

Central Ohio

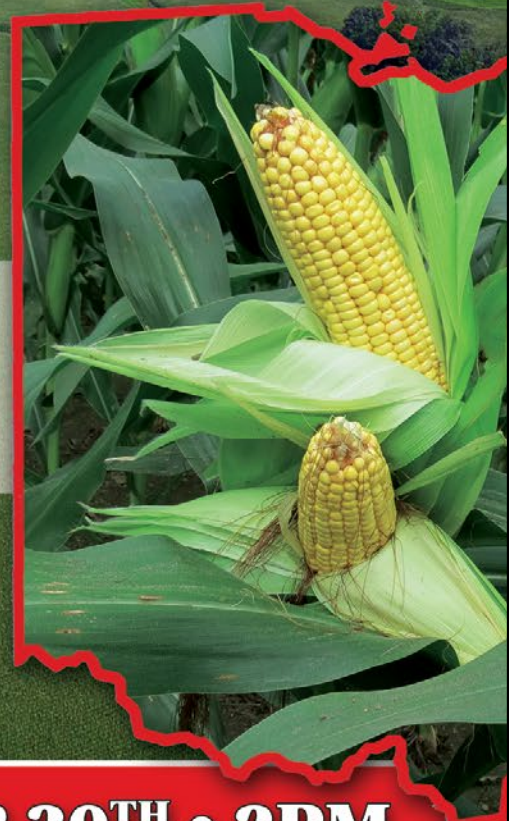
LAND AUCTION

Near Mount Sterling, Ohio • Fayette County

**338[±]
Acres**

Offered in 2 Tracts

*Attention Farmers
& Investors!*



THURSDAY, NOVEMBER 30TH • 2PM

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



THE WENDT GROUP

Land & Agricultural Asset Auctions

614.626.SOLD • www.thewendtgroup.com

PROPERTY INFORMATION BOOKLET

Central
Ohio

LAND AUCTION

338[±]
Acres

Near Mount Sterling, Ohio • Fayette County

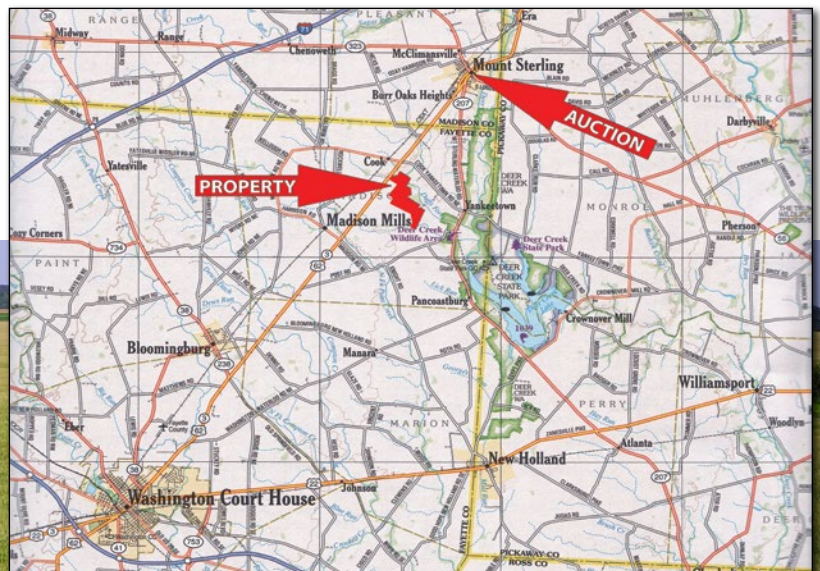
THURSDAY, NOVEMBER 30TH • 2PM

Offered in 2 Tracts

TAX INFORMATION

** Based on the 2016 property tax payments due and payable in 2017*

Fayette County - \$41[±] / Acre Annually



3 Miles Southwest of Mount Sterling, Ohio
10 Miles Northeast of Washington Court House, Ohio
20 Miles Southwest of Columbus, Ohio
20 Miles Northwest of Circleville, Ohio

For further information, contact
Nick Cummings, CAI 740-572-0756
Dale Evans, General Manager 260-894-0458



LAND AUCTION

338[±] Acres

Near Mount Sterling, Ohio • Fayette County

THURSDAY, NOVEMBER 30TH • 2PM

Offered in 2 Tracts

FSA INFORMATION

OHIO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4629

Prepared : Sep 29, 2017

Crop Year : 2018

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
324.48	324.48	324.48	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	324.48	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	32.70	0.00	0	51	
Corn	181.00	0.00	0	194	
Soybeans	110.70	0.00	0	31	
TOTAL	324.40	0.00			

