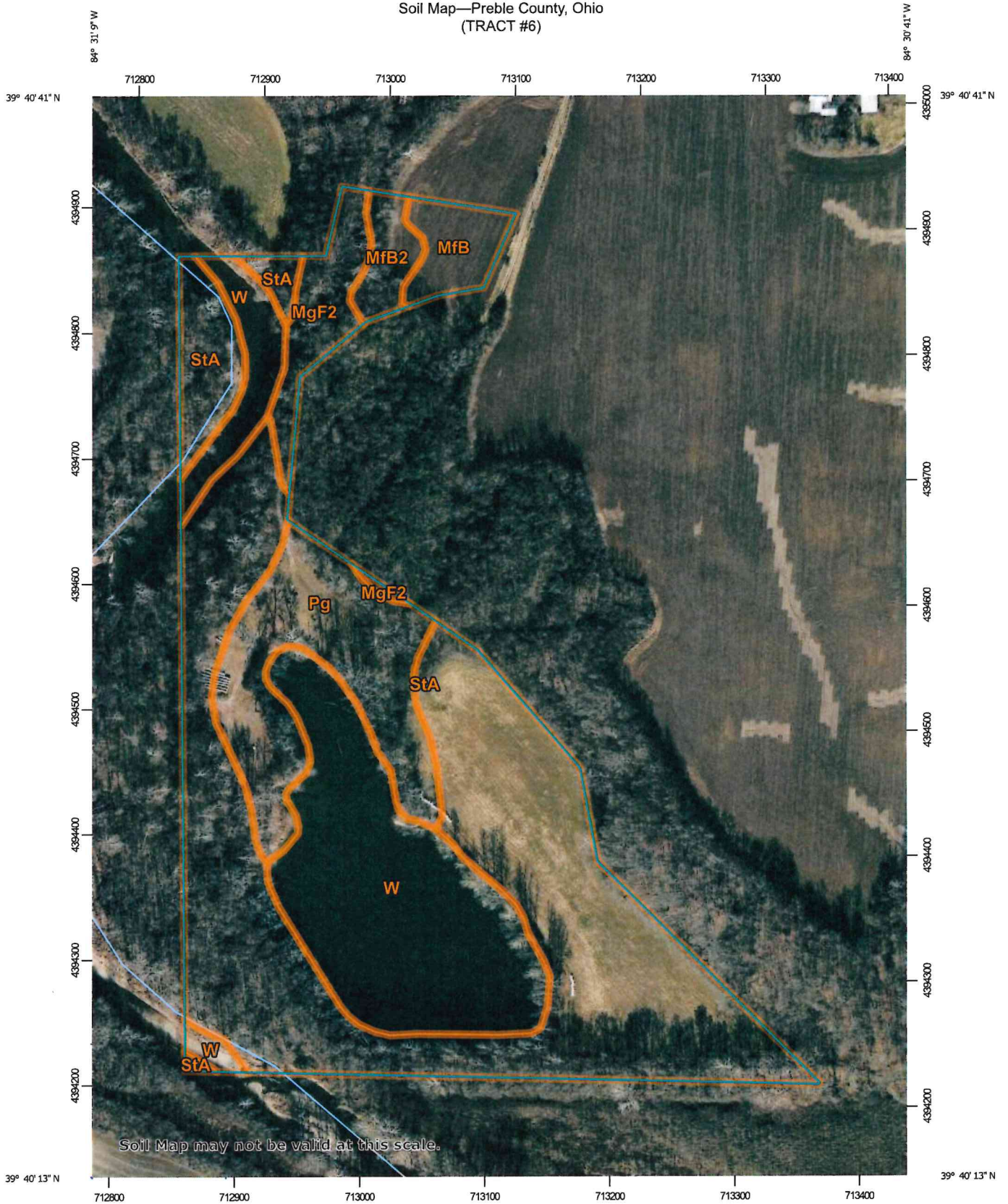
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

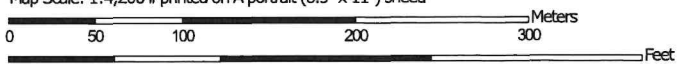
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	2.8	11.6%
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	1.5	6.5%
MgF2	Miamian-Kendallville silt loams, 25 to 50 percent slopes, eroded	14.5	61.4%
Pg	Pits, gravel	0.4	1.8%
StA	Stonelick loam, gravelly substratum, 0 to 1 percent slopes, frequently flooded	4.4	18.7%
<b>Totals for Area of Interest</b>		<b>23.7</b>	<b>100.0%</b>

Soil Map—Preble County, Ohio  
(TRACT #6)










Soil Map may not be valid at this scale.

