

PROPERTY INFORMATION BOOKLET

OHIO LAND AUCTION

Muskingum County, Ohio

270[±] ACRES

Offered in 5 Tracts

Available for the 2017 Crop Year!

- Income Producing Tillable Land
- Wooded Recreational Land
- Potential Building Sites
- Pond
- Hunting Paradise



www.thewendtgroup.com

614.626.SOLD

THURSDAY, MARCH 16TH • 6:00PM

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INFORMATION/INSPECTION DATE:

Tuesday, February 28 • 4-6 PM

Representatives from The Wendt Group will be available on Tract 1 & Tract 4

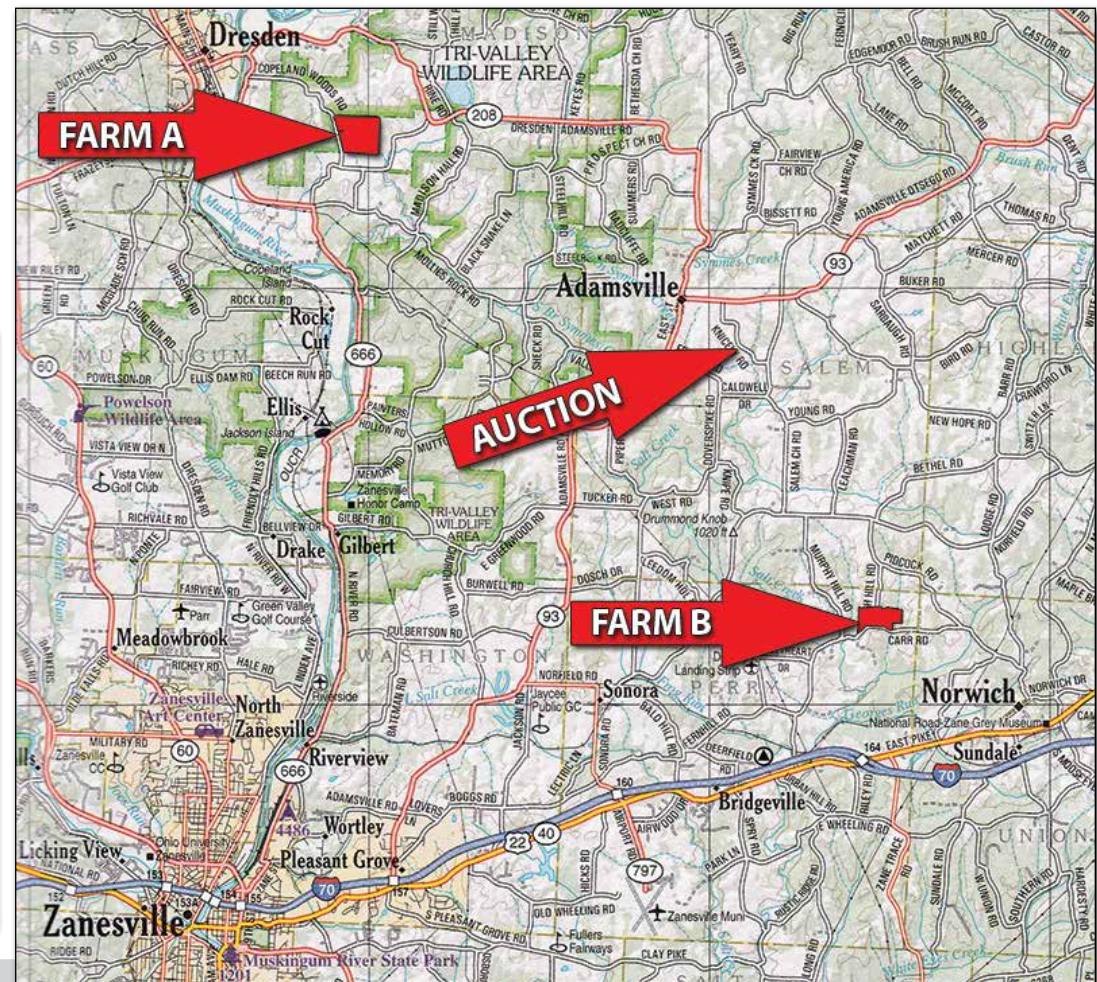
15 miles from Zanesville, Ohio
65 miles East of Columbus, Ohio

