

UPDATE SHEET



1.) All Real Estate Closings pertaining to this auction will take place at the Law Offices of Marsh & Rothenbuhler. Commitment for Title Insurance has been completed for each property. See specific property packets for more details. Address: 249 S. Main Street, Bowling Green, Ohio, 43402; Phone: (419) 352-2518.

2.) Property #1: 219 N. Maple St., Bowling Green, Ohio, 43402

-Residential Property Disclosure Update: Section L) Zoning/Code Violations/Assessments/Homeowners' Association – Originally marked the property was 'Not' part of a Historical District. This form has been updated and resigned to include and state: The property resides in the North Maple Historic District. This home went into this historic district effective December 3rd, 2024. See attached documentation pertaining to Ordinance No. 9233 in the Property #1 Info Packet.

3.) Property #4: 345 Buttonwood Ave., Bowling Green, Ohio, 43402

-Siding project will not be completed before closing. No materials will be included with the purchase. Buyer is purchasing the home in its current condition.
-This property has an Active Violation from the Wood County Health Department pertaining to the siding. Complaint ID # 44480-Dated 07/12/2023, as well as the newly dated Notice of Violation – Dated 12/09/2025, are attached in the Property #4 Info Packet.
-Notice of Violation Highlights: Second paragraph, states "The new owner will be responsible for completing all remaining corrective actions and bringing the property into full compliance with the Wood County Health and Safety Regulations." The twelfth paragraph also states "You shall correct, abate, and/or remove said conditions to comply with the stated regulations within 30 days of receipt of this notice on or before January 8th, 2026, unless otherwise indicated."

4.) Property #5: 542/542½ & 602/602½ S. Main St., Bowling Green, Ohio, 43402

-Both properties are identified under "Legal, Non-Conforming Use" due to their location in an R-2 Area. These properties have been 'grandfathered in' due to their use of being duplexes came before the enactment of the zoning code on January 6th, 1975. See Memorandum and additional documents in Property #5 and Property #6 Info Packets.

I/We have read this Addendum and agree to these auction conditions.

Buyer(s)

Seller(s)

Buyer(s)

Seller(s)



UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC

Douglas E. Walton, Broker
227 West Wyandot Avenue, Upper Sandusky, OH 43351
Phone: 419-294-0007
Fax: 419-294-0296
Website: www.ucwaltonrealtyandauction.com
Email: waltonauctionco@sbcglobal.net

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

We are pleased you have selected UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC, to help you with your real estate needs. Whether you are selling, buying or leasing real estate, UNITED COUNTRY - WALTON REALTY & 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 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, 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 "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing the 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 a buyer's agency. A brokerage and agent that agree to represent a 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 COUNTRY - WALTON REALTY & AUCTION CO., LLC only represents the seller at auction. It does not represent buyers of real estate at auction. Therefore, UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will not act as a 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, Section D.

Dual Agency

Occasionally the same agent and brokerage that 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 a 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 confidentiality of all parties.

For more 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 website
<https://www.com.ohio.gov/real/default.aspx>

Working With UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC

UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC and its managers will act as a dual agent.

In the event that both the buyer and seller are represented by the same agent, that agent and UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will act as dual agents but only if both parties agree. As dual agents they 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC has listed. In that instance UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will represent the seller and you would represent your own best 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC lists property for sale or auction it also cooperates with, and offers compensation to, other brokerages that represent buyers. UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC 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 UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and UNITED COUNTRY - WALTON REALTY & AUCTION CO., LLC will be representing your interests. When acting as a buyer's agent, WALTON REALTY & AUCTION CO., LLC 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 INFORMATION:

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

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. Doing so will not obligate you to work with our company if you do not choose to do so.

1. Yes

Seller does or does not consent to Internet advertising along with appropriate newspapers and paper media. (Circle One)

A full copy of our Office Policy can be made available to you upon request. The full Office Policy gives an entire account of how agents/broker do work.

Cindy J. Barker, Member 11-1-25
Seller Date

Darby J. Walton, Member 11-1-2025
Seller Date

Buyer Date

Buyer Date

Darby J. Walton / Sam R. Baer 11-1-25
Agent/Broker Date



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,
UPPER SANDUSKY, OH

43351

PROPERTY #1

219 N. Maple St.



AGENCY DISCLOSURE



Department of
Commerce
Division of Real Estate &
Professional Licensing



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: 219 N. Maple St. Bowling Green, Ohio, 43402

Buyer(s): _____

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

Cliff J. Baer, Member 11-1-25
SELLER/LANDLORD DATE
David J. Baer, Member 11-1-25
SELLER/LANDLORD 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:



**Department of
Commerce**

Division of Real Estate &
Professional Licensing

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



MLS DATA SHEET



Residential Active **219 N Maple Street, Bowling Green, OH 43402-2212** **\$1,000**
MLS# 10001259 County: Wood **Public Report**