Map Scale: 1:4,200 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Railroads
 Clay Spot	 Interstate Highways
 Closed Depression	 US Routes
 Gravel Pit	 Major Roads
 Gravelly Spot	 Local Roads
 Landfill	 Aerial Photography
 Lava Flow	
 Marsh or swamp	
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

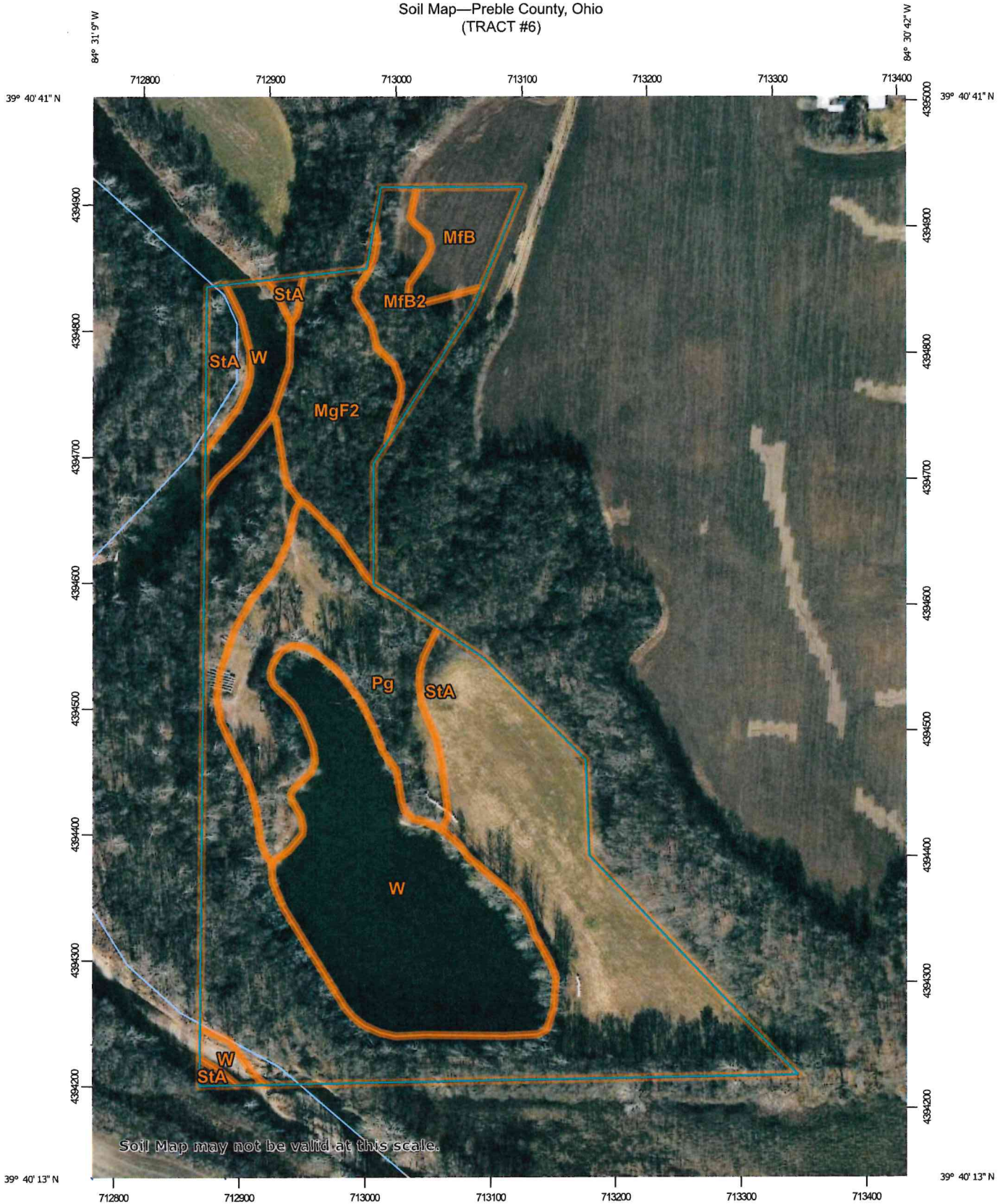
Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

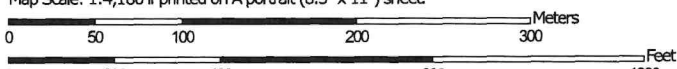
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	1.2	2.9%
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	0.9	2.1%
MgF2	Miamian-Kendallville silt loams, 25 to 50 percent slopes, eroded	1.8	4.3%
Pg	Pits, gravel	5.9	13.8%
StA	Stonelick loam, gravelly substratum, 0 to 1 percent slopes, frequently flooded	21.8	51.2%
W	Water	10.9	25.7%
<b>Totals for Area of Interest</b>		<b>42.7</b>	<b>100.0%</b>

Soil Map—Preble County, Ohio  
(TRACT #6)



Soil Map may not be valid at this scale.






































