

**INSPECTION DATES: Wednesdays, March 8, 15, and 22 from 3:00 p.m. – 5:00 p.m.  
 Sunday, March 19 from 3:00 p.m. – 5:00 p.m.**

# Pendelton FARMLAND AUCTION



**Tract 1**

**Tract 1:** 50.962 acres including the brick home built in 1888. Home contains 2,082 sq. ft. of living area with gas heat (a new gas furnace and central air conditioning installed 1 year ago). The main floor has an eat-in kitchen, appliances stay with home, large living room area with a gas fireplace, bedroom area, bathroom, and walk-in shower. This area offers the opportunity to rearrange spaces for your own personal uses. The up-stairs contains 3 bedrooms, a large bathroom with 2 walk-in closets. There is an enclosed back porch area perfect for entertaining. Leaf Guard gutters are on the home and additional supplies are available for the other buildings. The barns are 40x60, 72x72, 42x88, a 24x16 garage and a charming brick wash house behind the home. All the buildings have concrete floors except the garage. The home has a Generac generator for the entire house and a generator for the shop. There are 46 plus tillable acres and a half-acre pond. The road frontage on Shaffer Road is 2,626 feet. Homes built in this era with acreage rarely come on the market. Additional amenities include 2 – 18x24 grain bins offering approximately 12,000 bushels of grain storage and Highland County water. Tract 1 joins Tract 2 and is across from Tracts 3 and 5.



**Tract 1**



**Tract 1**



**Tract 2**

**Tract 2:** 39.285 acres including 797 ft. of road frontage on Dawson Road, 998 ft. of frontage on Shaffer Road and Highland County water is available. This tract is 100% tillable and joins Tracts 1 and is across from Tracts 3 and 10.



**Tract 3**

**Tract 3:** 45.696 acres with 2,966 ft. of road frontage on Shaffer Road. This tract is 100% tillable and is across from Tracts 1 and 2 and joins Tracts 4 & 5.



**Tract 4**

**Tract 4:** 45.120 acres with 155 ft. of road frontage on Dawson Road. It is 99% tillable, Highland County water available and joins Tracts 3 and 5 and is across from Tract 10.

*Commercial Alternative Energy Restrictions will be placed in the Deeds.*



**Tract 5**

**Tract 5:** 79.741 acres with 1,628 ft. of road frontage on Newton Road and 1,030 ft. of frontage on Shaffer Road. This tract is 100% tillable and joins Tract 3, 4, and 7 and is from Tract 1.



**Tract 6**

**Tract 6:** 27.216 acres with 741 ft. of road frontage on Orebaugh Road and 1,564 ft. of frontage on Newton Road. It is 87% tillable, Highland County water is available, and it joins Tract 7.



**Tract 7**

**Tract 7:** 40.551 acres with 1,021 ft. of road frontage on Orebaugh Road. This tract is 100% tillable and joins Tracts 5 and 6 and is across from Tract 8.



**Tract 8**

**Tract 8:** 12.19 acres with 781 ft. of road frontage on Orebaugh Road. It is 99% tillable and is across from Tract 7.



**Tract 9**

**Tract 9:** 48.660 acres with 452 ft. of road frontage on Dawson Road and is 90% tillable. It has county water and a 1988 Redman Mobile Home which sells with this Tract.



**Tract 10**

**Tract 10:** 14.001 acres with 1,215 ft. of road frontage on Dawson Road. Tract is 92% tillable, has county water and includes a 1986 Fairmont Mobile Home. Rental on the mobile home is currently \$400 per month. This tract is across from Tracts 2 and 4.

**NOTE:** Please join us in this rare chance to invest in top quality farmland in southwest Ohio. Tracts range from 12.1 acres to 79.7 acres or a total of 403.422 acres for the entire farm. The entire property offers 16,165 ft. of road frontage on 4 roads. This is a great opportunity to purchase prime farmland in this area. All tracts have new surveys. Soil types include Blanchester, Clermont, and Rossmoyne. Some tracts have been planted in wheat for cover crop purposes. This property is a real show place, don't miss your opportunity to purchase this investment. The farm will be sold in individual tracts, combinations, and in its entirety. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information.