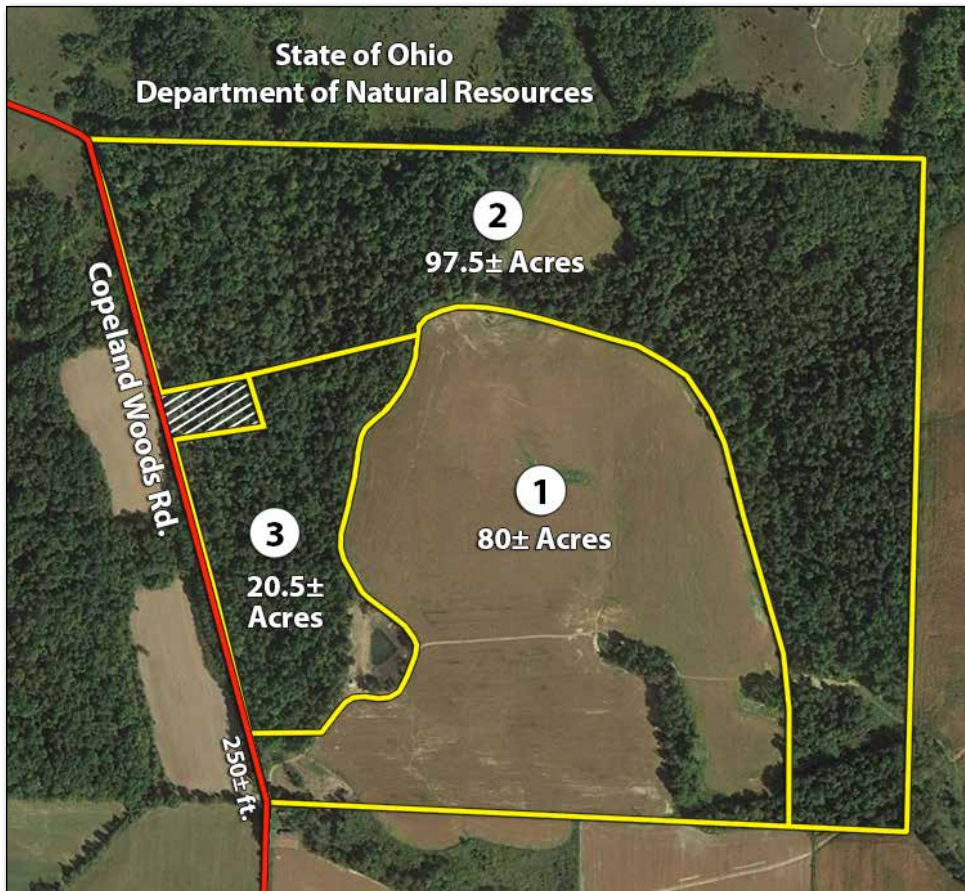
AUCTION LOCATION: Held at Rogers Auction Barn, 7255 Knically Road, Adamsville, OH 43802

DIRECTIONS TO THE AUCTION SITE: From Adamsville, take SR-93 N. for 1 ½ miles to Salem Church Road. Turn south (right) and travel 1 mile to Knically Road. Turn west (right) and the auction barn is on the south side of the road.