Map Scale: 1:4,180 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



## MAP LEGEND

-  Area of Interest (AOI)
-  Soils
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Preble County, Ohio  
Survey Area Data: Version 22, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 28, 2019—Dec 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MfB	Miamian-Celina silt loams, 2 to 6 percent slopes	1.4	3.3%
MfB2	Miamian-Celina silt loams, 2 to 6 percent slopes, eroded	1.9	4.4%
MgF2	Miamian-Kendallville silt loams, 25 to 50 percent slopes, eroded	3.8	8.8%
Pg	Pits, gravel	6.0	14.0%
StA	Stonelick loam, gravelly substratum, 0 to 1 percent slopes, frequently flooded	19.1	44.7%
W	Water	10.6	24.8%
<b>Totals for Area of Interest</b>		<b>42.8</b>	<b>100.0%</b>

Preble County, Ohio - Property Record Card, Page 1  
 Parcel: H25532630000002000  
 Map Number: H25-26-300

**GENERAL PARCEL INFORMATION**

Owner: MAYBERRY MELINDA @2, SCHREIBER DEAN  
 Property Address: 0 CARLTON RD  
 Mailing Address: MAYBERRY MELINDA  
 1927 WATERSTONE BLVD  
 MIAMISBURG OH 45342  
 Land Use: 110 AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT  
 Legal Description: AGRICULTURAL USE VALUE"  
 SE PT SW  
 School District: TWIN VALLEY SD  
 Tax District: H25 Lanier Twp. - Twin Valley School District

**VALUATION**

Land Value	Appraised	Assessed
Improvements Value	\$31,150.00	\$10,900.00
Total Value	\$0.00	\$0.00
	\$31,150.00	\$10,900.00
Taxable Value		\$10,900.00
Net Annual Tax:		\$143.98
Tot Amt Collected:		(\$143.98)

**MAP**



**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO -	MfB	4.525	4970	\$22,490	\$7,870	1370	\$6,200	\$2,170
CR -	CeA	1.078	7900	\$8,520	\$2,980	2720	\$2,930	\$1,030
WO -	MgE2	3.609	2480	\$8,950	\$3,130	230	\$830	\$290
CR -	MfB	5.051	7600	\$38,390	\$13,440	2370	\$11,970	\$4,190
WO -	MeC2	6.473	4290	\$27,770	\$9,720	880	\$5,700	\$2,000
CR -	MgE2	0.051	4700	\$240	\$80	350	\$20	\$10
WO -	MgF2	0.329	1730	\$570	\$200	230	\$80	\$30
<b>Totals:</b>		22.933		\$119,650			\$31,150	



**LAND**

Code	Frontage	Depth	Rate	Total	Value	Acres
WO - WOODS	0	0/0	4970	\$22,490.00	\$22,490.00	4.525
CR - CROP LAND	0	0/0	7900	\$8,520.00	\$8,520.00	1.078
WO - WOODS	0	0/0	2480	\$8,950.00	\$8,950.00	3.609
CR - CROP LAND	0	0/0	7600	\$38,390.00	\$38,390.00	5.051
WO - WOODS	0	0/0	4290	\$27,770.00	\$27,770.00	6.473
CR - CROP LAND	0	0/0	4700	\$240.00	\$240.00	0.051
WO - WOODS	0	0/0	1730	\$570.00	\$570.00	0.329
CR - CROP LAND	0	0/0	7000	\$12,720.00	\$12,720.00	1.817

**SALES**

Sale Date	Sale Amount	Buyer	Conv.	Notes
5/23/2023	\$0.00	MAYBERRY, MELINDA @2	626	
1/17/2023	\$0.00	BURNETT, GREGG W	65	
1/17/2023	\$0.00	JACKSON, SANDRA	64	
6/5/1997	\$0.00	BURNETT ELLSWORTH &	910	

**COMMENTS**

Type Description  
 Administrative OFC FM 1997 - RE: CONV #0909-0910-97 CRT. C-CORRECT ACREAGE PER DEED. PARCEL HAS CAUV.  
 Transfer Number of parcels this sale: 4

