

**BIDDERS INFORMATION PACKET  
REAL ESTATE AUCTION**

**TUESDAY, AUGUST 25<sup>TH</sup> | 5:30PM**



**W. Egypt Rd, Minerva, OH 44657**

**PARCEL NUMBERS: 79-00061-000**

**WALK ABOUT:  
08/08/26 - 1:00-2:30PM**



**COLDWELL BANKER**

**SCHMIDT  
REALTY**

**LISTING AGENT: TODD D. BOSLEY, AUCTIONEER/REALTOR**

**PHONE CALL / TEXT: 330-323-9775**

**EMAIL: TODD.BOSLEY@CBSCHMIDTOHIO.COM**



## REAL ESTATE AUCTION RULES

Date of Auction: 08/25/2026 Time of Auction: 5:30PM PPN 79-00061-000

Property Address: West Egypt Rd, Minerva, OH 44657

1. The Property is being sold in its present condition with no warranties, whatsoever, except title, which is to be clear and marketable. It is being sold "as-is where-is – in its present condition". **All inspections of property shall have been done prior to bidding.** Each bidder is relying on his/her own inspection of the real estate for its physical conditions, character, suitability for purchaser's intended use, or for any other purpose and is not relying upon any representation of Coldwell Banker Schmidt Realty or its employees, agents, representatives, or staff.

2. This is a Reserve Auction, which means that the seller reserves the right to establish a stated minimum bid (reserve price), the right to reject or accept any or all bids under the minimum bid, or the right to withdraw the real estate at any time prior to completion of the auction by the auctioneer. Once the highest bid is received today, it will be presented to the seller and they may: 1) if the bid is at or above the reserve price the seller will accept the bid – the property is sold, 2) if the bid is below the reserve price the seller may reject the bid and the property does not sell, or 3) if the bid is below the reserve price, the seller may make a counter offer and negotiations begin.

3. Successful bidders must sign a purchase agreement, auction addendum, and agency disclosures copies of which are included in the bidder's packet immediately at the end of the auction. The final contract sales price will consist of the final bid price plus a 10% Buyer's Premium payable by buyer. The successful bidder must provide a non-refundable deposit of 10% of the final bid price via personal check, money order, certified bank, or cashiers check immediately at the end of the auction. The remaining balance to paid within 45 days from the sale date.

4. This sale is **not subject to any contingencies**, including but not limited financing, inspections, or appraisals. Buyer acknowledges that he/she had the opportunity to inspect the Property before the auction and waives the right to any further inspections. If buyer fails to perform for any reason, the non-refundable deposit of 10% will be forfeited as liquidated damages. Buyer understands the purchase is not contingent on an appraisal, so in the event buyer's financing appraisal price is inadequate, buyer will pay the difference at closing.

5. Successful bidder may pay cash at closing or may utilize **conventional** financing only; however the sale is not contingent on the buyer obtaining financing, or the appraisal of the property.

6. All potential buyers who become bidders at this auction have received copies of these rules, had them orally presented to them on auction day, and by placing their bids agree to be bound by these rules – these rules serve as an addendum to the purchase agreement.

7. Unless otherwise agreed to in writing, Coldwell Banker Schmidt Realty represents the seller only, and not the buyer.

8. Any unsold chattel shall remain with the property and shall become the property of the buyer; the seller shall bear no responsibility for its removal.

9. Closing and associated title work shall be completed by Chicago- ACT Title at located at 3560 West Market Street #105, Fairlawn, Ohio 44333 (330.253.6121).

10. Please be advised that Coldwell Banker Schmidt Realty records all auction proceedings to ensure the protection of all parties involved.

11. Buyer shall be responsible for conducting their own due diligence regarding the property, including but not limited to well and septic systems, buildability, zoning, utilities, and any other matters deemed important by the Buyer.

12. Successful bidder will pay \$50 review fee for well and septic waiver and agree to sign the waiver

#  
\_\_\_\_\_  
Bidder Name Bidder #

\_\_\_\_\_  
Bidder Signature Date

#  
\_\_\_\_\_  
Bidder Name Bidder #

\_\_\_\_\_  
Bidder Signature Date

# W Egypt Road, Minerva, Ohio 44657

Buyer Full

MLS#: **5230740**  
Status: **Active**

Prop Type: **Land and Lots**  
Sub Type: **Residential**

List Price: **\$1(Auc)**  
DOM/CDOM: **0/0**



List Dt Rec: **07/27/2026**  
Lot #:  
Unit:  
County: **Columbiana**

List Date: **07/27/2026**  
Contg Dt:  
Pend Dt:  
Off Mkt Dt:  
Close Dt:

[Supplements \(2\)](#)

Parcel ID: **TX 7900061000**  
Twp: **West Twp**  
Subdiv:  
School Dist: [Minerva LSD - 7610](#)  
\$/Acre: **\$0.07**

Directions: **US-30E/Lincoln St E turn right onto Knox-School Rd. Turn right onto W Egypt Rd.**

Land Lease: **No Monthly Lot Rent**

## Legal/Taxes

Taxes: **\$884** Tax Year: **2025** Assessment: **No** Homestead: **No**  
Legal: **5 16 21 W PT E 1/2 NE 1/4 15.03A**

## Features

Waterfront:  
# Lots: **1** Lot Dim: Front Feet: **/** Lot Sz Src: **Realist**  
Association: **No** Lot Sz Acre: **15.03** Divisible:  
Water: **None** Sewer: **None**  
Parking: **Driveway**

Remarks: **AUCTION DATE: WEDNESDAY, August 12th, 2026 AT 5:30PM. You can preview this property at these OPEN HOUSE DATES: 07/19/26 - 1:00-2:30pm, 08/06/26 - 5:30-6:30pm, & Auction Day 8/12/26 at 4:30pm. Discover the possibilities with this 15.03-acre parcel of agricultural land located in Columbiana County. Whether you're looking to expand your farming operation, invest in land, or own a beautiful piece of rural Ohio, this property offers a blank canvas with endless potential. Enjoy the peaceful country setting while exploring the many opportunities this acreage may provide. Seller reserves the right to accept a pre-auction offer prior to auction day. Any inspections desired by a buyer are to be completed prior to auction day at buyer's expense. Contact Todd D. Bosley with any questions. POF are required. All information contained herein was derived from sources believed to be accurate, but not guaranteed. Buyer to perform their own due diligence regarding the property on all matters deemed important to Buyer. Property Sold Where Is-As Is.**

## Listing/Contract Info

Possession: **Time of Transfer**  
List Terms: **Cash, Conventional**  
Concessions:  
Special Listing Conditions: **Auction**  
Close Date:  
Closed By: Close Price:  
Seller Pd Closing Costs:

Presented By: Todd D. Bosley  
Primary: 330-323-9775  
Fax: 330-497-0885  
E-Mail: Todd.Bosley@CBSchmidtOhio.com  
**07/27/2026** Web:

**Coldwell Banker Schmidt Realty**  
**4200 Munson Street NW**  
**Canton, Ohio 44718**  
**330-497-3115**  
Fax: **330-497-0885**  
*See our listings online:*  
**www.cbschmidttohio.com**

Information is Believed To Be Accurate But Not Guaranteed Date Printed: 07/27/2026 01:00 PM  
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.





# 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: West Egypt Rd, Minerva, OH 44657

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

Seller(s): Kelly Nemetz, Schelie Kelly, and Scott Nemetz

## 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) Todd Bosley, Justin Deck, Morgan Bosley, Justine McNeal and real estate brokerage Coldwell Banker Schmidt Realty 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

Kelly Nemetz  
SELLER/LANDLORD DATE

Schelie Kelly  
SELLER/LANDLORD DATE

Scott Nemetz  
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



Ohio Association of REALTORS®  
**Residential Property Disclosure Exemption Form**



**To Be Completed By Owner**

Property Address:

West Egypt Rd, Minerva, OH 44657

Owner's Name(s):

Kelly Nemetz, Schelie Kelly, and Scott Nemetz

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

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

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

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

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

**OWNER'S CERTIFICATION**

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

Owner: Kelly Nemetz

dotloop verified  
07/25/26 12:53 PM EDT  
RUMZ-014Z-VPLC-MINM

Date: \_\_\_\_\_

Owner: Schelie Kelly

dotloop verified  
07/25/26 1:08 PM EDT  
CZNB-A9G0-A2R9-ZVTF

Date: \_\_\_\_\_

Scott Nemetz

dotloop verified  
07/27/26 11:55 AM EDT  
L4FB-2B4V-3RW6-B6EC

**EMENT**

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

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

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



**COLDWELL BANKER**  
**SCHMIDT REALTY**

## Inspection Waiver Addendum

Property address: West Egypt Rd

Minerva, OH 44657

Coldwell Banker Schmidt Realty strongly recommends that buyer(s) conduct inspections and/or tests of the property and its components. Buyer(s) understands that all real property, fixtures, and equipment may contain defects and conditions that are not apparent or known to the seller and which could affect the property's use, value or safety and result in costly repairs.