Tract 1





FARM A: (Tracts 1-3) 198± Acres in Madison Township

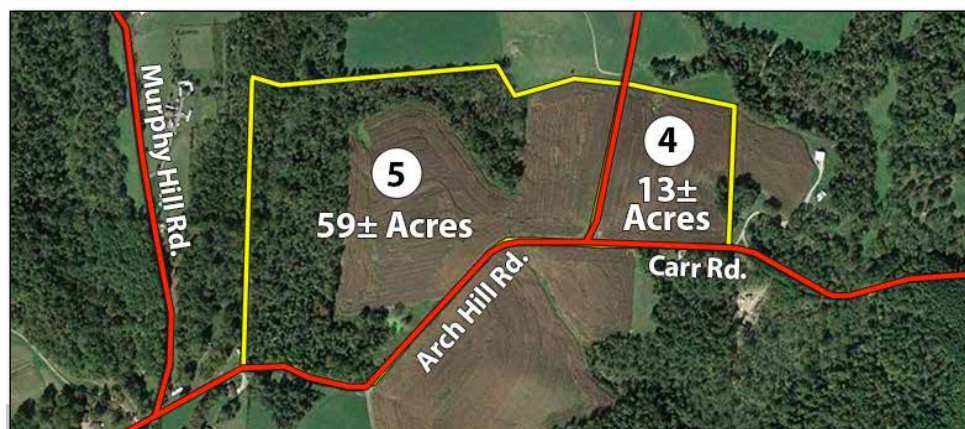
LOCATION & DIRECTIONS: Farm A is located 3 miles east of Dresden. From the east side of Dresden at the junction of SR-208 and SR-666, travel on SR-208 East for 3 ½ miles. Make a slight right onto North Branch Road. In about a mile, North Branch Road becomes Copeland Woods Road. Continue straight on Copeland Woods Road. After a short distance, the road makes a sharp curve to the right. In a ½ mile after the curve, the property is on the east side of Copeland Woods Road. Watch for signs.

TRACT 1: 80± acres with 73± acres of productive, tillable soils which include Alford silt loam, Melvin silt loam, and Rigley loam. This tract offers many positive attributes and would provide an excellent addition to any farming operation. Investigate the income opportunities.

TRACT 2: 97.5± acres mostly wooded with 6± acres of open land ideal for food plots. This tract offers rolling land with ample cover and heavily-travelled game trails in a private location adjacent to land owned by the State of Ohio Department of Natural Resources. This secluded, wooded property has beautiful views.

TRACT 3: 20.5± acres mostly wooded. If you have dreamed of owning a wooded property complete with a pond and trails, here is your opportunity.

Consider combining Tracts 1-3 for nearly 200 acres of private property with ideal possible building sites for that log cabin you have always dreamed of owning!



FARM B: (Tracts 4-5) 72± Acres in Perry Township

LOCATION & DIRECTIONS: Farm B is located 3 miles northwest of Norwich at the corner of Carr Road and Arch Hill Road. From I-70, take exit 164 (for Norwich) and turn onto US-22 W./US-40 W. In approximately 1 mile, turn north onto Arch Hill Road and travel 2 ½ miles to the property on both sides of the road. Watch for signs.

Tract 4: 13± acres of mostly tillable crop land. Lowell silt loam is the predominant soil type. There is frontage on both Arch Hill and Carr roads. Explore the possibility of a building site with scenic views.

Tract 5: 59± acres including 28± acres tillable with Lowell and Westmoreland silt loam soil types. The balance is wooded. This tract provides many possibilities. Investigate a possible a building site; enjoy the hunting/recreational opportunities; consider the income potential of the tillable acreage for row crops or hay. Also, this tract is partially fenced for livestock. There is road frontage on Arch Hill and Carr roads.

