



LAND AUCTION



ABSOLUTE AUCTION

105 AC± | 2 TRACTS | DARKE CO, OH

ABSOLUTE AUCTION: LIVE ONLY

AUCTION DATE: 2/13/24 | AUCTION TIME: 5:00 PM EST

AUCTION LOCATION: VFW POST 7262

219 N. OHIO ST., GREENVILLE, OH 45331

ABSOLUTE AUCTION

Ranch & Farm Auctions is proud to offer these 2 great tracts to public auction near Arcanum in Darke County. Here is a rare opportunity to purchase highly productive tillable acreage within the county. Selling in 2 tracts or as a combination, Tract 1 features 65 ± acres, Tract 2 features 39 ± acres. Predominant soils include Crosby silt loam & Brookston silty loam clay. Tracts are very low sloped, have great drainage and provide excellent soils making these tracts extremely desirable for anyone. Property is a Live Only Auction selling February 13th, 2024 at 5:00 pm. Property to be sold in two tracts or combination with access from Alt. St. Rt. 49. Tract 2 would also be a great opportunity for building sites. Directions: From Arcanum, take Alt. St. Rt. 49, property will be on left hand side in approximately 1 mile.



TRACT 1: 65.96 ± ACRES

65 ± acres of low sloped, highly productive acres with an average NCCPI of 70. Soils include Crosby silt loam & Brookston silty loam clay. Parcel is very low sloped with great drainage to an adjoining ditch line to the North.

- **Deeded acres:**.....65± acres
- **Soil Types:**..... Crosby silt loam, Brookston silty clay loam
- **Soil PI/NCCPI/CSR2:** 68 NCCPI
- **CRP Acres/payment:** none
- **Taxes:**.....\$1,529.10
- **Lease Status:** Open Tenancy for 2024 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2024
- **Brief Legal:**.....pt SE ¼ S3 T8N R3E
- **PIDs:** P56-0-308-03-00-00-20200
- **Lat/Lon:** 39.9931, -84.5273
- **Zip Code:** 45304



TRACT 2: 39.1 ± ACRES

Tract 2 features 39 ± acres with road frontage in 2 different access points along Alternate State Route 49. Highly productive, low sloped acres with an average NCCPI of 70. Soil types consist of Crosby silt loam & Brookston silty loam clay. Tract 2 would also be an excellent opportunity to build along the road. Tract 2 may require an easement to allow ingress - egress to Tract 1 should they sell to 2 different owners.

- **Deeded acres:**.....39± acres
- **Soil Types:**..... Crosby silt loam, Brookston silty clay loam
- **Soil PI/NCCPI/CSR2:** 68 NCCPI
- **CRP Acres/payment:** none
- **Taxes:**..... \$960.94
- **Lease Status:** Open Tenancy for 2024 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2024
- **Brief Legal:**.....pt SW ¼ S2 T8N R3E
- **PIDs:** P56-0-308-02-00-00-31700
- **Lat/Lon:** 39.9931, -84.5273
- **Zip Code:** 45304

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RES AUCTION SERVICES: SETH ANDREWS, AUCTION BROKER

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258
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Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Seth Andrews, Auction Broker for RES Auction Services