Beds:	1	Sub Type:	Single Family Residence
Baths Total (F,H):	2 (2,0)	Subdivision Name:	None
Rooms Total:	7	Lot Size Acres:	0
Stories Total:	2	Lot Size SqFt:	0
Property Attached:	No	Lot Size Dim:	91' x 55'
Year Built:	1900	New Construction:	No
Year Built Source:	Assessor	Home Warranty:	No
Living Area:	1,698	Fireplace YN:	No
Living Area Source:	Assessor	Parking Total:	2
Basement:	Yes	Pool Private YN:	No
Basement SqFt:	0	Waterfront YN:	No
Accessibility Features:	No	Water Body Access:	No
Accessory Dwelling Unit:	No		

Association YN: No **Garage YN:** No **Power Production YN:** No
Carport YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #1: 219 N. Maple St., Bowling Green 1,698± sq. ft. dwelling on a corner lot with off street parking. Former duplex before renovation started, this now single family use home is ready to be finished to your vision. Recent updates include a newer roof and new electric panel, while a water heater, furnace and windows are included (need installed). Great investment or project property with the location! Home is part of the 'North Maple Historical District'.

Directions: 219 N. Maple St. Bowling Green, Ohio 43402
Latitude: 41.376647 **Longitude:** -83.65633

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$0.59
School District: Bowling Green

Parcel Number: B08-510-2404-10-001.000
Additional Parcels YN: No
Elementary/Primary School: Conneaut
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: B08510240410001000
6 Months General Tax: \$1,182.75
6 Months Special Assessment Tax: \$0.00
6 Months Total Tax: \$1,182.75

Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features	Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features
Living Room	Main	13	10.5			Family Room	Main	17	11		
Living Room	Upper	13	12								
Dining Room	Main	12	9								
Kitchen	Main	13	9								
Kitchen	Upper	12	10								
Primary Bedroom	Upper	14	13								

Full Bath Upper: 1 **Full Bath Main:** 1 **Full Bath Lower:** 0
Half Bath Upper: 0 **Half Bath Main:** 0 **Half Bath Lower:** 0

Attic Features: Other
Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/>; Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co. Fairgrounds- 13800 W. Poe Road; City/State/Zip: Bowling Green, Ohio 43402; Auction Date: 12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10; Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase tracts individually, in combinations or the entire portfolio.
Basement: Block; Concrete
Common Walls: No Common Walls
Community Features: Sidewalks
Construction Materials: Vinyl Siding
Cooling: Attic Fan; Central Air
Disclosures: Lead Based Paint Disclosure; Property Disclosure
Electric: 200+ Amp Service
Flooring: Carpet; Laminated; Linoleum
Foundation Details: Block
Heating: Baseboard; Central
Interior Features: Ceiling Fan(s); Wide Interior Halls and Doors
Laundry Features: In Basement

Levels: Two
Location of Property: City
Lot Features: Corner Lot
Outdoor Living Spaces Features: Covered Porch
Parking Features: Concrete; Driveway
Road Frontage Type: City Street
Road Surface Type: Asphalt; Paved
Roof: Shingle
Sewer: Public Sewer
Structure Type: House
Utilities: Sewer Connected; Water Available
Water Body View: No
Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520
Walton Realty & Auction
227 W Wyandot Avenue
Upper Sandusky, OH 43351
567-232-2798
419-294-0007
darbywalton@waltonauctionco.com
<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,

UPPER SANDUSKY, OH

43351

PROPERTY #2

157 S. Grove St.





**Department of
Commerce**
Division of Real Estate &
Professional Licensing



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: 157 S. Grove St. Bowling Green, Ohio, 43402

Buyer(s): _____

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

Darby J. Walton Member 11-1-25
SELLER/LANDLORD DATE
Sam R. Baer Member 11-1-25
SELLER/LANDLORD DATE

DUAL AGENCY

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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.

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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
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



Residential Active
MLS# 10001266

157 S Grove Street, Bowling Green, OH 43402-2839
County: Wood

\$1,000
Public Report



Beds:	3	Sub Type:	Single Family Residence
Baths Total (F,H):	1 (1,0)	Subdivision Name:	None
Rooms Total:	7	Lot Size Acres:	0.12
Stories Total:	2	Lot Size SqFt:	5,336
Property Attached:	No	Lot Size Dim:	46X116
Year Built:	1900	New Construction:	No
Year Built Source:	Assessor	Home Warranty:	No
Living Area:	1,448	Fireplace YN:	No
Living Area Source:	Assessor	Parking Total:	3
Basement:	Yes	Pool Private YN:	No
Basement SqFt:	100	Waterfront YN:	No
Blw Grd Unfin Area:	100	Water Body Access:	No
Accessibility Features:	No		
Accessory Dwelling Unit:	No		

Association YN: No

Garage YN: No
Carport YN: No

Power Production YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #2: 157 S. Grove St., Bowling Green- 1,448± sq. ft. single-family home with 3 bedrooms, 1 bathroom and alley access to off-street parking with an updated front porch. New replacement windows (uninstalled) included with the home. Convenient BG location near downtown!