Preble County, Ohio - Property Record Card, Page 1  
 Parcel: H25532630000003000  
 Map Number: H25-26-300

**GENERAL PARCEL INFORMATION**

Owner  
 MAYBERRY MELINDA @2, SCHRIEBER DEAN  
 Property Address  
 6557 E CARLTON RD  
 Mailing Address  
 MAYBERRY MELINDA  
 1927 WATERSTONE BLVD  
 MIAMISBURG OH 45342  
 Land Use  
 111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR  
 Legal Description  
 CURRENT AGRICULTURAL USE VALUE"  
 MID PT SW

School District  
 TWIN VALLEY SD  
 Tax District  
 H25 Lanier Twp. - Twin Valley School District

**VALUATION**

	Appraised	Assessed
Land Value	\$173,750.00	\$60,810.00
Improvements Value	\$194,900.00	\$68,220.00
Total Value	\$368,650.00	\$129,030.00

Taxable Value \$129,030.00  
 Net Annual Tax: \$2,777.36  
 Tot Amt Collected: (\$2,876.70)

**MAP**



**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
CR -	MgE2	0.438	4700	\$2,060	\$720	350	\$150	\$50
RD -		2.723	0	\$0	\$0	0	\$0	\$0
HS -		1	29300	\$29,300	\$10,260	29300	\$29,300	\$10,260
WO -	MgF2	0.35	1730	\$610	\$210	230	\$80	\$30
CR -	MfB	30.33	7600	\$230,510	\$80,680	2370	\$71,880	\$25,160
CR -	KoA	2.973	8700	\$25,870	\$9,050	3780	\$11,240	\$3,930
WO -	MfB	0.008	4970	\$40	\$10	1370	\$10	\$0
<b>Totals:</b>				\$469,510	\$173,750	62	\$173,750	

**LAND**

Code	Frontage	Depth	Rate	Total	Value	Acres
CR - CROP LAND	0	0/0	4700	\$2,060.00	\$2,060.00	0.438
RD - ROAD	0	0/0	0	\$0.00	\$0.00	2.723
HS - HOME SITE	0	0/0	29300	\$29,300.00	\$29,300.00	1
WO - WOODS	0	0/0	1730	\$610.00	\$610.00	0.35
CR - CROP LAND	0	0/0	7600	\$230,510.00	\$230,510.00	30.33
CR - CROP LAND	0	0/0	8700	\$25,870.00	\$25,870.00	2.973
WO - WOODS	0	0/0	4970	\$40.00	\$40.00	0.008
CR - CROP LAND	0	0/0	8200	\$72,480.00	\$72,480.00	8.839
CR - CROP LAND	0	0/0	7900	\$83,590.00	\$83,590.00	10.581
CR - CROP LAND	0	0/0	3300	\$7,360.00	\$7,360.00	2.231
CR - CROP LAND	0	0/0	7000	\$17,690.00	\$17,690.00	2.527

**SALES**

Sale Date	Sale Amount	Buyer	Conv.	Notes
5/23/2023	\$0.00	MAYBERRY, MELINDA @2	628	
1/17/2023	\$0.00	BURNETT, GREGG W	66	
1/17/2023	\$0.00	JACKSON, SANDRA	64	
6/5/1997	\$0.00	BURNETT ELLSWORTH &	910	

**COMMENTS**

Type	Description
Transfer	Number of parcels this sale: 4
Front of Card	REVAL 17: GATED/ DOGS REVAL 2023 ADD PB

Preble County, Ohio - Property Record Card, Page 3  
 Parcel: H2553263000003000  
 Map Number: H25-26-300

**GENERAL PARCEL INFORMATION**

Owner  
 MAYBERRY MELINDA @2, SCHRIEBER DEAN  
 Property Address  
 6557 E CARLTON RD  
 Mailing Address  
 MAYBERRY MELINDA  
 1927 WATERSTONE BLVD  
 MIAMISBURG OH 45342  
 Land Use  
 111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR  
 Legal Description  
 CURRENT AGRICULTURAL USE VALUE"  
 MID PT SW