OHIO LAND AUCTION

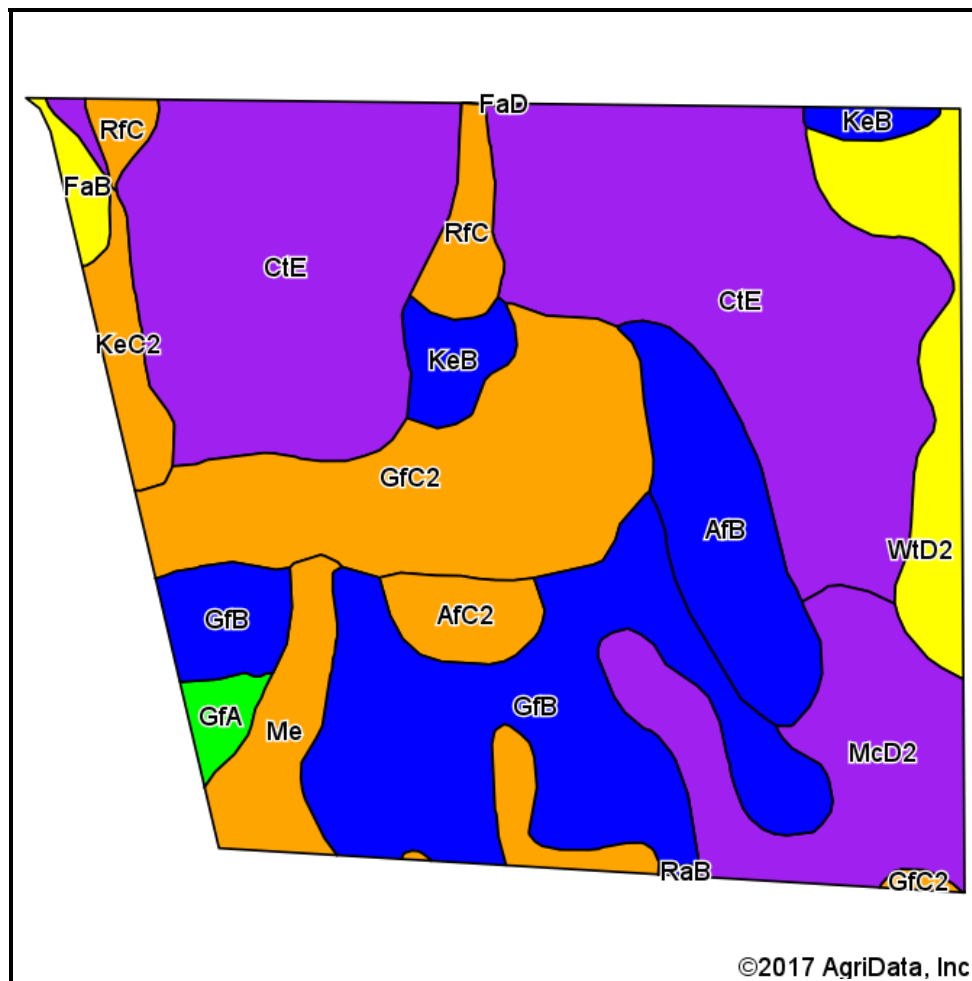
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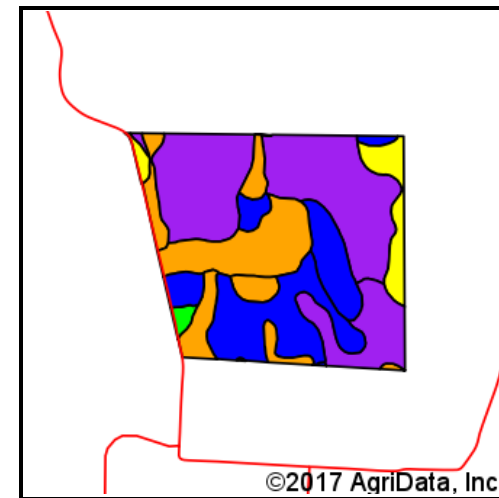
THURSDAY, MARCH 16TH • 6PM

Muskingum County, Ohio

TRACTS 1-3 SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**

County: **Muskingum**

Location: **40° 6' 12.18, -81° 58' 4.03**

Township: **Madison**

Acres: **198.11**

Date: **2/6/2017**

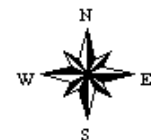


Maps Provided By:



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OHIO LAND AUCTION

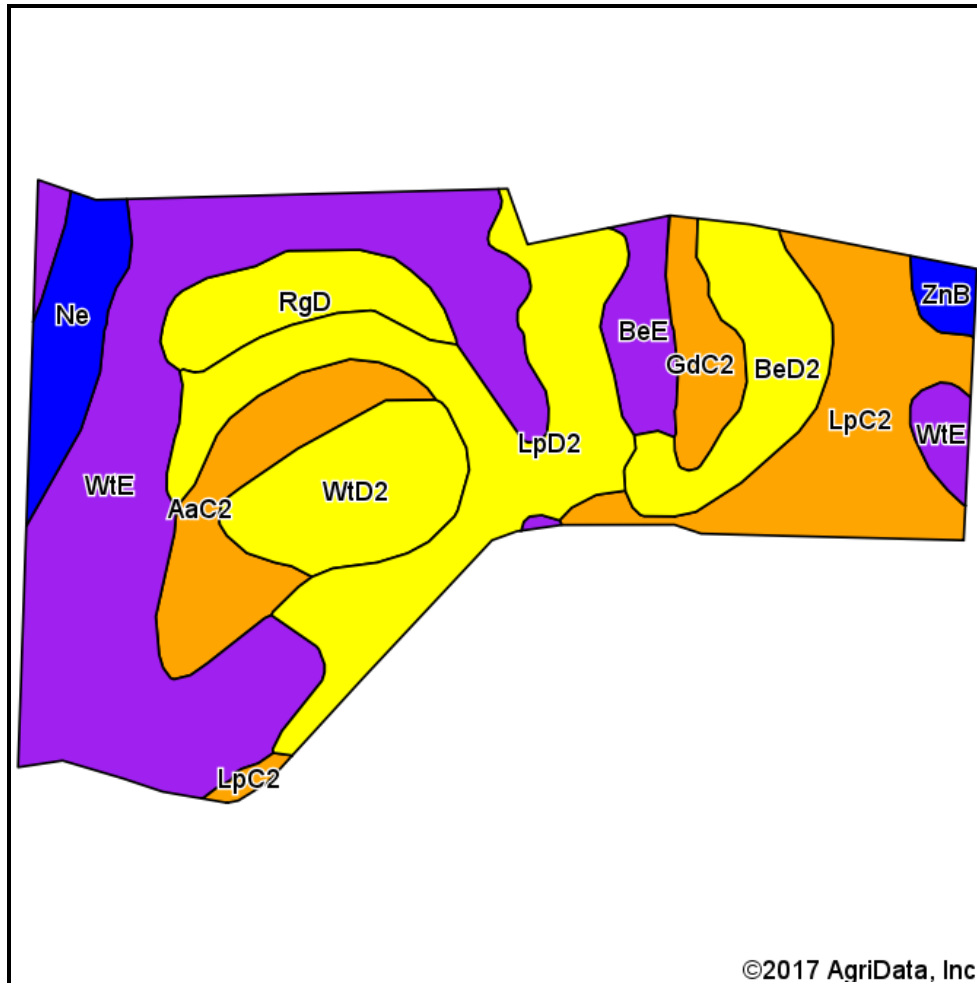
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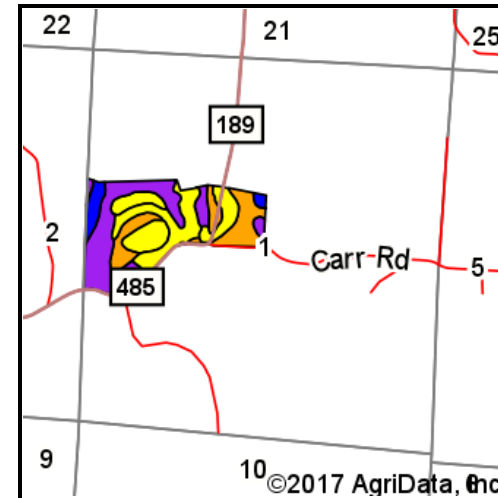
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Muskingum County, Ohio

TRACTS 4-5 SOILS MAP



Soils data provided by USDA and NRCS.



State: **Ohio**
County: **Muskingum**
Location: **1-1N-6W**
Township: **Perry**
Acres: **72.57**
Date: **2/16/2017**

