



Bart K. Sheridan, CAI



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SHERIDANS LLC is a leader in farmland
and rural property sales throughout
Southwest and Central Ohio. Call today
for a no-fee consultation to discuss your
farmland needs.

Bid Live Onsite or Online!

Greene and Clinton County FARMLAND AUCTION

Wed, August 12 at 1:00 pm
288 Total Acres • 284 Tillable Acres • Sells in 3 Tracts

Greene and Clinton County FARMLAND AUCTION

Wednesday, August 12 at 1:00 pm

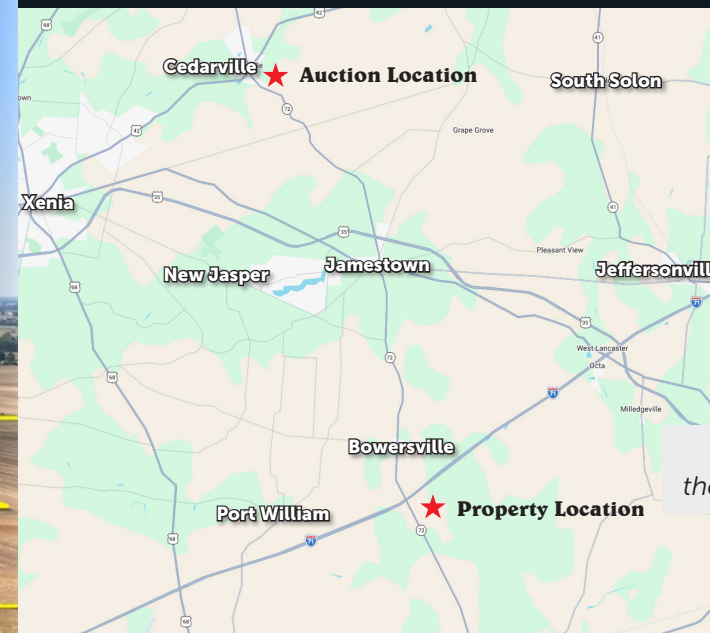


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Wednesday, August 12 at 1:00 pm

**BID LIVE
ONSITE OR
ONLINE!**

288 TOTAL ACRES • 284 TILLABLE ACRES • SELLS IN 3 TRACTS



Don't miss out on this rare
opportunity to bid on 288
acres of premier Greene &
Clinton County farmland!

Bid Live Onsite or Online!

Please register for online bidding prior to
the auction date at www.SheridanTeam.com.



Scan the QR
Code for more
information

AUCTION LOCATION

CEDARLAND EVENT CENTER - 200 Parkview Ln, Cedarville, OH

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Cedarland Event Center - 200 Parkview Ln, Cedarville, OH

PROPERTY LOCATION
SR 72 and Zimmerman Rd. Sabina, OH



SHERIDANS
LLC



Visit us on the web or call for a FREE complete Bidder Package (866) 282-8284

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Greene and Clinton County FARMLAND AUCTION

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Wednesday, August 12 at 1:00 pm

Don't miss this rare opportunity to bid on 288 acres of premier Greene and Clinton County farmland selling at Public Auction by the Multi-Parcel Method. With approximately 284 acres currently in cultivation, this highly productive farm is comprised predominantly of proven Kokomo, Celina, Brookston, and Crosby soil types and offers excellent crop-producing capabilities. The property will be offered in three tracts, allowing buyers the flexibility to purchase individual parcels, combinations of tracts, or the farm in its entirety. This farm provides outstanding accessibility while maintaining its benefits of a quiet country setting near SR 72 and I-71. Large, contiguous tracts of quality tillable farmland with this level of productivity and location are increasingly difficult to find. **Call today about this excellent opportunity for operators, investors, and landowners seeking high-quality agricultural real estate.**

288 Total
Acres

284 Tillable
Acres

Sells in
3 Tracts

Contact us today to
learn more about this
exciting opportunity to
invest in quality,
productive, and beautiful
Southwest Ohio farmland!

Visit www.SheridanTeam.com
for detailed information about
this upcoming auction.



REAL ESTATE SALE TERMS

Bidding Procedure: The property(ies) will sell to the highest bidder(s) via Public Auction using the Multi-Parcel Auction Method – bid on any individual tract or combinations of any tracts. The properties will sell subject to confirmation of the Seller.

Acceptance of Bid Prices: Successful bidder(s) will sign a *Confirmation of Sale Agreement* at the auction site immediately following the close of bidding. Successful online bidder(s) will sign a *Confirmation of Sale Agreement* within 24 hours after Auction. Bidding IS NOT CONDITIONAL UPON FINANCING.

Down Payment: Purchaser(s) will deposit the following amounts as down payment with the Auction Company upon signing of *Confirmation of Sale Agreement*: Tract 1 - \$90,000; Tract 2 - \$60,000; Tract 3 - \$45,000. Onsite Purchaser(s) will place deposit date of auction; online Purchaser(s) will place deposit within 24 hours of auction's end. Balance will be due at closing.

Real Estate Taxes: Taxes will be prorated to the date of closing (long proration method). Purchaser(s) will pay for any Current Agricultural Use Valuation (CAUV) recoupment fees due to a change in land use.

Closing Date: Closing will occur on or before September 29, 2026. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by **HOME SITE TITLE AGENCY, XENIA, OH**, unless mutually agreed in writing by Seller and Purchaser.

Cash Rent Proration: Cash rent for 2026 will be prorated to the date of the closing(s) based on a six-month (May 1 -October 31) convention.

Possession: Date of closing subject to tenant's right to harvest 2026 cash grain crops on or before December 31, 2026.

Agency: **SHERIDANS LLC** and its representatives are Exclusive Sales Agents for the Seller.

Online Bidding: Auctioneer will accept online bids during auction in real time. Auctioneer retains full discretion to modify these terms at any time prior to or during the auction. Bidders' use of online bidding option and bid placement constitutes acceptance and agreement to adhere to these terms. All bidders are responsible for reading all terms and conditions. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations. Auctioneer is not responsible for the failure of any part of the bidding process or internet bidding. See additional online bidding terms online.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the terms and conditions outlined in the *Confirmation of Sale Agreement*. Announcements made by the Auctioneer at the time of the Auction will take precedence over any previously printed or oral information. The property is sold on an "AS IS, WHERE IS" basis, and no warranties or representations, either expressed or implied, concerning the property are made by the Seller or the Auction Company. Each bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this auction marketing information is believed to be accurate, but is subject to verification by all parties relying on it. Neither the Seller nor the Auction Company assumes liability for its accuracy, errors, or omissions. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, legal capacity, etc. All decisions of the Auctioneer are final.



Note: Property lines are not drawn to
scale. Please consult survey drawings for
accurate property line information.



Tract 1:

- 131.6 total acres - all tillable
- Over 4300' road frontage
- Well drained, productive soil

Tract 2:

- 92.1 total acres - all tillable
- Over 2300' road frontage
- Well drained, productive soil

Tract 3:

- 64.4 total acres
- 61.3 tillable acres
- Over 1300' of road frontage
- Well drained, productive soil

SOIL COMPLEX

Code	Description	%
Ko	Kokomo silty clay loam, 0-2% slopes	27.3%
CeB	Celina-Losantville silt loams, 2-6% slopes	22.2%
Bs	Brookston silty clay loam, 0-2% slopes	17.1%
CtB	Crosby-Celina silt loams, 2-4% slopes	8.2%
Other	See bidder package for full soil report	25.2%



Visit us on the web or call for a **FREE** complete Bidder Package

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