

TRACT 2 - US 42 E FARMLAND



SOIL COMPLEX		
Code	Description	%
Sn	Sloan silt loam, sandy substratum	32.3%
Ws	Westland silty clay loam 0-2% slopes	22.7%
SIA	Sleeth silt loam 0-2% slopes	11.7%
MhC2	Miamian silt loam 6-12% slopes	9.5%
Ko	Kokomo silty clay loam 0-2%	7.5%



Bart K. Sheridan, CAI



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

TWO SW OHIO FARMS

Thursday, August 27 at 1:00 PM

2 Separate Farms • 63 Stall Training Facility & Track
149 Acre Row Crop Farm

Sale by Order of
THE WITT FAMILY



Bid Live Onsite or Online!

TWO SW OHIO FARMS

Thursday, August 27 at 1:00 PM

EQUESTRIAN FARM

149 ACRE FARM



AUCTION LOCATION

CEDAR LAND EVENT CENTER
200 Parkview Ln, Cedarville, OH



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ONSITE OR
ONLINE!

TWO SW OHIO FARMS

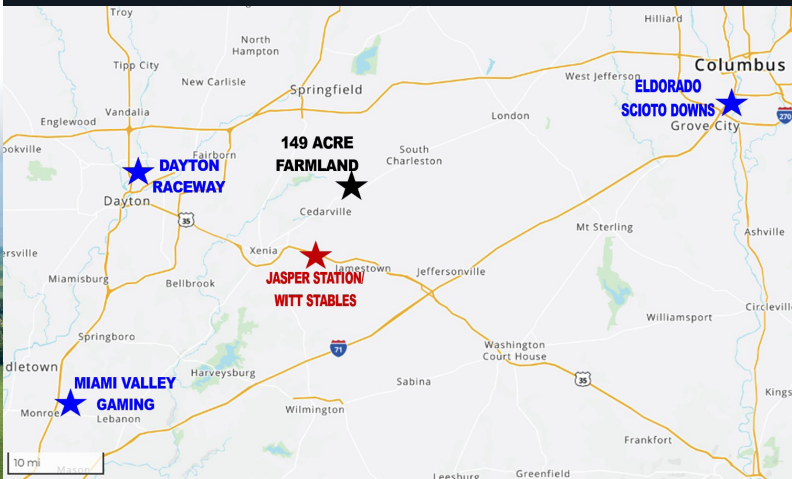
Thursday, August 27 at 1:00 PM

EQUESTRIAN FARM

149 ACRE FARM



2 SEPARATE FARMS • 63 STALL TRAINING FACILITY & TRACK
149 ACRE ROW CROP FARM



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

Bid Live Onsite or Online!

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the auction date at www.SheridanTeam.com.



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Auction Location

CEDAR LAND EVENT
CENTER

200 Parkview Ln, Cedarville, OH



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TRACT 1 - EQUESTRIAN FARM

Property lines drawn for illustration purposes.

An exceptional opportunity to purchase Brian & Aaron Witt's Jasper Station Stables, a premier 26-acre equine facility conveniently located between Dayton, Columbus, and Cincinnati. Designed to accommodate a wide variety of equestrian uses, the property features 63 stalls across multiple barns, a ½-mile training track, 12 fenced paddocks, wash stalls, tack rooms, hay and bulk storage, and a ¾-acre pond for daily track maintenance. The property also includes a well-maintained 2,280-square-foot, 3-bedroom, 2-bath home with numerous recent improvements, including a new roof, siding, and flooring. Home and training facility to million-dollar Standardbred My Hero Ron, the property has a proven history of equine success while offering exceptional versatility for trainers, boarding operations, breeding programs, riding centers, and other equestrian enterprises. Ideally situated along US 35 with convenient access to Dayton Raceway, Miami Valley Gaming, and Eldorado Scioto Downs, this established equine facility offers outstanding accessibility, operational capacity, and income-producing potential in the heart of Ohio's equine industry.

Equestrian Farm

Jasper Station Stables

- 63 Stalls
- ½ Mile Training Track
- 12 Fenced Paddocks
- 1.5 Story 3 BR/2 bath home w/2,280 SF

Property Location

- 40 S. Ballard Rd, Xenia, OH
- Located at the corner of New Jasper Station Rd and S. Ballard Rd in New Jasper Township, Greene County, OH



TRACT 2 - US 42 E FARMLAND

Located just east of Cedarville along US 42, this exceptional 149-acre farm with 138 tillable acres offers a rare opportunity to purchase a large, highly productive tract in one of Greene County's and southwest Ohio's premier agricultural areas. Consisting of nearly all tillable acreage, the farm features expansive, level fields that are well suited for today's modern farming operations. Productive Sleeth, Kokomo, Ragsdale, Ockley, Xenia, Westland, Sloan, and Miamian soils have supported a strong crop yield history, while Massies Creek flows through the property, providing excellent opportunities for tile outlets and future pattern tiling improvements. Whether you're looking to expand your current farming operation or invest in quality Ohio farmland, this property offers outstanding productivity, accessibility, and long-term value in a highly desirable location.

US 42 E Farmland

- 149.2 Acres
- 138 tillable acres
- Highly productive soils
- Historically good yields
- Excellent Productivity: Three-year rotational averages of 217 bu/acre corn and 58 bu/acre soybeans, demonstrating strong, consistent crop performance

Property Location

- US 42 E., Cedarville, OH
- Located on US 42 east of Cedarville less than a mile west of the Greene County & Clark County lines



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



REAL ESTATE SALE TERMS (for both properties)

Bidding Procedure: The properties will sell individually by Public Auction to the highest bidders, subject to confirmation of the Sellers.

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

Downpayment: The purchasers will deposit **\$50,000 per Tract** as an earnest money down payment with the Auction Company upon signing the *Confirmation of Sale Agreement*. Onsite purchasers must remit the deposit upon signing the *Confirmation of Sale Agreement* immediately following the auction. Online purchasers 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. Each Purchaser is responsible for any CAUV recoupment fees due to change in land use, if applicable.

Closing Date: On or before **October 9, 2026**. Purchasers will pay customary portion of closing costs at closing. Closings will be conducted by title company of sellers' choice.

Possession: Tract 1: Current equine tenants occupy the facility under verbal month-to-month lease arrangements. Buyer shall honor lease

arrangements in effect at closing and may terminate any tenancy upon at least 30 days' written notice unless otherwise agreed with each tenant. Seller shall continue normal business operations prior to closing. Rents are due on the 1st of each month and will not be prorated at closing. Occupancy of the dwelling shall be at closing. **Tract 2:** Date of closing. Seller reserves right to harvest the 2026 crops after closing, if necessary.

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

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 Sellers 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 Sellers 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 Sellers 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.

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