NOTES

Tract Number : 3998

Description : N3/FAYETTE CO

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners :

Other Producers : None

Tract Land Data


Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
172.94	172.94	172.94	0.00	0.00	0.00	0.00	0.00

Central Ohio LAND AUCTION 338± Acres

Near Mount Sterling, Ohio • Fayette County

THURSDAY, NOVEMBER 30TH • 2PM Offered in 2 Tracts

FSA INFORMATION

OHIO Form: FSA-156EZ	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4629 Prepared : Sep 29, 2017 Crop Year : 2018
-----------------------------	--	---

Tract 3998 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	172.94	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.10	0.00	0	47
Corn	99.60	0.00	0	194
Soybeans	71.20	0.00	0	31
TOTAL	172.90	0.00		



Central
Ohio

LAND AUCTION

338[±]
Acres

Near Mount Sterling, Ohio • Fayette County

THURSDAY, NOVEMBER 30TH • 2PM

Offered in 2 Tracts

FSA INFORMATION



2018 Crop Year

Farm 4629
Tract 3998



Tract Page: 1 of 1

FSA INFORMATION

Tract Number : 3999
 : N3/FAYETTE CO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
151.54	151.54	151.54	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	151.54	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	30.60	0.00	0	51
Corn	81.40	0.00	0	194
Soybeans	39.50	0.00	0	31

TOTAL **151.50** **0.00**

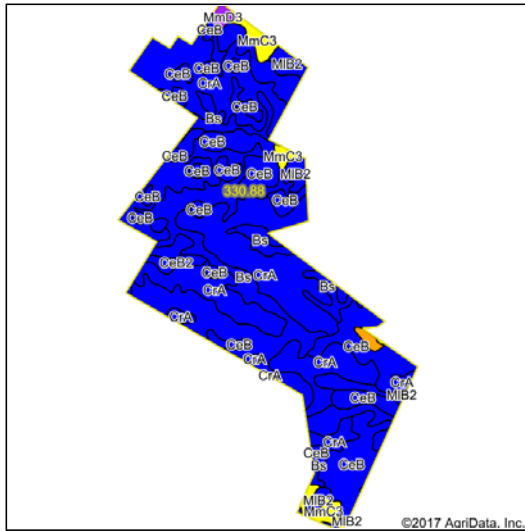


FSA INFORMATION



United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

SOIL MAP



Soils data provided by USDA and NRCS.

Area Symbol: OH047, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Canarygrass ladino hay	Corn	Grass legume hay	Kentucky bluegrass	Oats	Orchardgrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Orcl trefc
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	142.91	43.2%		Ilw			120	5				3.4		
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	85.53	25.8%		Ilw		4.3	129	4.5						
CeB	Celina silt loam, 2 to 6 percent slopes	76.35	23.1%		Ile			131	4.3		70				
MmC3	Miamian clay loam, shallow to dense till substratum, 6 to 12 percent slopes, severely eroded	10.01	3.0%		IVe			98.2	1						
MIB2	Miamian silt loam, 2 to 6 percent slopes, eroded	8.69	2.6%		Ile			119		2.9			4	3.6	
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	3.23	1.0%		Ile	4		115.3	4.3	3.6	74.2		5	4.4	
MmD3	Miamian clay loam, shallow to dense till substratum, 12 to 18 percent slopes, severely eroded	2.07	0.6%		VIe			60	2.4						
MIC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	1.58	0.5%		IIIe			95	4		70	8	4		
Ag	Algiers silt loam	0.38	0.1%		Ilw			130	5		80	6.5			
MID2	Miamian silt loam, 12 to 18 percent slopes, eroded	0.13	0.0%		IVe			86	3.6						
Weighted Average						1.1	123.6	4.4	0.1	17.3		1.6	0.1		

