

Approx. 125 AC. Everhart Farm Auction Approx. 125 AC.

Auction on site: Leesburg Fire House meeting room, 200 South St. Leesburg, Oh. 45135

Thursday June 1, 2023 @ 6:00 P.M.

This highly tillable approx. 125 ac. farm is situated just minutes from Leesburg or Greenfield, Ohio at 11406 Todd Hunter Road, Greenfield. This farm offers approx. 111 ac tillable & is a very gently rolling farm with some very nice building spots. There is approx. 65' of frontage on Todd Hunter and approx. 25' on SR 28, land is currently being cash rented for 2023 with the buyer to receive all of the cash rent for 2023 of



\$14,000. The farm has a 90 ac. corn base and a 20 ac. bean base as per FSA. There is an older frame home that has not been lived in for many years. The farm is currently being surveyed and will have a good transferrable description by day of



sale with an updated acreage we will use for the sale price. Farm will be sold by the ac. absolute to the highest bidder.

Terms: \$50,000 down day of auction with remainder due at closing to be on or before July 17, 2023. Buyer to keep land CAUV or pay to remove. Possession will be after all the 2023 crop is harvested. Taxes are \$745.03 per 1/2 year (as per auditor website) and will be pro-rated to day of closing. **Any announcements made by the auctioneer on the 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: Extreme Rare opportunity here! Northeastern Highland Co. land does not come along very often in a highly tillable tract. Jump in here with both feet as this one sell absolute to the highest bidder at Leesburg Firehouse 6/1/2023.

AGENT ON SITE: May 9, 4:30-6:00 PM or land can be viewed anytime. Please respect crop.

Owner: Anna J. Everhart Revocable Trust, Darlene N. Everhart, successor trustee

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