

# BEN HIGGINS REALTY & AUCTION CO., LLC.

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**740-387-5111/www.higginsauctions.com**



# MATTIX FARM RETIREMENT LAND AUCTION

**398 +/- PRODUCTIVE ACRES - MARION CO.**

**LIVE PUBLIC AUCTION - NO BUYER'S PREMIUM**

**MONTGOMERY – GRAND - PLEASANT TOWNSHIPS**

**7 PARCELS-RANGING FROM 26.9 TO 78.4 +/- ACRES**

**THURS. JAN 29, 2026 @ 6:00 PM**

Auction Location: Being held offsite at Meeker Community Center - 6400 Harding Hwy W. (Village of Meeker) Marion, OH 43302.

Owners are retiring from their lifelong farming career. Most of the parcels are systematically tilled with high fertility levels. 6 parcels are within 3 mi. of each other. Great family stewardship with parcel fertility & harvest data available on our website!



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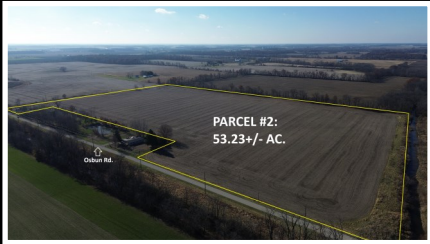


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**PARCEL #1** (Auditor #070080000401): 26.957 +/- total acres, located in Grand Twp. with 1,290+/- ft. of rd. frontage on Marseilles-Galion & 875' on Osburn Rd. Farmland systematically tiled acres. Fulton, Saranac, Latty soil association. Taxes are \$428.10 per yr.



**PARCEL #2** (Auditor #070080000400 in Grand Twp.): 53.23 +/- total acres with 910+/- ft. of road frontage on Osburn Rd. consisting of Farmland systematically tiled acres. Predominately Milford, Del Rey, Blount, Fulton soils. Taxes are \$1316.20 per yr.



**PARCEL #3** (Auditor #240010001400): 78.466 +/- total acres w/ 6.98 wooded acres located in Grand Twp. with 1,120+/- ft. of rd. frontage on Harding Hwy W. (SR 309). Farmland systematically tiled. Predominately Milford, Martinsville, Shinrock soils. Taxes are \$2427.12 per yr.



**PARCEL #4** (Auditor #070180000300 & 070180000103): 49.78 +/- total acres w/ 7.85 +/- wooded acres along the Tymochtee Creek, located in Grand Twp. with 200+/- ft. of rd. frontage on Harding Hwy W. (SR 309). Consisting of 41.93 +/- systematically tiled acres. Milford, Shinrock, and Del Rey soils. Taxes are \$1139 per yr.



**PARCEL #5** (Auditor #070170000407): 60.243 +/- total acres, Grand Twp. with approx. 321+/- ft. of rd. frontage on Harding Hwy W. (SR 309) 660+/- ft. on Decliff Road. Farmland systematically tiled. Milford, Blount & Glenwood soils. Taxes are \$1632.94 per yr.



**PARCEL #6** (Auditor #240130000400 – 240130000600 - 240130000700): 77.18 +/- total acres w/ 9 +/- wooded acres, Montgomery Twp. with approx. 300+/- ft. of rd. frontage on Wildcat Pike. Fulton, Milford, Del Rey soils. Creek line & fencerows recently cleared. Taxes are TBD per yr.



**PARCEL #7** (Auditor #250350000300): 52.188 +/- total acres, Pleasant Twp. with approx. 255+/- ft. of rd. frontage on Gooding Road. Glenwood, Powamo & Blount soils. 3 +/- acres enrolled in WRP program paying \$735 per yr for remainder of contract. Taxes are \$1,305.50 per yr.

**TERMS & CONDITIONS:** Prior to closing the successful bidder(s) will be allowed to conduct tillage on parcels under contract. Successful bidder(s) will be required to enter into a purchase contract at the conclusion of the auction. We will require \$20,000.00 down on each parcel (non-refundable) payment due at the conclusion of the auction with the balance due in 45 days. Your bidding is not conditional upon financing, inspections or appraisals. Be sure you have arranged financing, if needed, and are capable of paying certified funds at closing. Assignments of any purchase contracts are conditional on the bidder remaining jointly liable on the contract with the assignee. Taxes pro-rated to closing date. Tracts selling subject to all legal highways, easements, restrictions, agreements and rights-of-way of record, and any lease, grant, exception, or reservation of coal, oil, gas and other mineral rights and interests previously transferred or reserved of record, if any. Farmland is under CAUV. If buyer changes usage, any recoupment will be at the buyer's expense. New surveys will be paid by sellers if needed. The purchaser will be responsible for the cost of title insurance or other type of title evidence if the purchaser(s) elect to acquire such title insurance/title evidence. Acreages and frontages are subject to final survey if applicable.

**BIDDER NOTICE:** We will be using the multi parcel auction method. Parcels #1 thru 7 to be offered individually, in combination, or as a whole 398.044 +/- acres. Selling in the manner that brings the most money. All bids will compete and remain open for bid advancement until auctioneer announces property sold.

**DISCLAIMER:** Information contained in this brochure and all related materials is based upon information available at time of listing and are believed to be accurate, but is subject to verifications by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or Auction Company. Parcel acreage, dimensions, aerial photos and boundaries are approx. and are taken from Co. & FSA Agency records. The potential Buyers hereby stipulate and agree that they have examined the property. Relying solely upon such examination with reference to conditions, Buyers agree to take such property "AS IS" without any expressed or implied warranties by Seller or Seller's agent. Any inspections desired by the Buyer shall be prior to the auction at Buyer's expense.

**Owner: Mattix Farms LLC. / Brad & Gretchen Mattix**