

246 AC. Arnott Family Farm LLC Real Estate Auction 246 AC.

Auction on site: 10840 Ross Ln. Hillsboro, Ohio 45133. Approx. 8 mi. East of Hillsboro, follow Overman Rd. off US 50 to Ross Ln. to auction.

Tuesday March 28, 2023 @ 5:30 P.M. on site

Extra nice Highland County farmstead consisting of 246.611 ac. having a nice older 2 story home w/ 1920 sq. ft. (as per auditor). This home is in good



condition, has a living room, dining room, kitchen, utility, & full bath on the main floor w/ 4 bedrooms &

half bath on second floor. The home has fuel oil forced air heat, & a block basement. Other improvements on the farm are 2 pole barns, an older frame/block barn & grain bin. The property has spring & well water and overall, in good condition. The farm has approx. 173 ac. tillable w/ 31.2 ac. in CRP until 2025 w/ payment of \$6802./year as per FSA information, remainder in woods & pasture ground. **Terms:** \$25,000 down day of auction with remainder due at closing to be on or before May 15, 2023. Buyer will have the right to farm land in 2023 & can start prior to closing with signing of



purchase contract & down payment. Buyer to keep land that is in CRP & total farm in CAUV or pay any penalty if choose to remove. Possession will be at closing. Property offered subject to owners' confirmation. Taxes are \$1,615.42 per 1/2 year (as per auditor website) and will be pro-rated to day of closing. **Any announcements made by auctioneer on day of sale will take precedence over this ad.** **Disclaimer:** All information contained herein is believed to be accurate but not warranted. All measurements are approximate and not guaranteed. Property sells as is with no warranties expressed or implied as to conditions. Auctioneers & salespeople are agents for the seller.

AUCTIONEERS NOTE: This farm has been in the Arnott family for many years. After some long hard thought, the family has decided to offer this farm at public auction to let someone else enjoy it as they have for years. This is truly a hidden gem with nice seclusion & beautiful laying piece of land.



OPEN HOUSE: March 4, 9-11:00 AM & March 13, 4-5:30PM OR BY APPOINTMENT

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Owner: Arnott Family Farm LLC