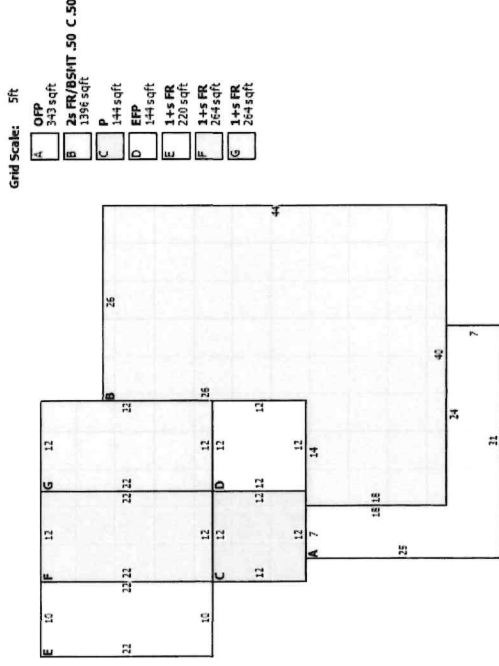
School District  
 TWIN VALLEY SD  
 Tax District  
 H25 Lanier Twp. - Twin Valley School District

**VALUATION**

	Appraised	Assessed
Land Value	\$173,750.00	\$60,810.00
Improvements Value	\$194,900.00	\$68,220.00
Total Value	\$368,650.00	\$129,030.00

Taxable Value \$129,030.00  
 Net Annual Tax: \$2,777.36  
 Tot Armt Collected: (\$2,876.70)

**SKETCH**



**RESIDENTIAL**

Number Of Stories	2
Year Built	0
Year Remodelled	
Grade	C-
Condition	A
Occupancy	SINGLE FAMILY
Construction	STUCCO
RoofType	GABLE
RoofMaterial	SHINGLES
Total Area	3540
Living Area	3540
Finished Basement Area	0
Air Conditioned Area	3540
Unheated Area	0
Total Rooms	9
Total Bedrooms	4
Total Full Baths (Including Base Plumbing)	2
Total Half Baths	0
Extra Plumbing Fixtures	0
Value	\$167,900.00

**RESIDENTIAL DETAIL**

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	2144	FR	9	4	2	0	1
2ND	1396	FR	0	0	0	0	0
BSMT	698		0	0	0	0	0
+	748	FR	0	0	0	0	0

**IMPROVEMENTS**

Description	Stories	Area	Grade	Year Built	Value
PB POLE BUILDING		2600	C	2017	\$27,000
GF DETACHED FRAME		320	C	OLD	\$0
PH POULTRY HOUSE		480	C	OLD	\$0

Preble County, Ohio - Property Record Card, Page 1  
 Parcel: H25532630000004000  
 Map Number: H25-26-300

**GENERAL PARCEL INFORMATION**

Owner  
 MAYBERRY MELINDA @2, SCHREIBER DEAN  
 Property Address  
 0 E CARLTON RD  
 Mailing Address  
 MAYBERRY MELINDA  
 1927 WATERSTONE BLVD  
 MIAMISBURG OH 45342  
 Land Use  
 110. AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT  
 Legal Description  
 AGRICULTURAL USE VALUE"  
 W MID PT SW  
 School District  
 TWIN VALLEY SD  
 Tax District  
 H25 Lanier Twp. - Twin Valley School District

**VALUATION**

Land Value	Appraised	Assessed
	\$8,560.00	\$3,000.00
Improvements Value	\$0.00	\$0.00
Total Value	\$8,560.00	\$3,000.00
Taxable Value		\$3,000.00
Net Annual Tax:		\$65.22
Tot Amt Collected:		(\$65.22)

**MAP**



**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO -	MfB	0.492	4970	\$2,450	\$860	1370	\$670	\$230
PP -	Pg	0.026	800	\$20	\$10	350	\$10	\$0
WO -	Pg	0.6	430	\$260	\$90	230	\$140	\$50
CR -	MgF2	0.244	3300	\$810	\$280	350	\$90	\$30
WO -	MfB2	1.173	4770	\$5,600	\$1,960	1230	\$1,440	\$500
CR -	MfB2	0.077	7400	\$570	\$200	2230	\$170	\$60
WO -	StA	2.636	3340	\$8,800	\$3,080	230	\$610	\$210
<b>Totals:</b>				<b>\$47,840</b>	<b>\$18,250</b>	<b>230</b>	<b>\$8,560</b>	<b>\$210</b>

LAND									
Code	Frontage	Depth	Rate	Total	Value	Acres			
WO - WOODS	0	0/0	4970	\$2,450.00	\$2,450.00	0.492			
PP - PERM PASTURE	0	0/0	800	\$20.00	\$20.00	0.026			
WO - WOODS	0	0/0	430	\$260.00	\$260.00	0.6			
CR - CROP LAND	0	0/0	3300	\$810.00	\$810.00	0.244			
WO - WOODS	0	0/0	4770	\$5,600.00	\$5,600.00	1.173			
CR - CROP LAND	0	0/0	7400	\$570.00	\$570.00	0.077			
WO - WOODS	0	0/0	3340	\$8,800.00	\$8,800.00	2.636			
CR - CROP LAND	0	0/0	7600	\$8,310.00	\$8,310.00	1.093			
WO - WOODS	0	0/0	1730	\$20,430.00	\$20,430.00	11.811			
CR - CROP LAND	0	0/0	6000	\$590.00	\$590.00	0.098			