*Central
Ohio*

LAND AUCTION

**338[±]
Acres**

Near Mount Sterling, Ohio • Fayette County

THURSDAY, NOVEMBER 30TH • 2PM

Offered in 2 Tracts

PROPERTY PHOTOS



*Central
Ohio*

LAND AUCTION

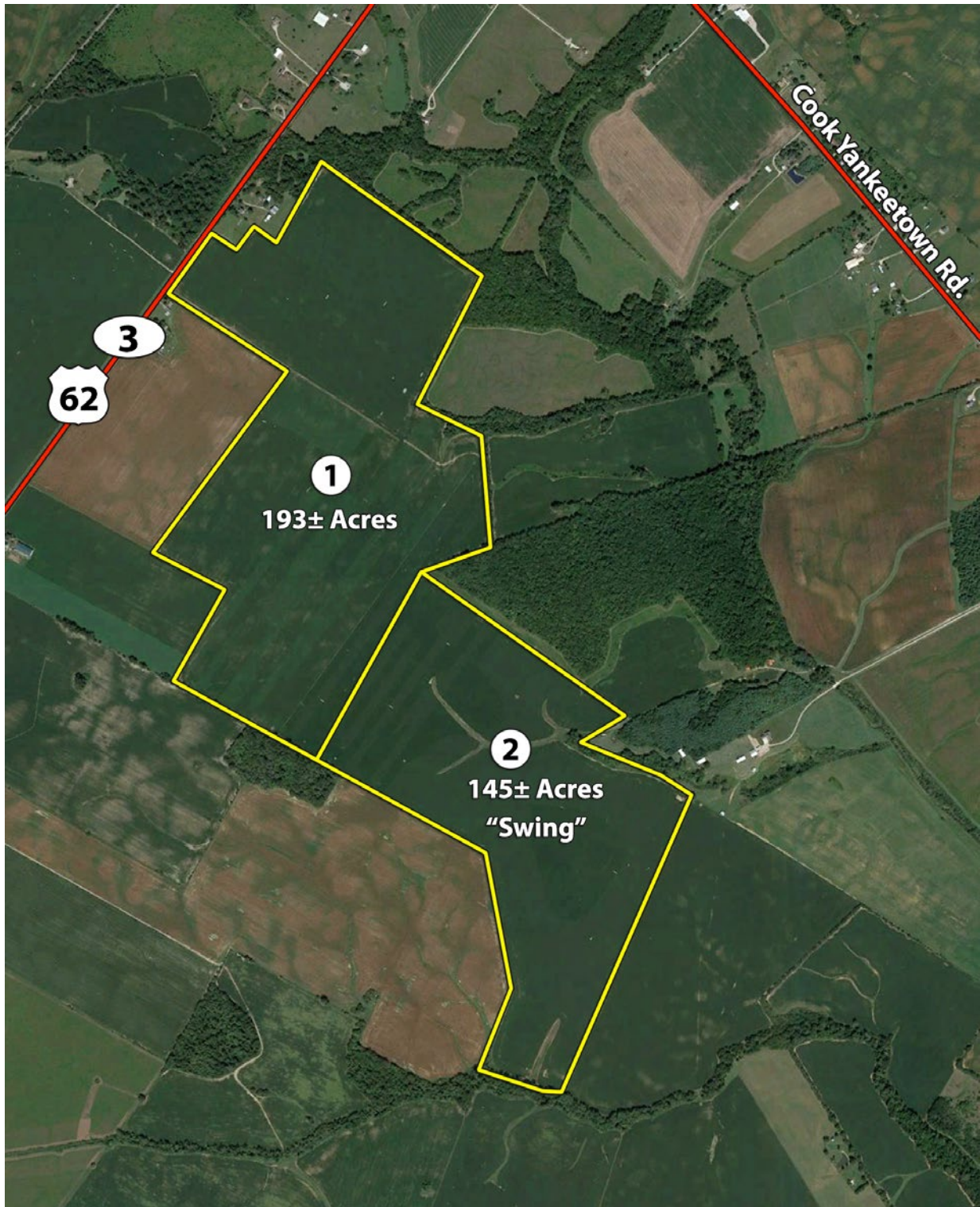
**338[±]
Acres**

Near Mount Sterling, Ohio • Fayette County

THURSDAY, NOVEMBER 30TH • 2PM

Offered in 2 Tracts

TRACT MAP



*Central
Ohio*

LAND AUCTION

**338[±]
Acres**

Near Mount Sterling, Ohio • Fayette County

THURSDAY, NOVEMBER 30TH • 2PM

Offered in 2 Tracts





121 Jackson Street, Plain City, OH 43064

Kevin Wendt, CAI - President / Auctioneer / Broker
419.566.1599 | kevin@thewendtgroup.com

Dale Evans - General Manager / Auctioneer
260.894.0458 | dale@thewendtgroup.com

Nick Cummings, CAI - Auctioneer / Auction Advisor
740.572.0756 | nick@thewendtgroup.com

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.



Like
Us



*Central
Ohio*

LAND AUCTION

Near Mount Sterling, Ohio • Fayette County

**338[±]
Acres**

Offered in 2 Tracts

Attention Farmers & Investors!

- Large Tracts of Productive, Tillable Cropland
- Substantial Corn, Soybean, & Wheat Acreage
- Investigate the Income Potential
- Excellent Investment Opportunity

THURSDAY, NOVEMBER 30TH • 2PM

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

