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LAND AUCTION

A-15297

SIMULCAST LIVE AND ONLINE

199.86± Acres, Madison County, Ohio

Tuesday, January 13, 2026 | 11:00 AM

Madison County Fairgrounds - Coughlin Community Center | 205 Elm Street, London, Ohio

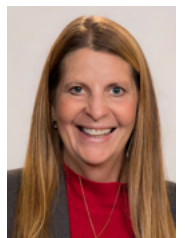
Highlights:

- Highly productive farmland
- 97% tillable
- Offered in two tracts by Buyer's Choice



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For additional information, please contact:



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Bidding starts | Tuesday, January 6, 2026 at 8:00 AM
Bidding closes | Tuesday, January 13, 2026 at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

From State Route 56 southeast of London, Ohio, turn south on Van Wagener Road and travel 2.9 miles to Johnston Road. Turn west on Johnston Road and the farm is located approximately .3 miles on the north side of the road at 3700 Johnston Road.

Property Description:

Prime central Ohio farmland offered in two tracts by Buyer’s Choice with 97% tillable acreage. Includes 16,500 bushel of grain storage in three bins. Open lease for farming in 2026.

Legal Description:

199.86 +/- acres located at 3700 Johnston Road in Oak Run Township, Madison County, Ohio.
Legal description is sufficient to transfer as a whole unit.
If the farm sells in two separate tracts a survey shall be required.

Improvements:

Tract 2: 9500 bushel grain bin and 2-3500 bushel grain bins.

Farm Data:

Tract 1:	
Cropland	99.0+/- acres
Non-crop	<u>1.0+/- acres</u>
Total	100.0+/- acres
Tract 2:	
Cropland	95.60+/- acres
Non-crop	<u>4.26+/- acres</u>
Total	99.86+/- acres

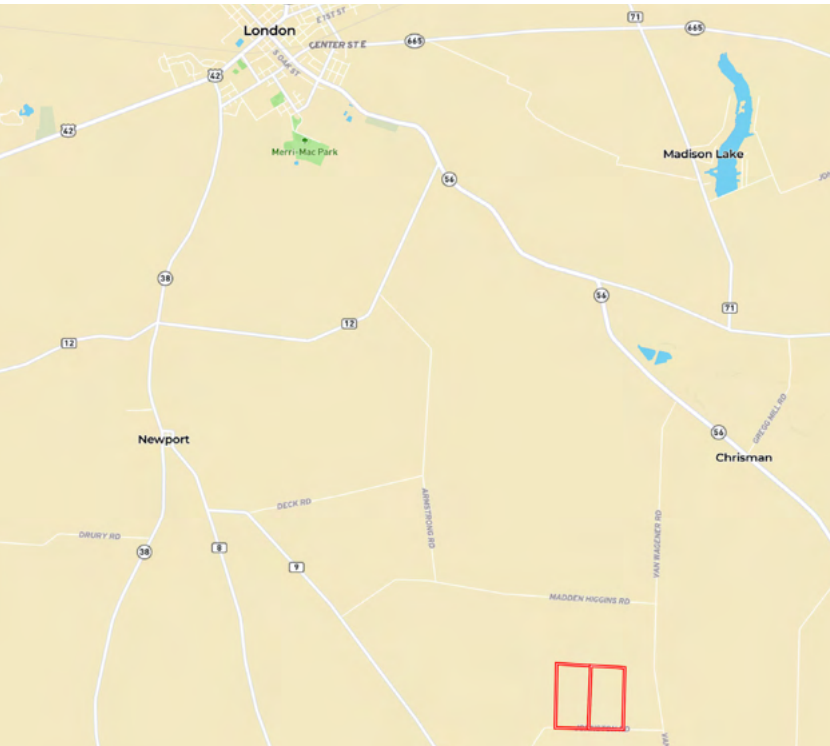
FSA Information:

Tracts 1 and 2	Base	Yield
Corn	97.29 acres	153 bushels
Soybeans	97.3 acres	46 bushels
If the farm sells in two separate tracts the base acres and yields will be reconstituted solely at the discretion of the Farm Service Agency.		

2024 Taxes:

Tracts 1 and 2: \$7,503.86

Property Location Map



Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	60.01	59.98	0	82	2w
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	23.3	23.29	0	62	2e
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	16.74	16.73	0	61	2e
TOTALS		100.05(*)	100%	-	73.83	2.0

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	51.83	51.9	0	62	2e
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	38.41	38.46	0	82	2w
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	6.66	6.67	0	68	2w
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	2.97	2.97	0	61	2e
TOTALS		99.87(*)	100%	-	70.07	2.0

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). Seller will pay those real estate tax installments due and payable through a credit to the Buyer(s) at closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession of farmland will be granted at closing on February 15, 2026. Possession of the grain bins shall be on April 1, 2026.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by Midland Title Company - London, Ohio.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midland Title Company - London, Ohio, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of any escrow closing services will be paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on February 15, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Midland Title Company - London, Ohio.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose one or both tracts. If the highest bidder only takes one tract, a new round of bidding will begin for the second tract.

This process continues until all tracts are sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Robert Stebbins Family Trust and K Ann Stebbins Family Trust

Auctioneer: Doug Leith, License #57198028009

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, January 6, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Tuesday, January 13, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.