

Clinton & Fayette Counties, Ohio Richland, Wilson & Jasper Twps

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Bids Due November 5th by 4 p.m. EST

QUALITY FARMILAND HIGH PERCENT TILLABLE 694^{+/-} Acres - 4 Tracts

694^{±/-}Total Acres | 4 Tracts 650,9^{±/-}Tillable, 3^{±/-}Wooded, 32,[±/- Non-Tillable, 8^{±/-} Other

FAYETTE CO.

Bids must be completed via the purchase agreement in the bidder's packet.

Mail: Jim Hanna and/or Robert McNamara, PO Box 865, Wilmington, OH 45177
In Person: Jim Hanna and/or Robert McNamara, 160 W. Locust Street, Wilmington, OH 45177
Email: jimh@halderman.com and/or robertm@halderman.com

Deadline for all bids is 4 p.m. EST on November 5, 2019

COMPLETE TERMS & CONDITIONS AVAILABLE AT HALDERMAN.COM

HRES, OH Auct. Lic. #2001014575
AUCTIONEER: RUSSELL D. HARMEYER, OH Auct. Lic. #2001014575



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QUALITY FARMILAND HIGH PERCENT TILLABLE





Jim Hanna Wilmington, OH 937.725.2908 jimh@halderman.com



Robert McNamara Wilmington, OH 614.309.6551 robertm@halderman.com



800.424.2324 | halderman.com



Acreage Breakdown

694^{+/-} **Total Acres** 650.9^{+/-} Tillable, 3^{+/-} Wooded, 32.1^{+/-} Non-Tillable, 8^{+/-} Other

Tract I: 88^{+/-} **Acres** 75.6^{+/-} Tillable, 3^{+/-} Wooded, 8.4^{+/-} Non-Tillable, I^{+/-} Other

Tract 2: 455+/- **Acres**430.3+/- Tillable,
20.7+/- Non-Tillable, 4+/- Other

Tract 3: 46^{+/-} Acres 45^{+/-} Tillable, I^{+/-} Other

Tract 4: 105^{+/-} Acres
100^{+/-} Tillable,
3^{+/-} Non-Tillable, 2^{+/-} Other

Property Information

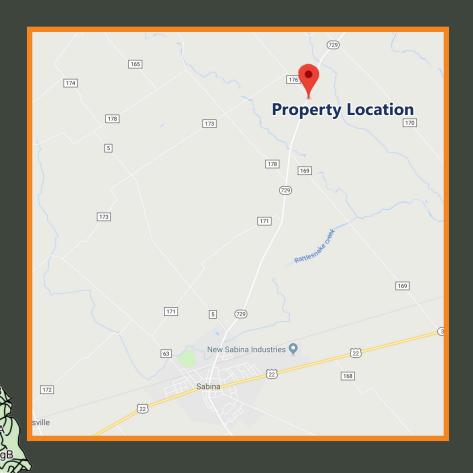
LOCATION
5 miles NE of Sabina, Ohio in
Northeastern Clinton County and
Western Fayette County, Ohio

ZONING Agricultural

TOPOGRAPHY Level

SCHOOL DISTRICT
Tracts I-3: East Clinton Local Schools
Tract 4: Miami Trace Schools

ANNUAL TAXES
Includes Ditch Assessment
\$28,891.47



Soil Information

Code	Soil Description	Acres
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	
KoA	Kokomo silty clay loam, 0 to 1 percent slopes	241.68
CtB	CrosbyCelina silt loams, 2 to 4 percent slopes, eroded	78.68
TrA	Treaty silty clay loam, 0 to 1 percent slopes	70.68
CtA	CrosbyCelina silt loams, 0 to 2 percent slopes	61.49
СеВ	CelinaLosantville silt loams, 2 to 6 percent slopes	56.40
CeB2	CelinaLosantville silt loams, 2 to 6 percent slopes, eroded	42.35
SnA	Sloan silt loam, sandy substratum, 0 to 1 percent slopes, occasionally flooded	40.27
Кр	Kokomo silty clay loam, 0 to 2 percent slopes	32.43
CsA	CrosbyCelina silt loams, 0 to 2 percent slopes	14.71
СеВ	Celina silt loam, 2 to 6 percent slopes	6.59
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	6.06
CgB	CelinaLosantville silt loams, 2 to 6 percent slopes	5.08
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	4.84
WaC3	WapahaniMiamian clay loams, 6 to 12 percent slopes, severely eroded	1.42
MIB	Miamian silt loam, 2 to 6 percent slopes	0.50
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	0.13