Directions: 157 S. Grove St. Bowling Green, Ohio 43402
Latitude: 41.373257 **Longitude:** -83.652912

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$0.69
School District: Bowling Green

Parcel Number: B08-510-2404-18-010-000
Additional Parcels YN: No
Elementary/Primary School: Kenwood
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: B08-510-2404180-10000
6 Months General Tax: \$857.95
6 Months Special Assessment Tax: \$0.00
6 Months Total Tax: \$857.95

Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features	Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features
Living Room	Main	17	13			Bedroom 2	Upper	11	11		
Dining Room	Main	13	12			Family Room	Main	14	11		
Kitchen	Main	11	9								
Primary Bedroom	Upper	13	8								
Bedroom 3	Upper	15	12								

Full Bath Upper: 1
Half Bath Upper: 0

Full Bath Main: 0
Half Bath Main: 0

Full Bath Lower: 0
Half Bath Lower: 0

Attic Features: Storage Only

Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/auctions>;
Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co.
Fairgrounds-13800 W. Poe Rd.; City/State/Zip: Bowling Green, Ohio 43402; Auction Date:
12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10;
Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all
selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase
tracts individually, in combinations or the entire portfolio.

Basement: Block; Unfinished
Common Walls: No Common Walls
Community Features: Curbs; Sidewalks
Construction Materials: Aluminum Siding
Cooling: None

Disclosures: Lead Based Paint Disclosure; Property Disclosure

Electric: 200+ Amp Service
Flooring: Carpet; Laminate; Wood

Foundation Details: Block
Heating: Central; Natural Gas

Interior Features: Ceiling Fan(s)

Laundry Features: In Basement

Levels: Two

Location of Property: City

Lot Features: Corner Lot; Rolling Slope

Outdoor Living Spaces Features: Covered Porch

Parking Features: Alley Access; Gravel; Off Street; Private

Road Frontage Type: Alley; City Street

Road Surface Type: Asphalt; Paved

Roof: Shingle

Sewer: Public Sewer

Structure Type: I house

Utilities: Sewer Connected; Water Available

Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520

Walton Realty & Auction
227 W Wyandot Avenue
Upper Sandusky, OH 43351
567-232-2798
419-294-0007
darbywalton@waltonauctionco.com
<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,
UPPER SANDUSKY, OH

43351

PROPERTY #3

423 Clough St.



AGENCY DISCLOSURE



Department of
Commerce
Division of Real Estate &
Professional Licensing



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: 423 Clough St. Bowling Green, Ohio, 43402

Buyer(s):

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE 11-1-25
SELLER/LANDLORD _____ DATE 11-1-25

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



**Department of
Commerce**
Division of Real Estate &
Professional Licensing

Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



MLS DATA SHEET

Residential Active
MLS# 10001274

423 Clough Street, Bowling Green, OH 43402-2915
County: Wood

\$1,000
Public Report



Beds:	3	Sub Type:	Single Family Residence
Baths Total (F,H):	1 (1,0)	Subdivision Name:	None
Rooms Total:	6	Lot Size Acres:	0.13
Stories Total:	2	Lot Size SqFt:	5,850
Property Attached:	No	Lot Size Dim:	45X130
Year Built:	1928	New Construction:	No
Year Built Source:	Assessor	Home Warranty:	No
Living Area:	1,188	Fireplace YN:	No
Living Area Source:	Assessor	Parking Total:	3
Basement:	Yes	Pool Private YN:	No
Basement SqFt:	100	Waterfront YN:	No
Blw Grd Unfin Area:	100	Water Body Access:	No
Accessibility Features:	No		
Accessory Dwelling Unit:	No		

Association YN: No

Garage YN: No
Carport YN: No

Power Production YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #3: 423 Clough St., Bowling Green- This single-family home offers 1,188± sq. ft. of living space with 3 bedrooms and 1.5 baths. The home has a brand-new roof (2025) and provides off-street parking, making everyday living convenient. Located 2 blocks from BGSU!

Directions: 423 Clough Street Bowling Green, Ohio 43402
Latitude: 41.373282 **Longitude:** -83.645222

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$0.84
School District: Bowling Green

Parcel Number: B07-511-1903-20-013.000
Additional Parcels YN: No
Elementary/Primary School: Crim
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: B07-511-190320013000
6 Months General Tax: \$704.16
6 Months Special Assessment Tax: \$12.41
6 Months Total Tax: \$716.57

Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features	Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features
Living Room	Main	18	13			Bedroom 2	Upper	12	9		
Dining Room	Main	13	10								
Kitchen	Main	8	8								
Primary Bedroom	Upper	12	7								
Bedroom 3	Upper	12	7								

Full Bath Upper: 1
Half Bath Upper: 0

Full Bath Main: 0
Half Bath Main: 0

Full Bath Lower: 0
Half Bath Lower: 0

Attic Features: Storage Only

Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/auctions>;
Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co.
Fairgrounds-13800 W. Poe Rd; City/State/Zip: Bowling Green, Ohio 43402; Auction Date:
12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10;
Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all
selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase
tracts individually, in combinations or the entire portfolio.