SALES				
Sale Date	Sale Amount	Buyer	Conv.	Notes
5/23/2023	\$0.00	MAYBERRY, MELINDA @2	629	
1/17/2023	\$0.00	BURNETT, GREGG W	67	
1/17/2023	\$0.00	JACKSON, SANDRA	64	
6/5/1997	\$0.00	BURNETT ELLSWORTH &	910	

COMMENTS	
Type	Description
Transfer	Number of parcels this sale: 4

Preble County, Ohio - Property Record Card, Page 1  
 Parcel: H25532630000005000  
 Map Number: H25-26-300

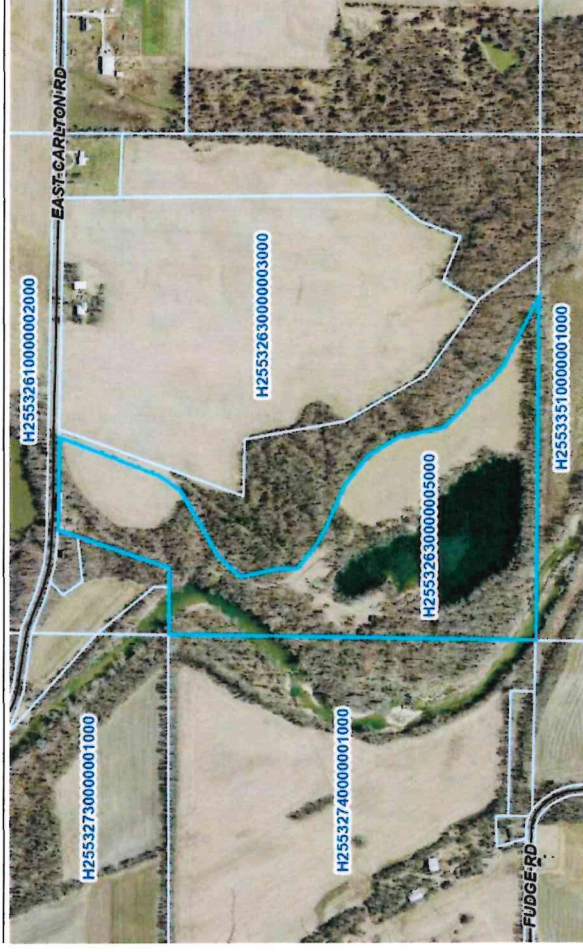
**GENERAL PARCEL INFORMATION**

Owner MAYBERRY MELINDA @2, SCHREIBER DEAN  
 Property Address 6444 E CARLTON RD  
 Mailing Address MAYBERRY MELINDA  
 1927 WATERSTONE BLVD  
 MIAMISBURG OH 45342  
 Land Use 111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR  
 Legal Description CURRENT AGRICULTURAL USE VALUE"  
 W PT SW  
 School District TWIN VALLEY SD  
 Tax District H25 Lanier Twp. - Twin Valley School District

**VALUATION**

	Appraised	Assessed
Land Value	\$65,680.00	\$22,990.00
Improvements Value	\$30,500.00	\$10,680.00
Total Value	\$96,180.00	\$33,670.00
Taxable Value		\$33,670.00
Net Annual Tax:		\$831.10
Tot Amt Collected:		(\$930.44)

**MAP**



**AGRICULTURAL**

Code	Soil	Acres	Rate	Appraised	Assessed	CAUV Rate	CAUV Value	Taxable
WO -	MfB2	1.429	4770	\$6,820	\$2,390	1230	\$1,760	\$620
A - POND	MgF2	0.013	2000	\$30	\$10	2000	\$30	\$10
WO -	Pg	2.401	430	\$1,030	\$360	230	\$550	\$190
PP -	StA	0.409	6000	\$2,450	\$860	1220	\$500	\$180
CR -	Pg	0.296	800	\$240	\$80	350	\$100	\$40
WO -	MfB	0.952	4970	\$4,730	\$1,660	1370	\$1,300	\$460
A - POND	Pg	0.804	2000	\$1,610	\$560	2000	\$1,610	\$560
<b>Totals:</b>		<b>48.16</b>		<b>\$174,920</b>	<b>.....</b>		<b>\$65,680</b>	

