

Auction

Jefferson Twp
Montgomery County
Ohio

Tuesday • March 10th • 6:30 p.m.

Jackson Township Community Center
14440 Farmersville Gratis Rd, Farmersville, OH 45325

80.68+/- Acres

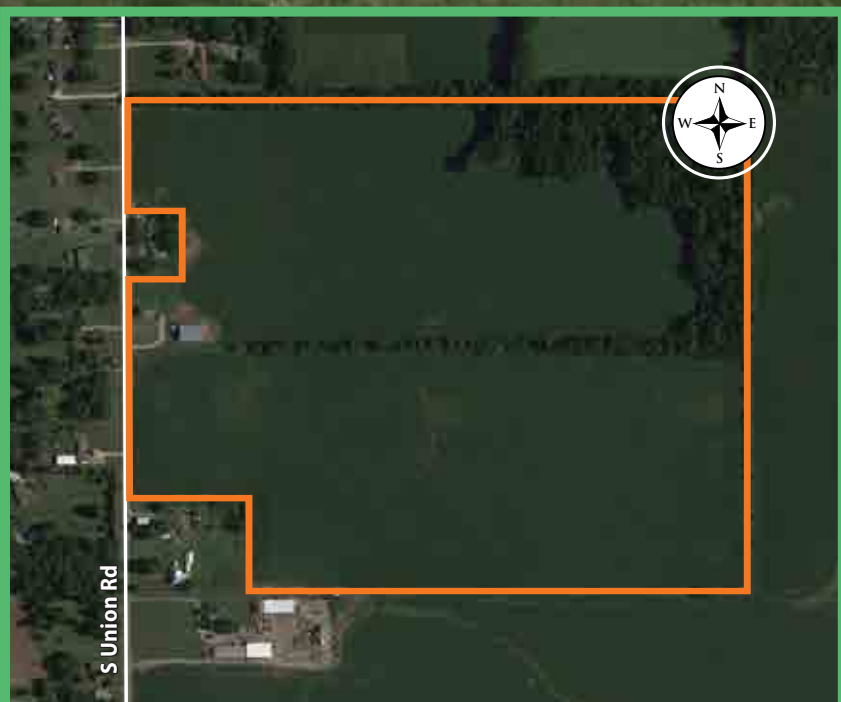
69.58+/- Tillable

10+/- Wooded

1+/- Homesite

Level Productive Land with Large Implement Barn.

**Includes 1919 2-Story Frame Farmhouse; 1982 Outbuilding;
4,800 sq ft Implement Building**



Property Information

LOCATION: Southwest of Dayton, OH

ZONING: R-2

TOPOGRAPHY: Level

SCHOOL DISTRICT: Jefferson Local
School District

ANNUAL TAXES: \$4,328.79

Owner: Wallingford Property Management Trust

H. John Kramer
Eaton, OH
937.533.1101
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Eaton, OH
937.533.7126
craigs@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# HJK-12478 (20)

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Wabash, IN 46992

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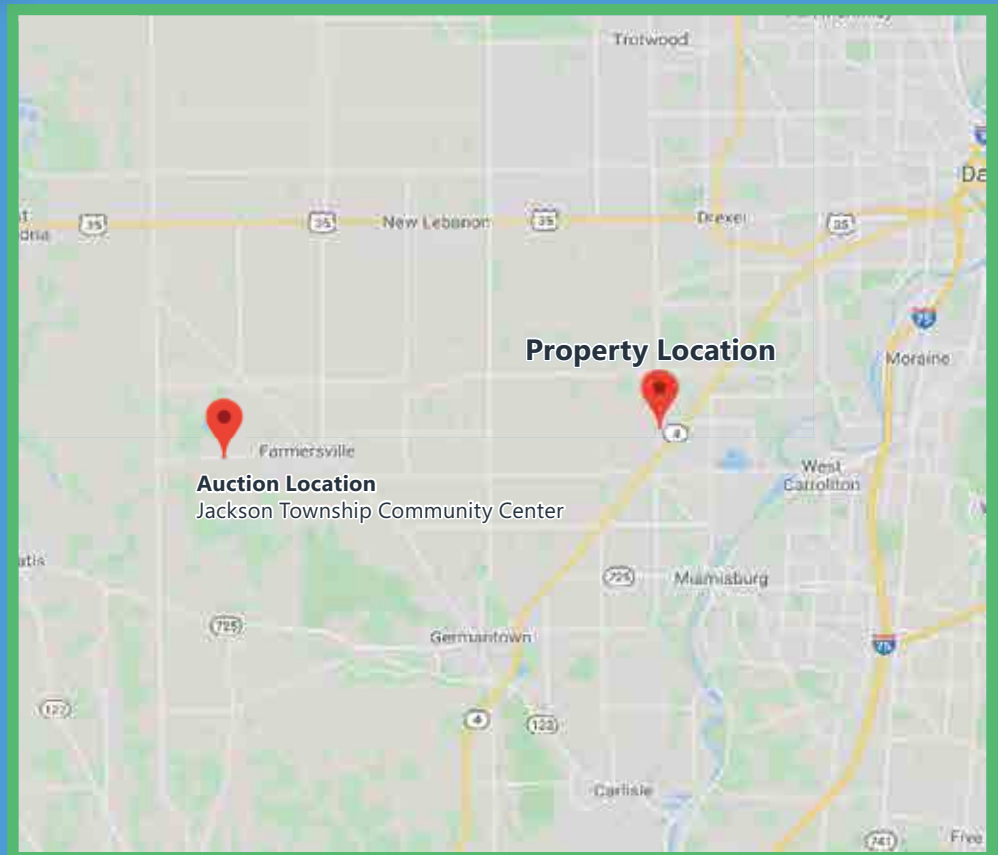
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Open Houses

**3652 South Union Road
Moraine, OH 45439**

**Saturday, February 29th
10 - 11 a.m.**

**Monday, March 9th
5 - 6 p.m.**



Soil Information

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
MIB2	Miamian silt loam, 2 to 6 percent slopes, eroded	37.42	119	36
CoB	Corwin silt loam, 2 to 6 percent slopes	11.94	120	40
CeB	Celina silt loam, 2 to 6 percent slopes	9.47	131	46
MIB	Miamian silt loam, 2 to 6 percent slopes	8.54	130	46
MIC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	6.53	85	26
CeA	Celina silt loam, 0 to 2 percent slopes	3.81	121	42
CsA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	2.99	120	46
Weighted Average		119.1		38.7



PLACE BID

**Online Bidding
Available**



Auctioneer: H. John Kramer