



Bart K. Sheridan, CAI



Contact our Associates at:
866-AtAuction (866.282.8284)
(937) 766-2300
info@SheridanTeam.com



Matt Sheridan

200 Parkview Lane
Cedarville, OH 45314

Toll Free: 866.282.8284
Email: info@SheridanTeam.com

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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.

Thursday, August 20 at 1pm

Lawrence E. Hauf and Jeanne D. Hauf, Owner



61 Acres Western Clark Co. FARMLAND AUCTION

Thursday, August 20 at 1:00 pm

**BID LIVE
ONSITE OR
ONLINE!**

AUCTION LOCATION

SPRINGFIELD SHRINE CLUB
471 Shrine Rd., Springfield, OH



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61 Acres Western Clark Co. FARMLAND AUCTION

Thursday, August 20 at 1:00 pm

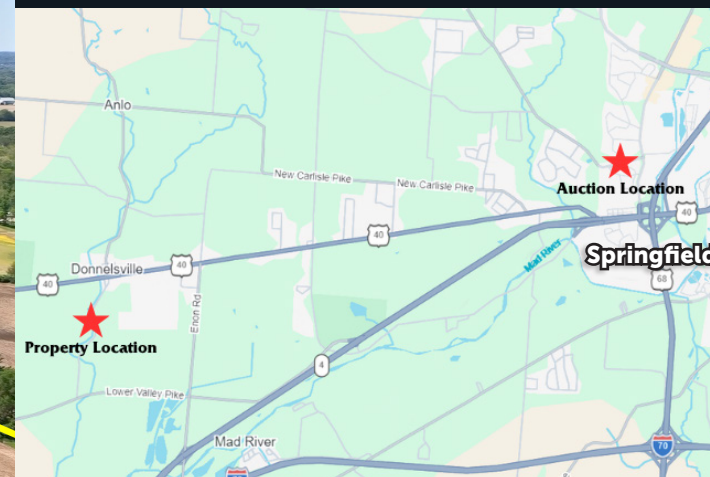


Property Location:

Across from 654 Lammes Ln,
New Carlisle, OH

**BID LIVE
ONSITE OR
ONLINE!**

61 TOTAL ACRES • 46 TILLABLE ACRES
GREAT MIX OF TILLABLE & RECREATIONAL GROUND



Join us in a comfortable setting
for this rare opportunity to
invest in quality, productive
Southwest Ohio 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

Springfield Shrine Club
471 Shrine Rd., Springfield, OH



SHERIDANS
LLC



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

(866) 282-8284

www.SheridanTeam.com

61 Acres Western Clark Co.

FARMLAND AUCTION

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Thursday, August 20 at 1:00 pm

An outstanding opportunity to purchase 61.12 acres of Clark County farmland featuring productive cropland, mature woods, a well-fed pond, and excellent recreational potential. Located across from 654 Lammes Lane, New Carlisle, Ohio, the property offers productive Miamian, Crosby, and Kokomo soils, along with quality wildlife habitat and hunting opportunities. Conveniently located near New Carlisle, Springfield, Dayton, and Interstate 70, this versatile property is ideal for farmers, investors, and outdoor enthusiasts.

61 Total
Acres

46 Tillable
Acres

Sells in
1 Tract

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.

Bidding Procedure: The property will sell by Public Auction to the highest bidder, subject to confirmation of the Seller.

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

Downpayment: The purchaser will deposit **\$40,000** as an earnest money down payment with the Auction Company upon signing the *Confirmation of Sale Agreement*. Onsite purchaser must remit the deposit upon signing the *Confirmation of Sale Agreement* immediately following the auction. Online purchaser must deliver the deposit within 24 hours of the auction's completion via overnight mail, wire transfer (plus a \$45 wiring fee), or personal delivery to **200 Parkview Lane, Cedarville, OH.**

Real Estate Taxes: Taxes will be prorated to date of closing using long proration method. Purchaser responsible for any CAUV recoupment fees due to change in land use, if applicable.

Closing Date: On or before September 29, 2026. Purchaser will pay customary portion of closing costs at closing. Closing will be conducted by title company of seller's choice.

Possession: Date of closing with farm tenant's rights reserved to harvest 2026 crops, if necessary.

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

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials are 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 prior to bidding. The information contained in this brochure 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 - Lammes Lane

- 61.12 total acres
- 46 tillable acres
- 11 acres of woods
- Abundant wildlife
- Well-fed pond
- Great soil complex

SOIL COMPLEX

Code	Description	%
MhB	Miamian silt loam, 2-6% slopes	74.1%
CrA	Crosby silt loam, 0-2% slopes	8.9%
Ko	Kokomo silty clay loam 0-2% slopes	8.7%
MkB2	Miamian silty clay loam, 2-6% slopes, eroded	8.3%

Property Location

Across from 654 Lammes Ln, New Carlisle, OH

Auction Location

SPRINGFIELD SHRINE CLUB

471 Shrine Rd., Springfield, OH



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

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