**LAND**

Code	Depth	Frontage	Rate	Total	Value	Acres
WO - WOODS	0/0	0	4770	\$6,820.00	\$6,820.00	1.429
A - POND	0/0	0	2000	\$30.00	\$30.00	0.013
WO - WOODS	0/0	0	430	\$1,030.00	\$1,030.00	2.401
PP - PERM PASTURE	0/0	0	6000	\$2,450.00	\$2,450.00	0.409
CR - CROP LAND	0/0	0	800	\$240.00	\$240.00	0.296
WO - WOODS	0/0	0	4970	\$4,730.00	\$4,730.00	0.952
A - POND	0/0	0	2000	\$1,610.00	\$1,610.00	0.804
WO - WOODS	0/0	0	3340	\$29,840.00	\$29,840.00	8.934
RD - ROAD	0/0	0	0	\$0.00	\$0.00	0.342
WA - WASTE	0/0	0	100	\$1,160.00	\$1,160.00	11.579
CR - CROP LAND	0/0	0	6000	\$51,100.00	\$51,100.00	8.517
A - POND	0/0	0	2000	\$4,470.00	\$4,470.00	2.237
WO - WOODS	0/0	0	1730	\$4,450.00	\$4,450.00	2.574
CR - CROP LAND	0/0	0	7400	\$6,910.00	\$6,910.00	0.934
PP - PERM PASTURE	0/0	0	800	\$1,510.00	\$1,510.00	1.888
HS - HOME SITE	0/0	0	29300	\$29,300.00	\$29,300.00	1
CR - CROP LAND	0/0	0	7600	\$29,270.00	\$29,270.00	3.851



**SALES**

Sale Date	Sale Amount	Buyer	Conv.	Notes
5/23/2023	\$0.00	MAYBERRY, MELINDA @2	627	
1/17/2023	\$0.00	BURNETT, GREGG W	68	
1/17/2023	\$0.00	JACKSON, SANDRA	64	
6/5/1997	\$0.00	BURNETT ELLSWORTH &	910	

**COMMENTS**

Type	Description
Transfer	Number of parcels this sale: 4
Front of Card	REVAL 17: DWLG VACANT, CORECT SKETCH, ADD POND
Administrative	OFC FM 1997 - RE: CONV #0909-0910-97 CRT DEED CONTAINS 48.160 ACRES. MATH = 46.410 ACRES. CORRECT ACREAGE PER DEED. PARCEL HAS CAUV.

Preble County, Ohio - Property Record Card, Page 4  
 Parcel: H2553263000005000  
 Map Number: H25-26-300

**GENERAL PARCEL INFORMATION**

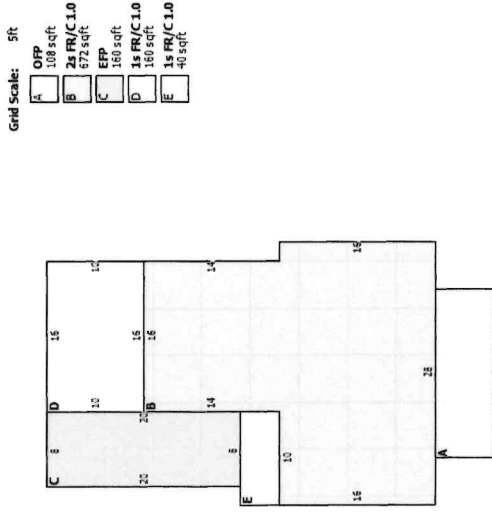
Owner: MAYBERRY MELINDA @2, SCHREIBER DEAN  
 Property Address: 6444 E CARLTON RD  
 Mailing Address: MAYBERRY MELINDA  
 1927 WATERSTONE BLVD  
 MIAMISBURG OH 45342  
 Land Use: 111 AGRICULTURAL CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR  
 Legal Description: CURRENT AGRICULTURAL USE VALUE"  
 W/PT SW  
 School District: TWIN VALLEY SD  
 Tax District: H25 Lanier Twp. - Twin Valley School District

**VALUATION**

	Assessed
Land Value	\$22,990.00
Improvements Value	\$10,680.00
Total Value	\$33,670.00

Taxable Value: \$33,670.00  
 Net Annual Tax: \$831.10  
 Tot Amt Collected: (\$930.44)

