



FOR SALE

CHAMPAIGN COUNTY CENTURY FARM

255 Acres WITH IMPROVEMENTS

124 ACRES TILLABLE

125 ACRES WOODED W/MARKETABLE TIMBER

850 FT. CREEK FRONTAGE

**LOCATED AT
1850 W. ST. RT. 29
URBANA, OHIO**

This farm has a perfect balance of high quality tillable land for grain farming and wooded land for recreation, quality hunting, and timber management. The farm is capable of producing high yields and has been on a Forest Management Plan for many years with harvesting every 10 years. The last timber cut was 8 years ago and produced \$80,000 in sales volume.

There is a modern 3 BR ranch home with a fantastic great room and beautiful kitchen recently remodeled. A 2 story, 3 BR tenant home is also included with a good renter. There are two barns, pond, large lawn & garden area all secluded at the end of a gravel lane. A very special place that has been in the same family for over 100 years.



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson 937.402.1961
Brandon Wilson 937.763.1993

800.450.3440 | www.wilnat.com

MODERN RANCH HOME



Address: 1850 W. St. Rt. 29, Urbana, OH

Lot/Tract Size: 255 acres Township: Salem County: Champaign School District: Urbana

RESIDENCE EXTERIOR:

Style: Ranch Screens: yes
 Finish: Shingle Insulation: yes
 Approx. Age: 1956 Foundation: block
 Condition: very good Landscaping: yes
 Roof: new shingle Sidewalks: yes
 Storm Windows: yes Driveway: yes

RESIDENCE INTERIOR:

Living Space: 2445 sq. ft. Walls: drywall
 No. Rooms: 6 Laundry Fac. yes
 No. Bedrooms: 3 Heating: elec. & gas
 No. Baths: 2 Heating Cost:
 Fireplaces: yes Air Cond. central
 Floors: Basement: crawl space

Kitchen Features: Lots of wood base & wall cabinets, island w/sink & dishwasher, marble top counters, built-in range & microwave, 3 dr. refrigerator/freezer, large walk-in pantry, laminate flooring

Box Codes	Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
C - Carpet	Living	15x16	C					Water Supply: Well Sewer: Septic
T - Tile	Dining							Extra Features: Home remodeled in 2016.
W - Hardwood	Kitchen	12x22	L					Great room has large windows overlooking
L - Laminate	Baths	2 Full						farm, large stone fireplace, cathedral ceiling.
	Bedroom	11x20	C					Home is wired for fiber optics, 10x17
	Bedroom	17x18	C					screened in porch w/stone paver flooring,
	Bedroom	10x10	C					walk-in closet in BR, oversized tile
	Great Rm	24x30						shower in master bath. Fireplace in 17x18
	Utility							BR, 6x30 covered front porch, 2 car att.
								garage plus storage room Portion of back-
								yard has chain link fencing for pets.

TILLABLE ACREAGE & WOODS



255 Acres With Improvements

Parcel Nos.
1300912250000700
1300912260000600
1300912260000500

262.78 Ac. TOTAL
 PER AUDITOR RECORD

253.7 Ac.

1.81 Ac.
 PER AUDITOR RECORD

Taxes:
\$8,955.98
per year

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1.81 Ac.
PER AUDITOR RECORD

253.7 Ac.

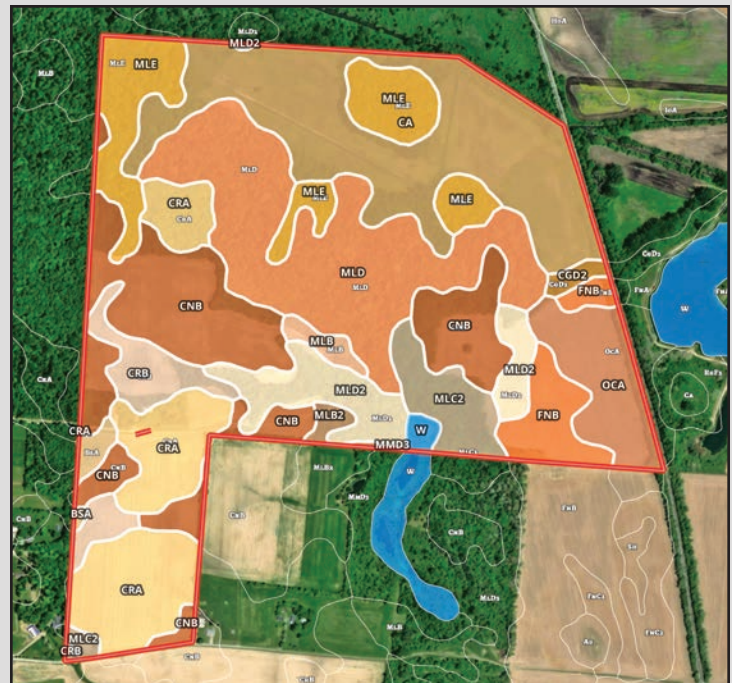
Taxes:
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per year



**1850 W. ST. RT. 29
URBANA, OHIO**



Soils: Crosby - Miami - Celina





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255 Acres With Improvements

ASKING PRICE \$1,250,000 FOR WHOLE PROPERTY!
**Property can be purchased as 253 acres with
Tenant House and Barns for \$975,000**

TENANT HOUSE

1852 W. ST. RT. 29, URBANA, OHIO



- ♦ 2 Story Frame Home w/3 Bedrooms, 1 Full Bath
- ♦ Large Eat-in Kitchen w/Base & Wall Cabinets
- ♦ Large Great Room w/Dining Area
- ♦ Utility, Partial Basement, Well Water, Septic System, Natural Gas Furnace

BARNS

