



Near Mount Sterling, Ohio  
Madison & Pickaway Counties

2 Farms • 5 Tracts  
Ranging from 29.6± Acres to 138± Acres



342.6±  
Acres

- Substantial Corn & Soybean Acreage
- Quality Soils
- On-Farm Grain Storage
- Miles of Road Frontage
- 20 Miles Southwest of Columbus, Ohio

Tuesday, November 15th, 2016 • 6pm

Held at the Mount Sterling Community Center - Mount Sterling, Ohio



614.626.SOLD  
www.thewendtgroup.com



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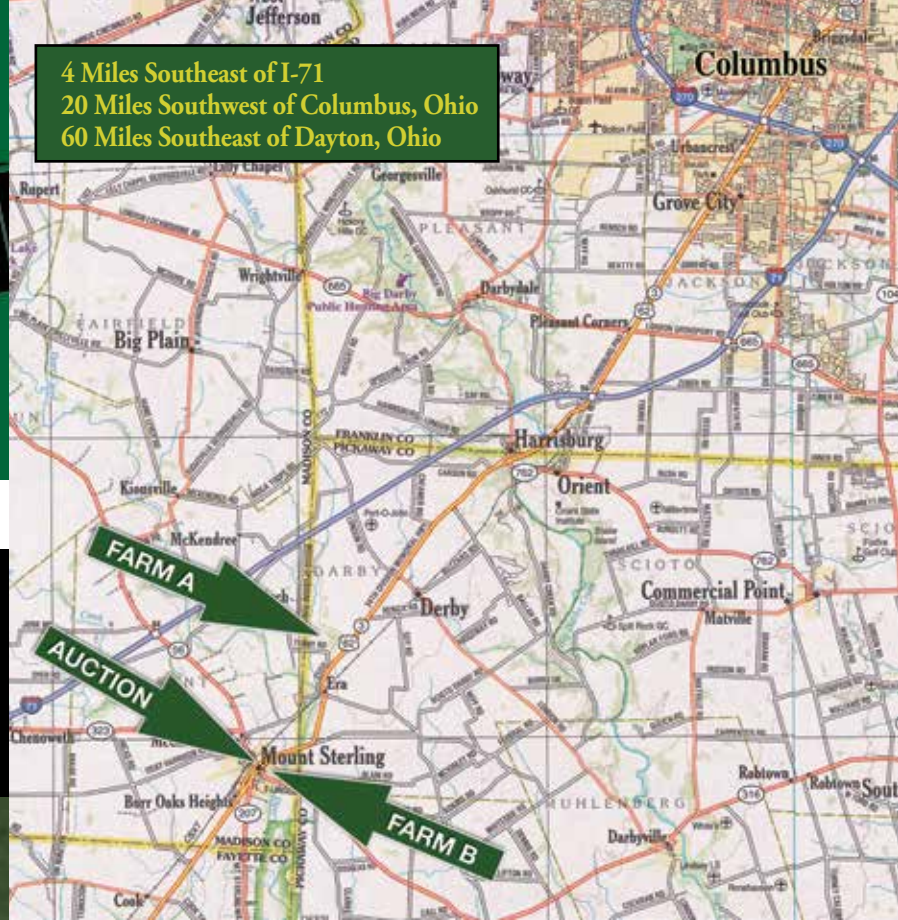
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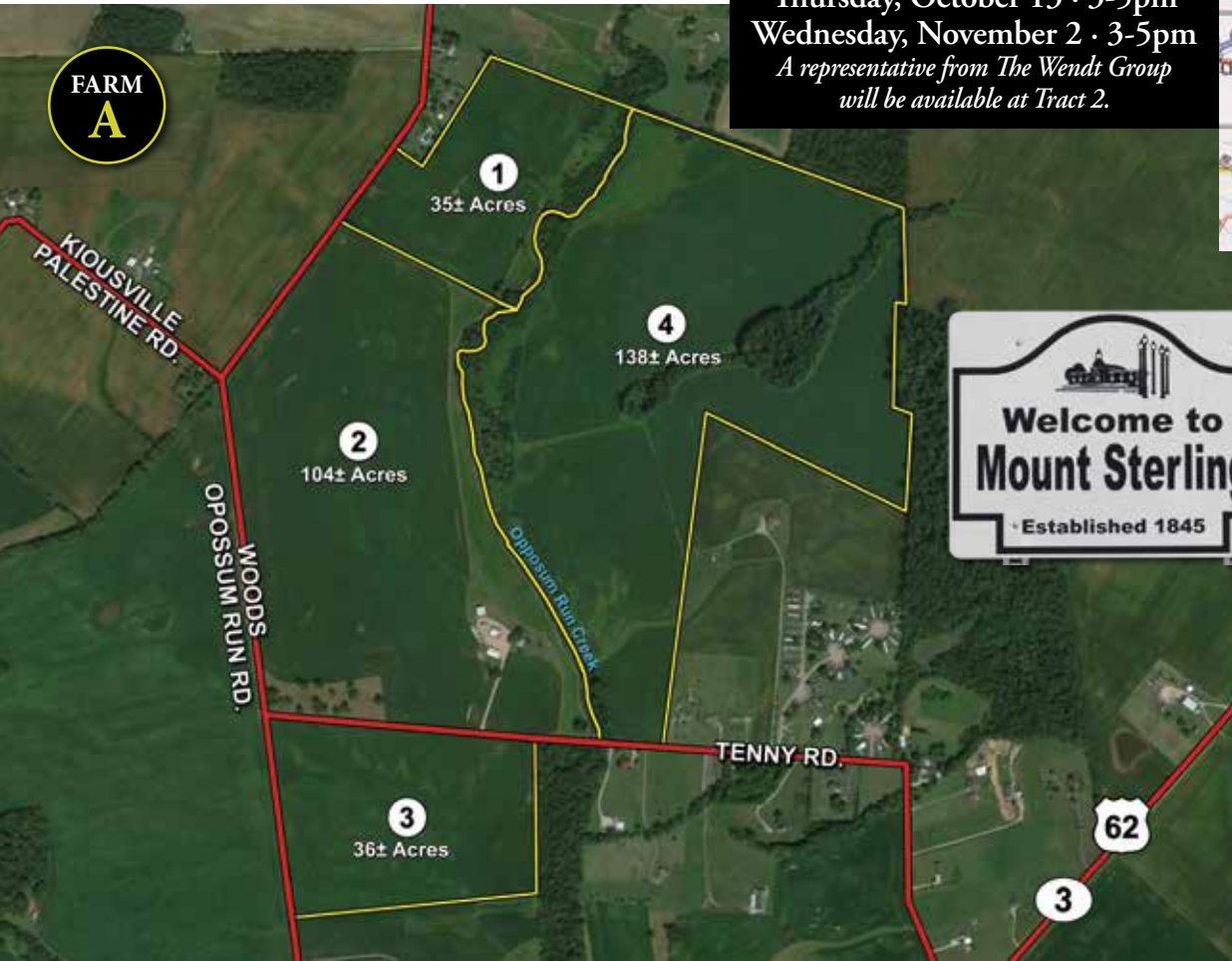