**SKETCH**



Grid Scale: 5ft

Code	Description
A	OPP
B	108 sqft
C	2 1/2 PR/C 1.0
D	672 sqft
E	EFP
F	160 sqft
G	160 sqft
H	160 sqft
I	160 sqft
J	160 sqft
K	160 sqft
L	160 sqft
M	160 sqft
N	160 sqft
O	160 sqft
P	160 sqft
Q	160 sqft
R	160 sqft
S	160 sqft
T	160 sqft
U	160 sqft
V	160 sqft
W	160 sqft
X	160 sqft
Y	160 sqft
Z	160 sqft

**RESIDENTIAL**

Number Of Stories	2
Year Built	0
Year Remodelled	0
Grade	D+
Condition	P
Occupancy	SINGLE FAMILY
Construction	WOOD
RoofType	GABLE
RoofMaterial	SHINGLES
Total Area	1544
Living Area	1544
Finished Basement Area	0
Air Conditioned Area	0
Unheated Area	1504
Total Rooms	7
Total Bedrooms	3
Total Full Baths (Including Base Plumbing)	1
Total Half Baths	0
Extra Plumbing Fixtures	0
Value	\$30,500.00

**RESIDENTIAL DETAIL**

Floor	Area	Construction	Rooms	Bedrooms	Full Baths	Half Baths	Fireplaces
1	872	FR	7	3	1	0	0
2ND	672	FR	0	0	0	0	0

**IMPROVEMENTS**

Description	Stories	Area	Grade	Year Built	Value
PR POND RES/REC OR	0	0	C	OLD	\$0
BG FLAT BARN	0	2744	C	OLD	\$0
PP PERSONAL	0	0	C	OLD	\$0
PH POULTRY HOUSE	1	312	C	OLD	\$0

## *Loan Application Checklist*

*When you apply for a loan, have the following information with you will speed the processing of your loan:*

- \_\_\_\_\_ 1. A legible copy of the purchase agreement and addendum's signed by the Buyers and Sellers.
- \_\_\_\_\_ 2. An application fee. (Call Lender for amount.)
- \_\_\_\_\_ 3. A complete legal description (a copy of the last deed is preferred), also lot dimensions.
- \_\_\_\_\_ 4. Social Security number(s) of all borrowers.
- \_\_\_\_\_ 5. Your base annual salary. List overtime or bonus separately.
- \_\_\_\_\_ 6. If you receive social security, disability income, or pension income bring a copy of a check and award certificate from that agency.
- \_\_\_\_\_ 7. Borrower and co-borrower are to provide copies of past two years W-2 and a copy of most recent pay stubs.
- \_\_\_\_\_ 8. Two (2) years' profit and loss statements, tax returns, and W-2's (or 1099's) are required if you are self-employed. A year-to-date profit and loss statement may be required. Where employment is commissioned (seasonal or irregular) two (2) years' tax returns and W-2's (or 1099's) are also required.
- \_\_\_\_\_ 9. Bank names and addresses for each savings and checking account including amount numbers and balance in ach account.
- \_\_\_\_\_ 10. Names and addresses of all employers for the past two (2) years.
- \_\_\_\_\_ 11. Present housing expenses (i.e. monthly mortgage or rental payment, maintenance, all utilities).
- \_\_\_\_\_ 12. List all stocks, bonds and/or certificates of deposit, etc., including their cash value on today's market. Include copies of statements.
- \_\_\_\_\_ 13. Face amount and cash value of all life insurance.
- \_\_\_\_\_ 14. If you presently own any real estate, please supply the following: name, address of lender, account number, original loan amount, balance on loan today. Provide same information for previously owned and paid off.
- \_\_\_\_\_ 15. Complete list of all debts including auto, furniture, education loans, and charges such as department stores, bank credit cards, etc. List balance owing, monthly payment, and account - with address of lending institution.
- \_\_\_\_\_ 16. If you have been divorced, provide a complete copy of your divorce decree and separation agreement.
- \_\_\_\_\_ 17. A complete copy of discharge of bankruptcy, if applicant has filed for bankruptcy in the past seven years.
- \_\_\_\_\_ 18. Proper documentation and information concerning current or previous suits, foreclosures, bankruptcies, etc.
- \_\_\_\_\_ 19. If the property is being sold from an estate, the name and phone number of the representative and attorney handling the estate is helpful.
- \_\_\_\_\_ 20. When a property is being sold through a relocation service company, supply the name and phone number of the contact agent and copies of authorization documents.
- \_\_\_\_\_ 21. If applying for a VA-guaranteed loan, your discharge (Form DD-214) and Certificate of Eligibility is required. If VA and still on active duty, a statement of service and an off-base authority.
- \_\_\_\_\_ 22. Some lenders require copies of cancelled checks of previous 12 mortgage payments or rental payments.



**Muncy**  
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NOTES

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