Basement: Block

Common Walls: No Common Walls

Community Features: Curbs; Sidewalks

Construction Materials: Aluminum Siding

Cooling: None

Disclosures: Lead Based Paint Disclosure; Property Disclosure

Electric: 200+ Amp Service

Flooring: Carpet; Laminated; Wood

Foundation Details: Block

Heating: Baseboard

Interior Features: Ceiling Fan(s)

Laundry Features: In Basement

Levels: Two

Location of Property: City

Lot Features: Rolling Slope

Outdoor Living Spaces Features: Enclosed Porch

Parking Features: Paver Block

Road Frontage Type: City Street

Road Surface Type: Asphalt; Paved

Roof: Shingle

Sewer: Public Sewer

Structure Type: House

Utilities: Electricity Connected; Sewer Connected; Water Connected

Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520

Walton Realty & Auction

227 W Wyandot Avenue

Upper Sandusky, OH 43351

567-232-2798

419-294-0007

darbywalton@waltonauctionco.com

<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,

UPPER SANDUSKY, OH

43351

PROPERTY #4

345 Buttonwood Ave.





**Department of
Commerce**
Division of Real Estate &
Professional Licensing



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: 345 Buttonwood Ave. Bowling Green, Ohio, 43402

Buyer(s): _____

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

SELLER/LANDLORD _____

Darby J. Walton 11-1-25
SELLER/LANDLORD DATE
Sam R. Baer 11-1-25
SELLER/LANDLORD 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
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



Residential Active
MLS# 10001279

345 Buttonwood Avenue, Bowling Green, OH 43402-3714
County: Wood

\$1,000
Public Report



Beds:	3	Sub Type:	Single Family Residence
Baths Total (F,H):	1 (1.0)	Subdivision Name:	None
Rooms Total:	6	Lot Size Acres:	0.11
Stories Total:	2	Lot Size SqFt:	4,709
Property Attached:	No	Lot Size Dim:	44X107
Year Built:	1928	New Construction:	No
Year Built Source:	Assessor	Home Warranty:	No
Living Area:	1,248	Fireplace YN:	No
Living Area Source:	Assessor	Parking Total:	2
Basement:	Yes	Pool Private YN:	No
Basement SqFt:	100	Waterfront YN:	No
Blw Grd Unfin Area:	100	Water Body Access:	No
Accessibility Features:	No		
Accessory Dwelling Unit:	No		

Association YN: No

Garage YN: Yes
Garage Spaces: 1
Garage Dimensions: 23 x 12
Carport YN: No

Power Production YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #4: 345 Buttonwood Ave., Bowling Green- This 1,248± sq. ft., 3-bedroom, 1-bath single-family home sits on a corner lot with a detached garage. UPDATE: The home does have partial siding installed and will not be completed before transfer. UPDATE (#2): Property currently has a Wood Co. Health Dept. Complaint pertaining to the siding. More Information available sale day. Property is presently rented.

Directions: 345 Buttonwood Ave. Bowling Green, Ohio 43402
Latitude: 41.370141 **Longitude:** -83.654417

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Contract
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$0.8
School District: Bowling Green

Parcel Number: B08-510-2502-03-014.000
Additional Parcels YN: No
Elementary/Primary School: Kenwood
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: B08-510-250203014000
6 Months General Tax: \$596.73
6 Months Special Assessment Tax: \$10.82
6 Months Total Tax: \$607.55

Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features	Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features
Living Room	Main	19	12			Bedroom 2	Upper	12	9		
Dining Room	Main	12	12								
Kitchen	Main	12	12								
Primary Bedroom	Upper	12	12								
Bedroom 3	Upper	11	10								

Full Bath Upper: 1
Half Bath Upper: 0

Full Bath Main: 0
Half Bath Main: 0

Full Bath Lower: 0
Half Bath Lower: 0

Attic Features: Unfinished

Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/auctions/>;
Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co.
Fairgrounds-13800 W. Poe Rd; City/State/Zip: Bowling Green, Ohio 43402; Auction Date:
12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10;
Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all
selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase
tracts individually, in combinations or the entire portfolio.

Basement: Block; Concrete

Common Walls: No Common Walls

Community Features: Curbs; Sidewalks

Construction Materials: Vinyl Siding

Cooling: None

Disclosures: Lead Based Paint Disclosure; Property Disclosure

Electric: 200+ Amp Service

Flooring: Laminate; Wood

Foundation Details: Block

Heating: Baseboard

Interior Features: Ceiling Fan(s)

Laundry Features: In Basement

Levels: Two

Location of Property: City

Lot Features: Corner Lot

Other Structures: Garage(s)

Outdoor Living Spaces Features: Enclosed Porch

Parking Features: Concrete; Off Street

Road Frontage Type: City Street

Road Surface Type: Asphalt; Paved

Roof: Shingle

Sewer: Public Sewer

Structure Type: House

Utilities: Electricity Connected; Sewer Connected; Water Connected

Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520
Walton Realty & Auction
227 W Wyandot Avenue
Upper Sandusky, OH 43351
567-232-2798
419-294-0007
darbywalton@waltonauctionco.com
<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,

UPPER SANDUSKY, OH

43351

PROPERTY #5

542 S. Main St.



AGENCY DISCLOSURE



Department of
Commerce

Division of Real Estate &
Professional Licensing



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: 542 S. Main St. Bowling Green, Ohio, 43402

Buyer(s): _____

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

Cathy J. Baer Member 11-1-25
SELLER/LANDLORD DATE
Darby J. Walton Member 11-1-25
SELLER/LANDLORD 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