4 Miles Southeast of I-71  
20 Miles Southwest of Columbus, Ohio  
60 Miles Southeast of Dayton, Ohio



**AUCTION LOCATION:** Held at the Mount Sterling Community Center, 164 East Main Street, Mount Sterling, Ohio. **DIRECTIONS:** The Community Center is located just northeast of the intersection of SR-56 and US-62 (Main Street) on the left (north) side of the road.

**INFORMATION & INSPECTION DATES:**  
Thursday, October 13 • 3-5pm  
Wednesday, November 2 • 3-5pm  
*A representative from The Wendt Group will be available at Tract 2.*



**FARM A** FARM A (Tracts 1 – 4): 313± acres total with 157.4± acres located in Madison County (Pleasant Township) and 155.7± acres in Pickaway County (Darby Township)

**Location & Directions to Farm A:** 13120 Tenny Road, Mount Sterling, Ohio 43143  
From the intersection of US-62 (Main Street) and SR-56 in Mount Sterling, travel on US-62 East (Main Street) for 3 miles to Tenny Road. Turn left (north) on Tenny Road and travel ¾ mile to the property on both sides of the road. Follow signs for Tracts 1-4.

**FARM A TRACT DESCRIPTIONS:**

**TRACT 1:** 35± acres with 28± acres tillable and 7± acres of CRP at an annual payment of \$268 per acre. Contract period ends 9/30/2025. Soil types include Kokomo, Crosby, and Miamian. The open ditch provides a drainage outlet. There are over 575' of road frontage along Woods Opossum Run Road.