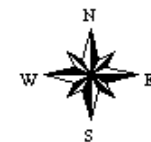


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TRACTS 4-5 SOILS MAP

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Bluegrass ladino	Burley tobacco	Corn	Corn silage	Grass legume hay	Kentucky bluegrass	Oats	Orchardgrass alfalfa hay	Pasture	Soybeans	Tobacco	Winter wheat	*eFOTG PI
WtE	Westmoreland silt loam, 25 to 35 percent slopes	22.60	31.1%		Vle														0
LpD2	Lowell silt loam, moderately wet, 15 to 25 percent slopes	12.97	17.9%		IVe														0
LpC2	Lowell silt loam, moderately wet, 8 to 15 percent slopes	8.82	12.2%		IIle														0
WtD2	Westmoreland silt loam, 15 to 25 percent slopes	5.45	7.5%		IVe														0
AaC2	Aaron silt loam, 8 to 15 percent slopes, eroded	5.30	7.3%		IIle	4	3.5		100			4.5		3.5		30	2300	40	65
BeD2	Berks channery silt loam, 15 to 25 percent slopes, eroded	5.11	7.0%		IVe	3	2.5		75	14	2.5	3	50	2.5	5.5			30	42
RgD	Rigley channery loam, 15 to 25 percent slopes	3.66	5.0%		IVe	3.5	2.5		80	15	2.5	4		3	5	30	1900	32	46
Ne	Newark silt loam, 0 to 3 percent slopes, frequently flooded	3.37	4.6%		IIw			2259	100	18	3.7		60		7.1	36		35	61
GdC2	Gilpin silt loam, 8 to 15 percent	2.28	3.1%		IIle														0
BeE	Berks channery silt loam, 25 to 35 percent slopes	2.24	3.1%		Vle														0
ZnB	Zanesville silt loam, 3 to 8 percent slopes	0.77	1.1%		Ile				125		3		40		6	45		40	66
Weighted Average						0.7	0.6	104.9	22.6	2.6	0.5	0.7	6.7	0.6	1	5.9	263.8	8.7	13.6

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United States
Department of
Agriculture

Muskingum County, Ohio

FSA INFORMATION

Tract 1488

Farm 6200

2017 Program Year

Map Created November 15, 2016

Muskingum/Morgan
Farm Service Agency
225 Underwood St
Suite 300
Zanesville, OH 43701
740-454-2824 (p)
855-842-8004 (f)