**Department of
Commerce**
Division of Real Estate &
Professional Licensing

Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



MLS DATA SHEET

Residential Income Active
MLS# 10001283

542 S Main Street, Bowling Green, OH 43402-3826
County: Wood

\$1,000
Public Report



Number Of Buildings:	1	Sub Type:	Duplex
Number Of Units	2	Subdivision Name:	None
Total:		Lot Size Acres:	0.29
Building Name:	542 S. Main St. Bowling Green, Ohio	Lot Size SqFt:	12,402
	43402	Lot Size Dim:	62X200
Stories Total:	2	New Construction:	No
Year Built:	1900	Home Warranty:	No
Year Built Source:	Assessor	Fireplaces Total:	0
Living Area:	1,821	Parking Total:	4
Living Area Source:	Assessor	Pool Private YN:	No
Basement:	No	Waterfront YN:	No
Basement SqFt:	0	Water Body Access:	No
Accessibility	No		
Features:			

Garage YN: No
Carport YN: No

Power Production YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #5: 542 S. Main St., Bowling Green- Income-producing duplex in a prime location. The first floor offers 984± sq. ft. with 2 bedrooms and 1 bath, and the upstairs unit provides 837± sq. ft. with its own exterior stairway entrance and an additional 2 bedrooms and 1 bath. The property features multi-car off-street parking and a shared driveway with the adjoining duplex that is also selling as Property #6! UPDATE: Duplex is under a 'Legal Nonconforming Use' as it currently is in R-2 Zoning. Property is presently rented.

Directions: 542 S. Main St. Bowling Green, Ohio 43402
Latitude: 41.366961 **Longitude:** -83.650872

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$0.55
School District: Bowling Green

Parcel Number: B08-510-2502-17-024.000
Additional Parcels YN: No
Elementary/Primary School: Kenwood
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: B08-510-250217024000
6 Months General Tax: \$1,141.91
6 Months Special Assessment Tax: \$20.70
6 Months Total Tax: \$1,162.61

Unit Details: Number Of Units Leased: 1; Number Of Units Vacant: 1

Unit One:	Unit Type Description: Main Floor. SqFt per Unit: 984 Appliances Included: No Furnished: Unfurnished	Unit Type Beds Total: 2 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$675 Number of Identical Units: 0 Number of Identical Units Leased: 0
Unit Two:	Unit Type Description: Upper Level. Exterior Stairway to Top. SqFt per Unit: 837 Appliances Included: No Furnished: Unfurnished	Unit Type Beds Total: 2 Unit Type Number of Full Baths: 1 Unit Type Number of Half Baths: 0	Unit Type Actual Rent: \$650 Number of Identical Units: 0 Number of Identical Units Leased: 0

Appliances: None
Attic Features: Other
Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/auctions>;
Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co.
Fairgrounds-13800 W. Poe Rd; City/State/Zip: Bowling Green, Ohio 43402; Auction Date:
12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10;
Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all
selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase
tracts individually, in combinations or the entire portfolio.
Community Features: Curbs; Sidewalks
Construction Materials: Vinyl Siding
Cooling: None
Disclosures: Lead Based Paint Disclosure; Property Disclosure
Electric: 200+ Amp Service
Exterior Features: Storage
Flooring: Carpet; Wood
Foundation Details: Block
Heating: Baseboard
Interior Features: Storage
Laundry Features: In Unit
Levels: Two
Location of Property: City
Lot Features: Corner Lot; Level

Income and Expenses: Total Actual Rent: 1,325
Income Includes: Rent Only
Lease Term Options: Month To Month
Tenant Pays: All Utilities
Other Equipment: None
Other Structures: Shed(s)
Outdoor Living Spaces Features: Front Porch
Owner Pays: Grounds Care; Taxes
Parking Features: Gravel; Shared Driveway
Pet Information: Pets Allowed YN: No
Road Frontage Type: City Street; Highway
Road Surface Type: Asphalt; Paved
Roof: Shingle
Sewer: Public Sewer
Structure Type: Duplex
Utilities: Electricity Connected; Sewer Connected; Water Connected
Water Body View: No
Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520
Walton Realty & Auction
227 W Wyandot Avenue
Upper Sandusky, OH 43351
567-232-2798
419-294-0007
darbywalton@waltonauctionco.com
<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,

UPPER SANDUSKY, OH

43351

PROPERTY #6

602 S. Main St.





**Department of
Commerce**
Division of Real Estate &
Professional Licensing



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: 602 S. Main St. Bowling Green, Ohio, 43402

Buyer(s):

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

Cathy J. Baer, Member 11-1-25
SELLER/LANDLORD DATE
David J. Baer, Member 11-1-25
SELLER/LANDLORD DATE

AGENCY DISCLOSURE



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



**Department of
Commerce**

Division of Real Estate &
Professional Licensing

Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



Residential Income Active
MLS# 10001286

602 S Main Street, Bowling Green, OH 43402-3827
County: Wood

\$1,000
Public Report



Number Of Buildings: 1
Number Of Units: 2
Total: 2
Building Name: 602 S. Main St. Bowling Green, Ohio 43402
Stories Total: 2
Year Built: 1900
Year Built Source: Assessor
Living Area: 1,974
Living Area Source: Assessor
Basement: No
Basement SqFt: 0
Accessibility: No
Features:

Sub Type: Duplex
Subdivision Name: None
Lot Size Acres: 0.23
Lot Size SqFt: 10,001
Lot Size Dim: 50X200
New Construction: No
Home Warranty: No
Fireplaces Total: 0
Parking Total: 4
Pool Private YN: No
Waterfront YN: No
Water Body Access: No

Garage YN: No
Carport YN: No

Power Production YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #6: 602 S. Main St., Bowling Green- Well-located duplex with strong rental appeal. The main level features 1,078± sq. ft. with 2 bedrooms and 1 bath, offering a comfortable layout. The upper unit provides 896± sq. ft., 2 bedrooms and 1 bath, and is accessed by an exterior stairway. The property uses a shared driveway and offers ample off-street parking. UPDATE: Duplex is under a "Legal Nonconforming Use" as it currently in R-2 Zoning. Property is presently rented.

Directions: 602 S. Main St., Bowling Green, Ohio 43402
Latitude: 41.366814 **Longitude:** -83.650895

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$0.51
School District: Bowling Green

Parcel Number: B08-510-2502-17-023.000
Additional Parcels YN: No
Elementary/Primary School: Kenwood
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: B08-510-250217023000
6 Months General Tax: \$1,029.92
6 Months Special Assessment Tax: \$18.67
6 Months Total Tax: \$1,048.59

Unit Details: Number Of Units Leased: 1; Number Of Units Vacant: 1

Unit One: **Unit Type Description:** Main/Lower Level
SqFt per Unit: 1,078
Appliances Included: No
Furnished: Unfurnished

Unit Type Beds Total: 2
Unit Type Number of Full Baths: 1
Unit Type Number of Half Baths: 0

Unit Type Actual Rent: \$675
Number of Identical Units: 0
Number of Identical Units Leased: 0

Unit Two: **Unit Type Description:** Upper Level - Exterior Stairs to Access
SqFt per Unit: 896
Appliances Included: No
Furnished: Unfurnished

Unit Type Beds Total: 2
Unit Type Number of Full Baths: 1
Unit Type Number of Half Baths: 0

Unit Type Actual Rent: \$650
Number of Identical Units: 0
Number of Identical Units Leased: 0

Appliances: None
Attic Features: Storage Only; Unfinished
Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/auctions>;
Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co. Fairgrounds-13800 W. Poe Rd; City/State/Zip: Bowling Green, Ohio 43402; Auction Date: 12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10; Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase tracts individually, in combinations or the entire portfolio.
Community Features: Curbs; Sidewalks
Construction Materials: Vinyl Siding
Cooling: None
Disclosures: Lead Based Paint Disclosure; Property Disclosure
Electric: 200+ Amp Service
Flooring: Laminated; Luxury Vinyl; Wood
Foundation Details: Block; Crawl Space
Heating: Baseboard
Interior Features: Storage
Laundry Features: In Unit
Levels: Two
Location of Property: City
Lot Features: Level

Income and Expenses: Total Actual Rent: 1,325
Income Includes: Rent Only
Lease Term Options: Month To Month
Tenant Pays: All Utilities
Other Equipment: None
Other Structures: Shed(s)
Outdoor Living Spaces Features: Covered Porch; Front Porch
Owner Pays: Grounds Care; Taxes
Parking Features: Additional Parking; Gravel; Shared Driveway
Pet Information: Pets Allowed YN: No
Road Frontage Type: City Street; Highway
Road Surface Type: Asphalt; Paved
Roof: Shingle
Sewer: Public Sewer
Structure Type: Duplex
Utilities: Electricity Connected; Sewer Connected; Water Connected
Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520
Walton Realty & Auction
227 W Wyandot Avenue
Upper Sandusky, OH 43351
567-232-2798
419-294-0007
darbywalton@waltonauctionco.com
<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



REALTY & AUCTION CO, LLC

227 W. WYANDOT AVE.,

UPPER SANDUSKY, OH

43351

PROPERTY #7

**207 Findlay Pike
(Portage)**



FILL



Department of
Commerce
Division of Real Estate &
Professional Licensing



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: 207 S. Findlay Ave. Portage, Ohio, 43451

Buyer(s):

Seller(s): DCG Properties of Bowling Green LLC

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) Darby J. Walton / Sam R. Baer and real estate brokerage UC Walton Realty & Auction Co., LLC 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 _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE 11-1-25
SELLER/LANDLORD _____ DATE 11-1-25

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



**Department of
Commerce**
Division of Real Estate &
Professional Licensing

Division of Real Estate & Professional Licensing
6606 Tussing Rd
PO Box 4008
Reynoldsburg, OH 43068
(614) 466-4100



MLS DATA SHEET

Residential Active **207 S Findlay Pike, Portage, OH 43451** **\$1,000**
MLS# 10001287 **County: Wood** **Public Report**



Beds:	3	Sub Type:	Single Family Residence
Baths Total (F,H):	1 (1,0)	Subdivision Name:	None
Rooms Total:	7	Lot Size Acres:	0.2
Stories Total:	2	Lot Size SqFt:	8,712
Property Attached:	No	Lot Size Dim:	66X132
Year Built:	1953	New Construction:	No
Year Built Source:	Assessor	Home Warranty:	No
Living Area:	986	Fireplace YN:	No
Living Area Source:	Assessor	Parking Total:	3
Basement:	No	Pool Private YN:	No
Basement SqFt:	0	Waterfront YN:	No
Accessibility Features:	No	Water Body Access:	No