**TRACT 2:** 104± acres with 82± acres tillable and 9± acres of CRP at an annual payment of \$268 per acre. Contract period ends 9/30/2025. Crosby-Lewisburg and Medway silt loams are the predominant soil types. There is easy access with road frontage along both Tenny Road and Woods Opossum Run Road. The open ditch provides a drainage outlet. Tract 2 also features 3 outbuildings which provide storage for equipment and supplies. The first is a 42'x70' pole barn with a concrete floor, end and side sliders, and walk-in door. The second barn is 45'x48' with an end slider and walk-in door. The third 48'x55' building serves as a shop/garage area with a partial-concrete floor. In addition, there are 7 grain bins with approximately 26,750-bushel combined capacity. Some of the bins have newer sweeps and fans. The improvements listed above are all set on a large gravel lot with newer 220 AMP underground electric service and are well-lit with LED security lighting. Consider the possibility of a picturesque building site with mature walnut, oak, and hickory trees on the southwest corner of Tract 2.

**TRACT 3:** 36± acres of mostly tillable cropland with a mix of Wea, Eldean, and Ross silt loams. This quality tract has abundant frontage on two roads. Tract 3 would make an excellent addition to any farming operation.

**TRACT 4:** 138± acres with 102± acres tillable. 18± acres are in CRP at an annual payment of \$268 per acre with contract period ending 9/30/2025. 6± acres are in CRP at an annual payment of \$110 per acre with contract period ending 9/30/2022. This tract is primarily composed of Miamian-Lewisburg and Medway silt loams. There are also 9± acres of wooded land that provide additional income opportunities as well as recreational value. The wooded area includes mixed hardwoods and abundant deer trails. The open ditch along the west border of this tract provides an excellent drainage outlet, and the gravel lane offers easy access.

*Consider the investment opportunities offered here!  
You may bid on individual tracts, combinations of tracts, or the entire property.*



**FARM B** FARM B (TRACT 5): 29.6± acres located in Madison County (Pleasant Twp.)  
**Location and Directions to Farm B:** Located on the southeast edge of Mount Sterling. From the intersection of US-62 (Main Street) and SR-56 in Mount Sterling, travel on SR-56 East/London Street a short distance. The property is on the left (northeast) side of the road. Watch for sign.

**FARM B TRACT DESCRIPTION:** TRACT 5: 29.6± acres with 26± acres tillable. The soils on this highly productive tract of land are 90% Ross silt loam. There is an open ditch running along the entire eastern edge of the property. This farm is in close proximity to Mount Sterling.



**REAL ESTATE AUCTION TERMS & CONDITIONS PROCEDURE:** The property will be offered in 5 individual tracts and as a total 342.6± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts, tract combinations, and the total property may compete.  
**DOWN PAYMENT:** A 10% down payment is required on the day of the auction for individual tracts or combination of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** The successful bidder(s) will sign a Purchase Agreement at the conclusion of the auction. All final bid prices are subject to seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** The Seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any Buyer elects to purchase title insurance, the cost thereof will be at such Buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts sold "AS IS".  
**DEED:** Appropriate deed will be delivered at closing.  
**CLOSING:** Closing will take place 45-60 days after auction

date, or as soon thereafter as Seller's applicable closing documents are completed.  
**POSSESSION:** Possession at closing with tenant's rights of the 2016 crop. Seller shall retain cash-rent for the 2016 crop year.  
**REAL ESTATE TAXES:** The Buyer(s) shall assume the real estate taxes for the calendar year 2017 due and payable in 2018 and thereafter. If usage is changed, the Buyer is responsible for CAUV Recoupment.  
**TRACT MAPS; ACRES:** Tract maps, depicted boundaries, and stated acres are approximates based on county parcel data, current legal descriptions, and/or aerial mapping software and are not provided survey products.  
**SURVEY:** New surveys shall be prepared where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. The type of survey provided will be at the Seller's option. Combination purchases will only receive a perimeter survey. Survey costs shall be shared equally between Buyer and Seller.  
**EASEMENTS:** Sale of the property is subject to any and all easements of record.  
**MINERAL RIGHTS:** The sale will include 100% of the mineral rights (if any) owned by the Seller.  
**AGENCY:** The Wendt Group and its representatives are exclusively the agents of the Seller.  
**AUCTION CONDUCT:** Conduct of the auction and

increments of bidding are at the sole discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**OWNERS:** The Gerald Richard Aeh Inter Vivos Trust and Charles David Aeh  
*FSA and Tax Information available upon request.*

**FOR FURTHER INFORMATION, CONTACT:**  
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