

**Farmers
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A-17425

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

183.1± Acres, Champaign County, Ohio

131.06± Acres, Logan County, Ohio

Wednesday, November 19, 2025 | 11:00 AM

Champaign County Community Center Auditorium | 1512 S US Hwy 68 Urbana, Ohio

Highlights:

- Both farms are over 95% tillable acres with highly productive soil types
- Champaign County farm has road frontage on Three Mile and Sloan Roads
- Logan County farm is intersected by an open ditch/ Muchinippi creek which provides excellent outlet possibility for tiling



For additional information, please contact:

Sandy Kuhn, Agent | (740) 209-4177

SKuhn@FarmersNational.com

Bidding starts | Wednesday, November 12, 2025 at 8:00 AM
Bidding closes | Wednesday, November 19, 2025 at close of live event.

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

Property Information

Property Description:

Two highly tillable and productive farms selling individually as separate parcels. Excellent opportunity to purchase farmland in great farming communities with good access to St Rt 29, St Rt 54 and US 68 in Champaign County and, St Rt 720 and US Rt 33 in Logan County

Directions to Property:

Tract 1 is located in Urbana Twp Champaign County, Ohio SE of Urbana at the NW corner of Three Mile Rd and Sloan Rd south of St Rt 29.
Tract 2 is located in Stokes Twp in Logan County, Ohio. The farm is located on the West side CR 86 between CR 88 and CR 89. From US Rt 33 travel west on CR 88 then north on CR 86

Legal Description:

Tract 1- Sec. 4, Twp 5, Rge 11 in Urbana Twp (183.1 a.) Champaign County Ohio- Tax Parcel K41-11-11-01-00-009-00. Tract 2- Sec. 18, Twp 6, Rge 8 in Stokes Twp (131.062 a) Logan County Ohio - Tax Parcel 43-002-00-00-009-000

Farm Data: Tract 1

Cropland	179.37± acres
Non-crop	3.73± acres
Total	183.10± acres

Farm Data: Tract 2

Cropland	126.800± acres
Non-crop	4.262± acres
Total	131.06± acres

FSA Information: Tract 1, Champaign County

Crops	Base Acres	Yield
Corn	67.40 acres	156 bushels
Soybeans	91.37 acres	47 bushels
Wheat	20.60 acres	66 bushels

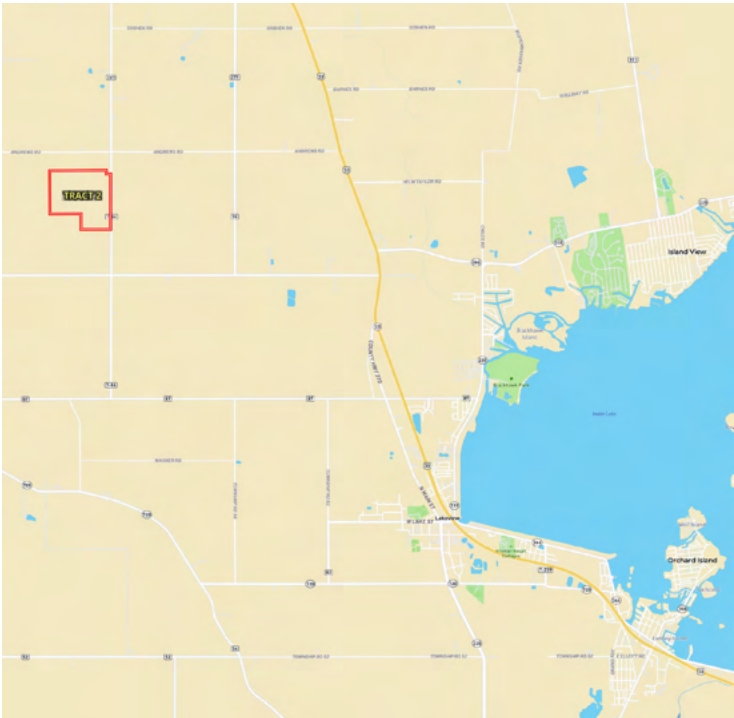
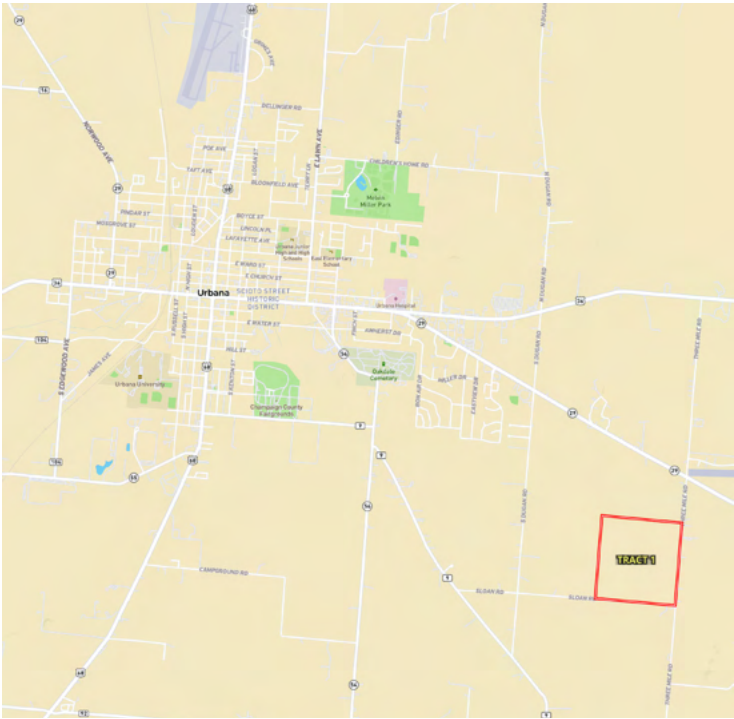
FSA Information: Tract 2, Logan County