Association YN: No **Garage YN:** Yes **Power Production YN:** No
Garage Spaces: 2
Garage Dimensions: 24x22
Carport YN: No

Public Remarks: Rental Property Portfolio Absolute Auction - (7) Properties Selling to the Highest Bidder! December 15th, @ 6PM. Auction held at the Wood County Fairgrounds Jr. Fair Building. Property #7: 207 Findlay Ave., Portage- This single-family home offers 986± sq. ft. with 3 bedrooms and 1 bath, situated on a residential lot with a detached garage. The interior has been taken back to a renovation-ready state and will require finishing throughout, offering a blank canvas to customize floorplan and style to your vision. A strong opportunity for investors, remodelers, or buyers looking to create a personalized home.

Directions: 207 S. Findlay Pike, Portage, Ohio 43451
Latitude: 41.32516 **Longitude:** -83.650028

Listing Contract Date: 11/07/2025
Delayed Marketing: No

Listing Terms: Cash; Conventional
Auction YN: Yes

Status Change Timestamp: 11/23/2025
Original Entry Timestamp: 11/10/2025
Original List Price: \$1,000
List Price: \$1,000
Possession: Close Of Escrow

List Price/SqFt: \$1.01
School District: Bowling Green

Parcel Number: S67-411-0701-04-028.000
Additional Parcels YN: No
Elementary/Primary School: Kenwood
Middle School: Bowling Green
Intermediate School: None
Junior High School: None
High School: Bowling Green

Tax Year: 2024
Tax Map Number: S67-411-070104028000
6 Months General Tax: \$485.16
6 Months Special Assessment Tax: \$16.63
6 Months Total Tax: \$501.79

Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features	Room Name	Level	Estimated Length	Estimated Width	Remarks	Room Features
Living Room	Main	17	13			Bedroom 2	Upper	13	8		
Dining Room	Main	13	12			Family Room	Main	14	11		
Kitchen	Main	11	9								
Primary Bedroom	Upper	15	12								
Bedroom 3	Upper	11	11								

Full Bath Upper: 1
Half Bath Upper: 0
Full Bath Main: 0
Half Bath Main: 0

Appliances: Other
Attic Features: Storage Only; Unfinished
Auction Details: Online Bidding: Yes; Website URL: <https://www.waltonauctionco.com/auctions>;
Pre-Auction Offers Accepted: No; Auction Type: Absolute; Street Name/Number: Wood Co.
Fairgrounds-13800 W. Poe Rd; City/State/Zip: Bowling Green, Ohio 43402; Auction Date:
12/15/2025; Auction Time: 6:00PM; Buyer Premium YN: Yes; Buyer Premium Amount: 10;
Auctioneer License Number: 2015000002; 2011000129; Auctioneer Comments: (7) Properties all
selling absolute! Properties will be selling in multi-parcel format where buyer(s) can purchase
tracts individually, in combinations or the entire portfolio.
Common Walls: No Common Walls
Construction Materials: Aluminum Siding
Cooling: None
Disclosures: Lead Based Paint Disclosure; Property Disclosure
Electric: 200+ Amp Service
Flooring: Carpet; Laminate; Wood
Foundation Details: Block
Heating: Baseboard
Interior Features: Ceiling Fan(s)
Laundry Features: Main Level

Levels: Two
Location of Property: Neighborhood
Lot Features: Level
Other Equipment: None
Other Structures: Garage(s)
Outdoor Living Spaces Features: Front Porch
Parking Features: Detached Garage; Driveway; Gravel
Road Frontage Type: City Street; State Road
Road Surface Type: Asphalt; Paved
Roof: Shingle
Sewer: Public Sewer
Structure Type: House
Utilities: Electricity Connected; Sewer Connected; Water Connected
Water Source: Public

Listing Office: Walton Realty & Auction

Darby J Walton License: 2019002520
Walton Realty & Auction
227 W Wyandot Avenue
Upper Sandusky, OH 43351
567-232-2798
419-294-0007
darbywalton@waltonauctionco.com
<http://waltonauctionco.com>

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Darby J Walton on Wednesday, December 10, 2025 1:11 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

United Country
Walton Realty & Auction Co., LLC
Douglas E. Walton, Broker
227 W. Wyandot Ave.
Upper Sandusky, Ohio 43351
Phone: (419) 294-0007
FAX: (419) 294-0296
Email: waltonauctionco@sbcglobal.net
Website: www.ucwaltonrealtyandauction.com

OFFER TO PURCHASE AT AUCTION



Type Buyers 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: (TO BE DETERMINED)

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: _____
(TO BE DETERMINED)

