

Farmland

54+ Acres of Prime Land

Auction

Tuesday, February 4, 2025 • 6:00 p.m.

Auction Location: Lynchburg Fire District Meeting Room,
8123 SR 135 at the south edge of Lynchburg, Ohio 45142

Property Location: 12 miles west of Hillsboro, OH; 6 miles south of
Lynchburg, OH; 28 miles east of Cincinnati (Interstate 275 –
Milford Area); 2 miles south of Dodsonville, OH at 6595 SR 134,
Lynchburg, OH at the corner of Shaffer Road and SR 134.

This acreage of land will be sold in one tract of 54.157 vacant acres
with 93% tillable. There is 2,225 ft. of road frontage on SR 134 &
Shaffer Road. It has county water and in Lynchburg Clay School
District. Farm sells absolute.

TERMS: Purchaser will be required to pay 10% down on day of the auction.
Downpayment may be a personal or corporate check.

Closing Date: On or before March 25, 2025. Your bids are to be based solely upon
your inspection as to your intended or particular use. Information contained herein
was obtained from reliable sources and is believed to be accurate, but not guaranteed.

Your bidding is not conditional upon financing so be sure
financing is prearranged if necessary.

For additional information contact Rick Williams, Broker and
Auctioneer at 937-393-9447. Auction and Real Estate Companies
represent the Seller. FSA Bases will be available on Inspection Dates
and Day of Auction. Real Estate Taxes are \$377.87 per half year.
Seller will pay all 2024 Taxes and the 2025 Taxes will be pro-rated
to day of Closing. Real Estate has been taxed at a reduced current
agricultural use value (CAUV). Buyer will be responsible for the
payment of any CAUV Recoupment taxes if buyer converts the
property to a non-agricultural use or if the property otherwise fails
to qualify for CAUV, due to any act of omission of buyer.

*INSPECTION DATES: Saturday, January 18 from 10:00 a.m. to
11:00 a.m. and Wednesday, January 22 from 4:00 p.m. to 5:00 p.m.
or feel free to walk and view the farm at your convenience.*

Floyd Jr. and Jewel A. Roades, Owner

Auction Conducted By:

Rick WILLIAMS
Auction Company, LLC



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