Crops	Base Acres	Yield
Corn	63.2 acres	156 bushels
Soybeans	63.2 acres	47 bushels

Taxes:

Tract 1, Champaign County: \$4,965.14
Tract 2, Logan County: \$3,711.09

Location Map

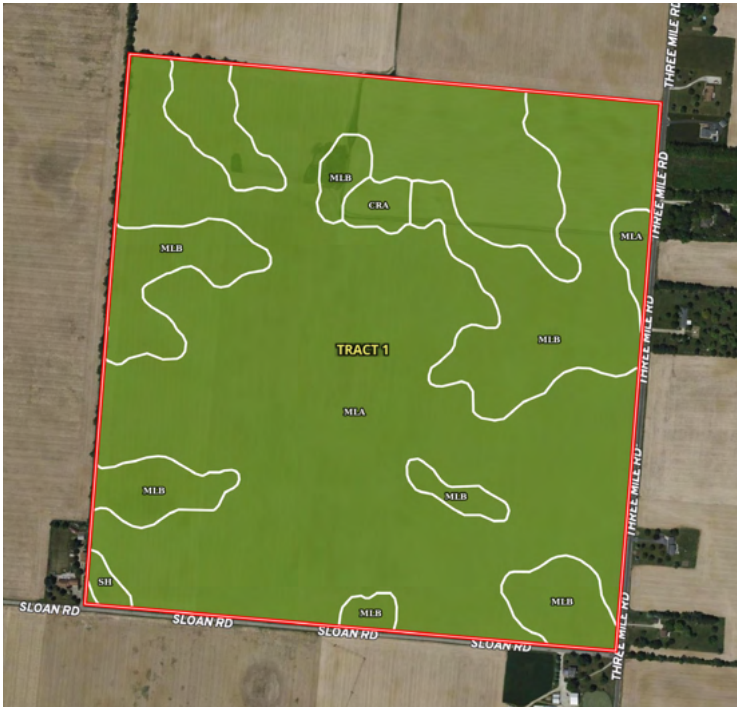


Tract 1: Champaign County

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MIA	Miami silt loam, 0 to 2 percent slopes	126.53	70.53	0	67	2s
MIB	Miami silt loam, 2 to 6 percent slopes	50.1	27.93	0	63	2e
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.87	1.04	0	68	2w
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.89	0.5	0	81	2w
TOTALS		179.39(*)	100%	-	65.96	2.0



Tract 2: Logan, County

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wv	Wetzel silty clay loam	44.5	34.35	0	86	2w
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	38.58	29.78	0	69	2w
Ag	Algiers silt loam	31.02	23.94	0	72	2w
SIA	Sleeth silt loam, 0 to 2 percent slopes	9.05	6.99	0	76	2w
La	Latty silty clay	6.38	4.92	0	44	3w
TOTALS		129.53(*)	100%	-	74.8	2.05



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 December 31, 2025 via a credit to the buyer 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 will be granted at closing on December 19, 2025, or such other date agreed to by the parties. Subject to current lease.

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

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Scout Title-Urbana, 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 equally paid by both Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 19, 2025, 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 Scout Title-Urbana.

Sale Method: The real estate will be offered in individual tracts and will not be combined. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of 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 make 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: Elizabeth Ewell and Martha Freeman

Auctioneer: Doug Leith

License Number: 57198028009

Additional Comments: 183.1 +/- acres in Champaign County and 131.06 +/- in Logan County selling individually as separate tracts.

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 12, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 19, 2025, 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 each tract 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.

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