1. The sum of (TO BE DETERMINED) earnest money deposit to apply on the said purchase price is hereby deposited in trust with **Douglas E. Walton, 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 lawnmowing 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. All Title insurance fees or searches, closing fees and costs are the buyer(s) responsibility. Seller to pay normal closing costs of commission; advertising; conveyance; and deed preparation.
5. 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.
6. Possession and occupancy of the premises shall be delivered to the Purchaser on or before: January 31st, 2026.
7. 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.
8. Seller shall furnish and pay for a Warranty Deed.
9. The closing or escrow shall be at the Law Office of Marsh & Rothenbuhler, and all funds and documents necessary to the completion of this transaction shall be delivered to the office on or before January 31st, 2026.
10. If any buildings or other improvements on the subject premises are substantially damaged or destroyed prior to the deed to the Purchaser, then the said Purchaser shall have the option of accepting the proceeds of any insurance payable as a result of such damage or destruction or of terminating this contract on which latter case all funds and documents shall be returned to the parties depositing them and this contract shall be null and void. Purchaser must make such election within fifteen (15) days after receiving notice of such damage or destructions.
11. The parties hereto agree to save United Country/Walton Realty & Auction Co., LLC - Douglas E. Walton, Broker, his or its agents or employees harmless from any liability resulting from any incorrect information obtained from courthouse records, utility companies or misrepresentation made by the parties hereto.
12. The deposit on the purchase price is to be refunded if this offer is not accepted within the time herein provided. If the Seller's title is found to be defective, the defect shall be remedied within 90 days. This clause acts as an automatic contract extension. If this cannot be done, then, at the option of the Purchaser, all funds and documents shall be returned to the parties depositing them

DRAFT- OFFER TO PURCHASE



and this contract is null or void.

13. This offer is open for acceptance to and including December 15th, 2025, and upon such acceptance, it shall become binding upon and accrue to the Purchaser and the Seller and their respective heirs, executors and administrators and assigns. It is understood that the within contract contains agreed upon between the parties and there are no outside conditions, representations, warranties or agreements. Each party hereby acknowledges receipt of a copy of this contract. This contract shall be governed by the laws of the State of Ohio. Time is of the essence in all provisions of this contract.

14. Addendums attached to this Offer to Purchase are (1) Agency Disclosure Form, (2) Lead Based Paint, (3) Residential Property Disclosure, (4) Consumer Guide, (5) Auction Update Sheet.

15. Ohio's Sex Offender Registration and Notification Law: Ohio's Sex Offender Registration and Notification Law requires the local sheriff to provide written notice to certain members of the community if certain sex offenders, as defined in ORC Section 2950, reside in the area. The notice provided by the sheriff is public record and is open to inspection under Ohio's Public Records Law. Therefore, you can obtain information from the sheriff's office regarding the notices they have provided pursuant to Ohio's sex offender notification law. The seller certifies that he/she has not received notice pursuant to Ohio's sex offender notification law, unless noted:

The Purchaser acknowledges that the information disclosed above may no longer be accurate and agrees to make inquiry with the local sheriff's office. If the current information regarding the status of registered sex offenders in the area is desired, Purchaser agrees to assume the responsibility to check with the local sheriff's office. Purchaser is relying on Purchaser's own inquiry with the local sheriff's office as to the registered sex offenders in the area and is not relying on the Seller or any real estate agent involved in the transaction.

16. Civil Rights: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the ORC and the Federal Fair Housing Law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the ORC, ancestry, military status as defined in that section, disability as defined in that section; or national origin; or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services; it is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

17. If a situation arises and the buyer cannot perform, then at both the agreement of buyer and seller the earnest money deposit will be treated as partial damages. The total earnest money deposit will be split 40% to the auction company and 60% to the seller. If the buyer does not agree, then through court action, seller will seek same remedy and if a such time since the down payment was paid, it shall accrue interest to the seller at a rate of 4% per month. Again, total monies to be split 40% listing brokerage and 60% to seller.

Purchaser _____ Address _____ Telephone _____ Date _____
Purchaser _____ Address _____ Telephone _____ Date _____

DEPOSIT RECEIPT

Receipt is hereby acknowledged as agent for the Seller of \$(TBD) deposit of earnest money subject to terms of the within contract. All earnest monies will be deposited upon acceptance of this contract in listing Brokers Trust Account.

Accepted for United Country Walton Realty & Auction Co., llc, by, Douglas E. Walton Broker, Upper Sandusky, Ohio,
December 15, 2025.

I/We hereby accept the above offer and agree to all of the terms thereof and further agree to pay United Country Walton Realty & Auction Co., llc/Douglas E. Walton, Broker, as sole procuring agent in this transaction the sum of as agreed as a fee for professional real estate services rendered herein.

Seller _____ Address _____ Telephone _____ Date _____
Seller _____ Address _____ Telephone _____ Date _____

PROPERTY:	HIGH BID:
#1 219 N. Maple	
#2 157 S. Grove	
#3 423 Clough	
#4 345 Buttonwood	
#5 542 S. Main St.	
#6 602 S. Main St.	
#7 207 Findlay Pike	

BIDDING NOTES



COMBOS:	HIGH BID:

COMBOS:	HIGH BID:

Thanks For Attending!



Sam R. Baer, CAI
Auctioneer, Agent
330-424-8336

Darby J. Walton, CAI
Auctioneer, Agent
567-232-2798

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Residential Home Auctions Since 1951!**