

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

158.3+/- Acres, Union County, Ohio

Thursday, December 3 • 2:00 PM

Millcreek Township Hall | 10420 Watkins Road, Ostrander, Ohio

## Highlights:

- **Property Showing: November 18 from 2:00 PM to 5:00 PM at the southeast farm entry on State Route 38.**
- 97% tillable acreage with abundant road frontage on both State Route 38 and Kleiber Road
- Located in Fairbanks School District about five miles south of Marysville, Ohio.

L-2100047

## ONLINE SIMULCAST BIDDING

Starts Monday, November 23, 2020 at 2:00 PM

Closes Thursday, December 3, 2020 at end of live event

To register and bid on this auction, go to: [www.fnccbid.com](http://www.fnccbid.com)

Auction conducted by Edge Properties LLC,  
Doug Leith, Auctioneer, License Number: 51798028009,  
in cooperation with Farmers National Company.

For additional information, please contact:

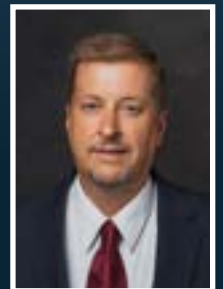
Jay Van Gorden, AFM, Broker

Marysville, OH

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# Property Information

**Property Location:** Located at the corner of State Route 38 and Kleiber Road in Darby Township, Union County, Ohio.

**Legal Description:** 158.3± acres being part of VMS survey 2879 in Darby Township, Union County, Ohio. Tax parcel 07-00-03026.000.

**Property Description:** 158.3 ± acres with 152.9 FSA tillable acres and abundant road frontage on both State Route 38 and Kleiber Road. Highly tillable farm with productive soil types.

### Farm Data:

Cropland	152.9 acres
Non-crop	5.4 acres
Total	158.3 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	66.64 acres	140 bushels
Soybeans	63.75 acres	41 bushels
Wheat	22.51 acres	59 bushels

**2019 Taxes:** \$2,294.66

### Additional Comments:

- Land is taxed under Ohio CAUV, buyer will be responsible for maintaining CAUV status upon purchase. Any CAUV recoupment as a result of buyer change in use is solely responsibility of the buyer.

- The Buyer(s) will have farming rights for 2021. The previous tenant planted approximately 18.5 acres of wheat for harvest and 32 acres of cover crop wheat. As part of purchase the Buyer(s) shall reimburse the previous tenant at closing for their seed and planting costs in the amount of \$2,037.86. A summary of expenses is available upon request.

- Due to present conditions only registered bidders will be allowed to attend the auction in person. You may pre-register with Jay Van Gorden at (937) 645-0468 or by email. Name, address, and drivers license number will be required for registration. You may also register to bid online.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	20.0	12.35	-	2e
Gwd5C2	Glynwood clay loam, 6 to 12 percent slopes, eroded	26.5	16.33	-	3e
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	23.6	14.55	-	2e
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	12.1	7.49	-	3w
FoA	Fox silt loam, till plain, 0 to 2 percent slopes	37.1	22.9	-	2s
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	23.3	14.36	-	2w
Gwe1B2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	19.5	12.03	-	2e
TOTALS		162.0	100%	-	2.24

# Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2020 payable in 2021 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Auction Company.

**Possession:** Possession will be granted at closing on January 10, 2021, or such other date agreed to by the parties. Subject to the completion of the harvest of 2020 crop.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cashier's check, personal check, company check, or wire transfer. All funds will be deposited and held by Union County Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the Union County Title Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of the title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be equally paid by both. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be January 10, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Union County Title Company.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of the Auction Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and Edge Properties LLC and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the Auction Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by the Auction Company will take precedence over any previous printed materials or oral statements. The Auction Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller(s):** Leo P. and Ruth M. Burns Trust

**Auctioneer:** Auction conducted by Edge Properties LLC, Doug Leith, Auctioneer, License Number: 51798028009, in cooperation with Farmers National Company.

## Online Simultaneous Bidding Procedure:

The online portion of this auction begins on  
**Monday, November 23, 2020, at 2:00 PM.**

**Bidding closes on Thursday, December 3, 2020, at the close of the live auction.**

**To register and bid on this auction go to:**

[www.fnccbid.com](http://www.fnccbid.com)

All bids on the tract will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

**Important Statement:** Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website for any changes.