Buyer(s) agrees that Coldwell Banker Schmidt Realty and its agents have made no representations regarding the property's condition or any necessary remedies and do not guarantee or assume responsibility for the condition of the property.

Buyer(s) acknowledges that Buyer(s) has been provided the opportunity to make this offer to purchase contingent upon the results of such inspections. If buyer(s) chooses not to have inspections performed, buyer(s) acknowledges that buyer is doing so against the advice of Coldwell Banker Schmidt Realty and its agents and agrees to hold the brokerage and its agents harmless for any claims, damages, and costs related to the condition of the property, including all components and equipment.

Buyer

\_\_\_\_\_  
Date

Buyer

\_\_\_\_\_  
Date

Real Estate Agent/Coldwell Banker Schmidt Realty

\_\_\_\_\_  
Date



## Unrepresented Buyer Acknowledgement

**Customer:** A party to a real estate transaction who may receive information from a real estate agent but is **NOT** represented by that agent.

This Unrepresented Buyer Acknowledgement ( the “Acknowledgement”) is made by

\_\_\_\_\_ (“Buyer”)

regarding the property located at West Egypt Rd

Minerva, OH 44657 \_\_\_\_\_ (the “Property”).

Coldwell Banker Schmidt Realty represents the seller of the Property.

1. **BUYER IS UNREPRESENTED.** Buyer is not currently represented by, or otherwise working with, a real estate agent.
2. **COLDWELL BANKER SCHMIDT REALTY REPRESENTS SELLER ONLY, NOT BUYER.** Coldwell Banker Schmidt Realty does not represent Buyer or Buyer’s interests. Coldwell Banker Schmidt Realty solely represents the interests of the seller of the Property.
3. **NO AGENCY RELATIONSHIP WITH COLDWELL BANKER SCHMIDT REALTY.** There is no agency relationship between Buyer and Coldwell Banker Schmidt Realty. In the course of representing the seller of the Property, Coldwell Banker Schmidt Realty may perform several real estate activities including, without limitation, the following:
  - Answer questions about the Property;
  - Hold open houses of the Property;
  - Conduct tours of the Property;
  - Transcribe a prospective buyer’s offer terms into contract form (although Buyer agrees it remains Buyer’s sole responsibility to review, complete, understand, and sign such contracts).

Neither those activities nor this Acknowledgement create an agency relationship between Buyer and Coldwell Banker Schmidt Realty. If, at a later date, Buyer would like to be represented by a Coldwell Banker Schmidt Realty agent in Buyer’s efforts to purchase this Property or a different property, then Buyer will enter an agency agreement with Coldwell Banker Schmidt Realty at that time. Unless and until Buyer enters an agency agreement with Coldwell Banker Schmidt Realty, Buyer understands and agrees that Coldwell Banker Schmidt Realty does not represent Buyer’s interests in the purchase of this Property or any other property.

4. **OPPORTUNITY TO CONSULT WITH AGENT.** Buyer understands that real estate transactions are complex and that real estate agents can provide valuable services in guiding their clients through the real estate transaction process. Buyer acknowledges that by deciding to remain unrepresented, Buyer (and Buyer's attorney, if applicable) will be solely responsible for reviewing and understanding all contracts and documents pertaining to the Property or any other transaction. Buyer understands that Buyer is free to work with a real estate agent of Buyer's choosing; however, Buyer has independently decided to remain unrepresented at this time. If Buyer later decides to engage a real estate agent in connection with the Property, Buyer will instruct their agent to immediately contact the Coldwell Banker Schmidt Realty agent listing the Property.
5. **NO WARRANTIES OR REPRESENTATIONS BY COLDWELL BANKER SCHMIDT REALTY.** Coldwell Banker Schmidt Realty makes no warranties or representations regarding the value of or the suitability of the Property for Buyer's purpose. Buyer acknowledges that Buyer is solely responsible for making all inspections and investigations necessary to satisfy Buyer as to the Property's suitability and value. Buyer acknowledges it is Buyer's responsibility to research and verify, to Buyer's satisfaction, the school district, zoning codes and designations, taxes associated with the Property, the existence of property permits, public records, information about proposed or planned construction or development, the existence of conservation restrictions or any other restrictions, etc. Buyer acknowledges that Buyer is responsible for obtaining Buyer's own real estate, legal, and tax advice regarding the Property and any related transaction, and Buyer is not relying on Coldwell Banker Schmidt Realty for such matters.

Buyer understands and agrees to the terms and conditions of this Acknowledgement.

Buyer Signature  Date \_\_\_\_\_

Print Name \_\_\_\_\_

Buyer Signature  Date \_\_\_\_\_

Print Name \_\_\_\_\_