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

All Crops=NI
All Crops=GR
Corn=YEL
Soybeans=COM
Wheat=SRW



Tract Cropland Total: 79.47 acres





FSA INFORMATION

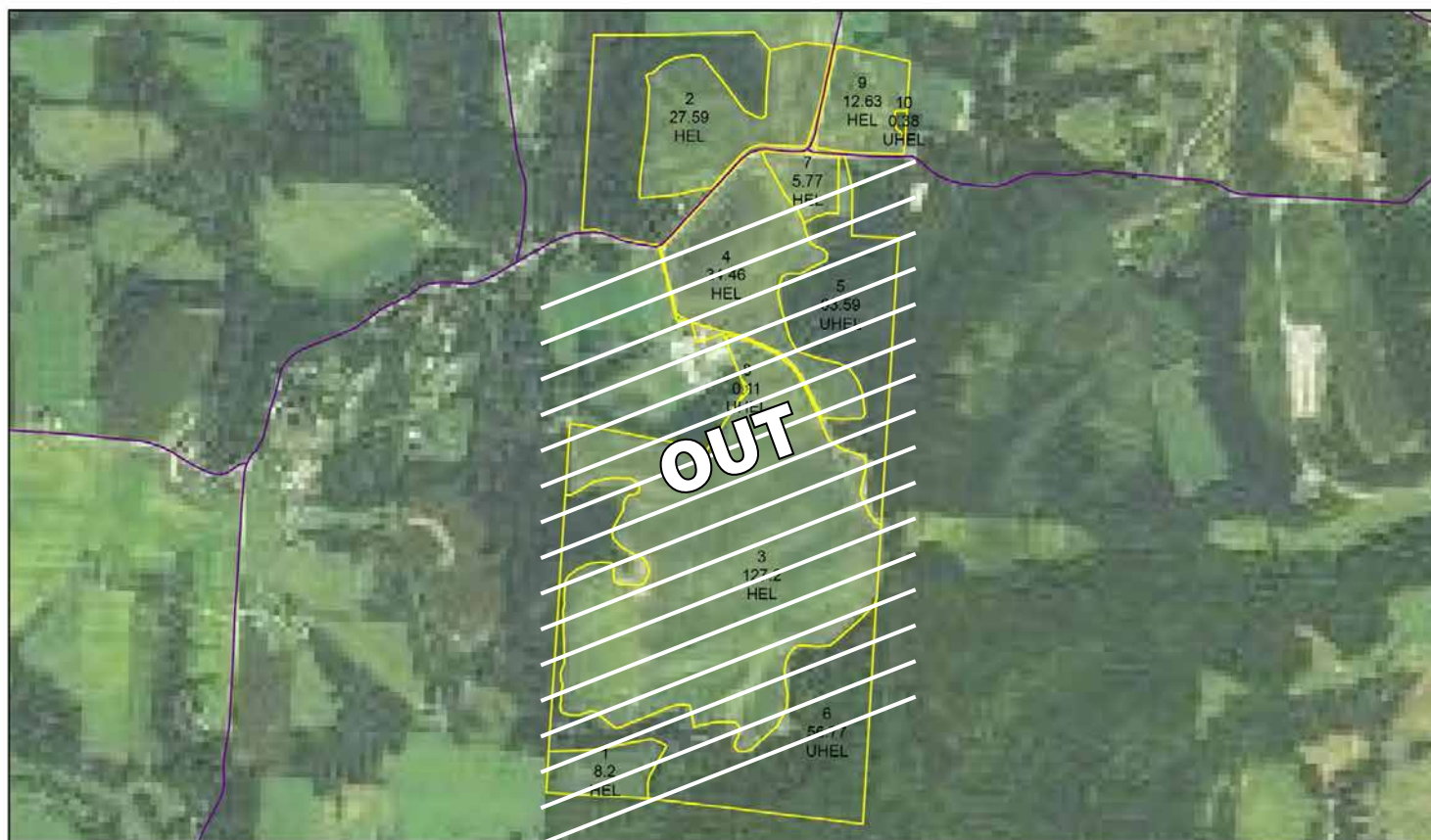


Muskingum Morgan Farm Service Agency
225 Underwood Street, Suite 300
Zanesville, Ohio 43701
Phone: 740-454-2824
Fax: 1-855-842-8004

Crop Year 2017

Farm: 6420
Tract: 5794

Print Date: 1/19/2017



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 ortho rectified imagery for Ohio. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.

1 inch = 1,204 feet

Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
All crops used for grain
Wheat=SRW
Corn=Yellow
Soybeans=COM



Legend

- | | |
|--|---|
| CLU Boundary | HEL Highly Erodible Land Determination |
| Wetland Determination Identifiers | NHEL Not Highly Erodible Land Determination |
| Restricted Use | UHEL Undetermined Highly Erodible Land Determination |
| Limited Restrictions | CRP Conservation Reserve Program |
| Exempt from Conservation Compliance Provisions | |

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PROPERTY PHOTOS





PROPERTY PHOTOS



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Base Data

Parcel: 38-30-03-22-000

Owner: VANCE WILLIAM J TRUSTEE

Address: COPELAND WOODS RD

[+] Map this property.



Tax Mailing Address

Tax Mailing Name: VANCE WILLIAM J TRUSTEE

Address: 1965 N BRANCH RD

City State Zip: DRESDEN OH 43821

Owner Address

Owner Name: VANCE WILLIAM J TRUSTEE

Address: 1965 N BRANCH RD

City State Zip: DRESDEN OH 43821

Geographic

City: UNINCORPORATED

Township: MADISON TOWNSHIP

School District: TRI-VALLEY LSD

Legal

Legal Acres: 198.34

Legal Description: R 7 TP 3 QT 3 PT IN CTR 198.34A

Land Use: 100 - AGRICULTURAL VACANT LAND

Neighborhood: 93800

Number Of Cards: 0

Annual Tax (Does not include delinquencies.): \$2,522.58

Map Number:

Homestead Reduction: NO

2.5% Reduction: NO

Foreclosure: NO

Board of Revision: NO

New Construction: NO

Divided Property: NO

Routing Number:



Disclaimer.

All information in this booklet is believed to be accurate and from accurate sources. However, buyers are encouraged to do their own due diligence. The Wendt Group assumes no liability for the information provided.

