

PROPERTY INFORMATION BOOKLET



*Fayette & Greene
Counties*
LAND AUCTION
Near Jamestown, OH

Central Ohio Farmland
252.5± Acres

THURSDAY, SEPTEMBER 15, 2016 • 6PM

Linton Family Partnership



121 Jackson Street,
Plain City, Ohio 43064
Office: 614.626.SOLD



THURSDAY, SEPTEMBER 15 • 6PM

Central Ohio Farmland **252.5± Acres**

INFORMATION/
INSPECTION DATES:

Monday, August 15

Thursday, September 1

A representative from The Wendt Group will be available at each of the 3 farm locations from 5-7 PM

AUCTION LOCATION: Pleasant View Church of Christ, 6906 Upper Jamestown Road, Jeffersonville, Ohio 43128

DIRECTIONS: Pleasant View Church is located at the corner of Upper Jamestown Road and Pleasant View Road. From Jeffersonville, take OH-734 West for 4 miles to Pleasant View Road and turn north (right). Travel 1 mile to the church. From Jamestown, take OH-734 East for 5 miles to Pleasant View Road and turn north (left). Travel 1 mile to the church.

**FARM A – 134.5± ACRES IN FAYETTE COUNTY
JASPER & JEFFERSON TWPS. (TRACTS 1-2):**

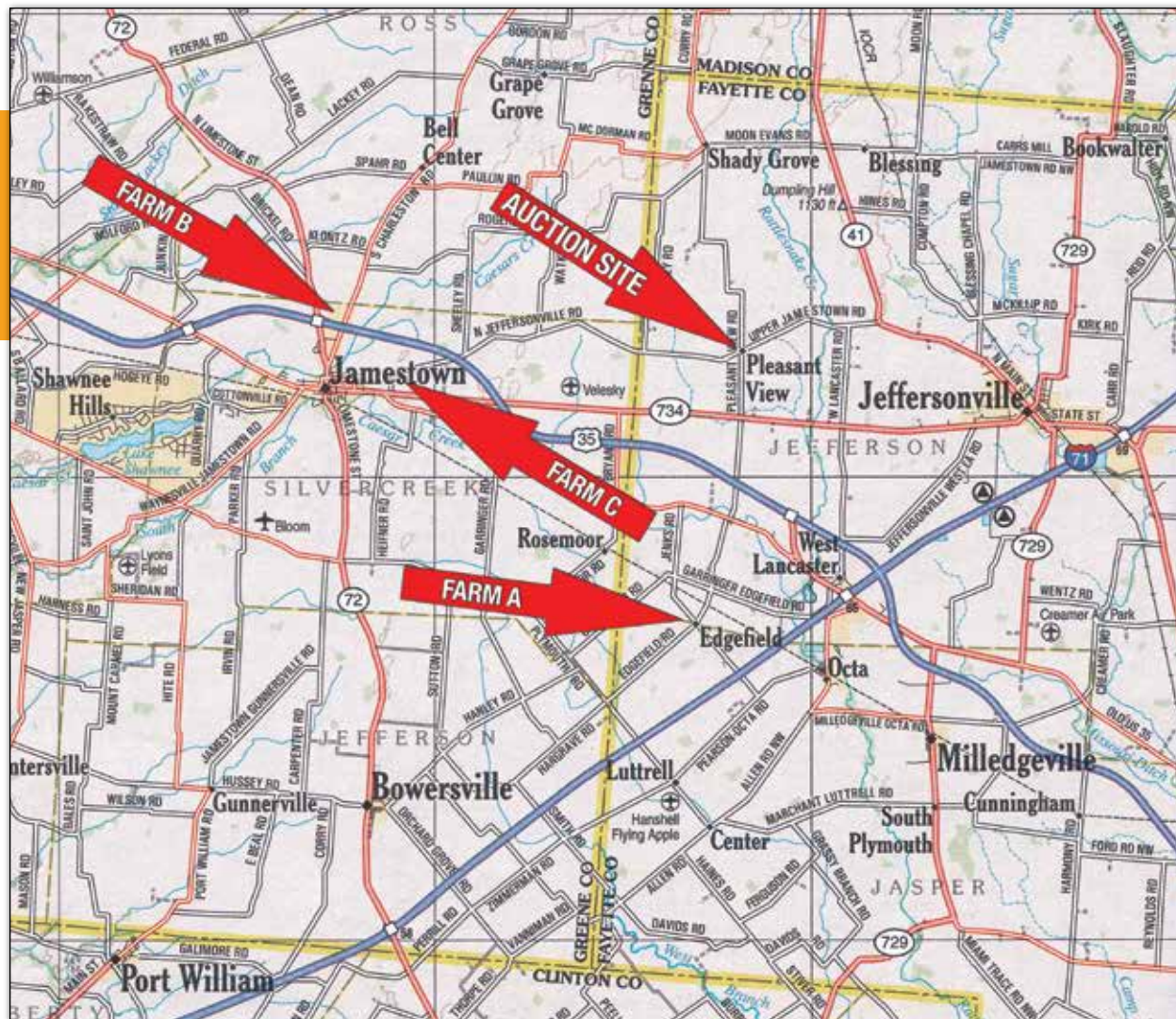
LOCATION AND DIRECTIONS: Farm A is located on the west corner of Edgefield Road and Jenks Road. From the junction of I-71 and Old US-35/OH-435 W. near West Lancaster, travel on Old US-35 West for 2 miles to Edgefield Road. Turn south (left) and travel 1½ miles to Tract 1. Turn right on Jenks Road to Tract 2 on the curve (across from Tract 1).

FARM B – 83.5± ACRES IN GREENE COUNTY; ROSS AND SILVERCREEK TWPS & JAMESTOWN VILLAGE (TRACTS 3-5):

LOCATION AND DIRECTIONS: Farm B is divided on both sides of US-35 and bordered by N. Limestone Street/OH-72 and S. Charleston Road in Jamestown. From Jamestown, travel north on S. Charleston Road for 1+ mile to Tracts 3, 4, and 5.

**FARM C – 34.5± ACRES IN GREENE COUNTY,
SILVERCREEK TWP. (TRACTS 6-9):**

LOCATION AND DIRECTIONS: Farm C is located on the corner of OH-734 and Jeffersonville Road on the east edge of Jamestown. From Jamestown, travel east on Old US-35 for 1 mile to OH-734 and turn left. At Jeffersonville Road, turn north (left). Tract 6 is on the corner and Tract 7 is past the curve. Tracts 8 and 9 are adjoining between Tracts 6 and 7.





FARM A – 134.5± ACRES IN FAYETTE COUNTY

JASPER & JEFFERSON TOWNSHIPS (TRACTS 1-2):

LOCATION AND DIRECTIONS: Farm A is located on the west corner of Edgefield Road and Jenks Road. From the junction of I-71 and Old US-35/OH-435 W. near West Lancaster, travel on Old US-35 West for 2 miles to Edgefield Road. Turn south (left) and travel 1½ miles to Tract 1. Turn right on Jenks Road to Tract 2 on the curve (across from Tract 1).

TRACT 1 – Located along Jenks and Edgefield roads. 110± acres of mostly tillable cropland.

Brookston, Crosby, and Celina are the predominate soil types of this prime, level, continuous field.

TRACT 2 – Located along Jenks Road. 24.5± acres of primarily Brookston soils. This farm provides easy access, quality cropland, and a great location.



Tract 1



Tract 2



Tract 1



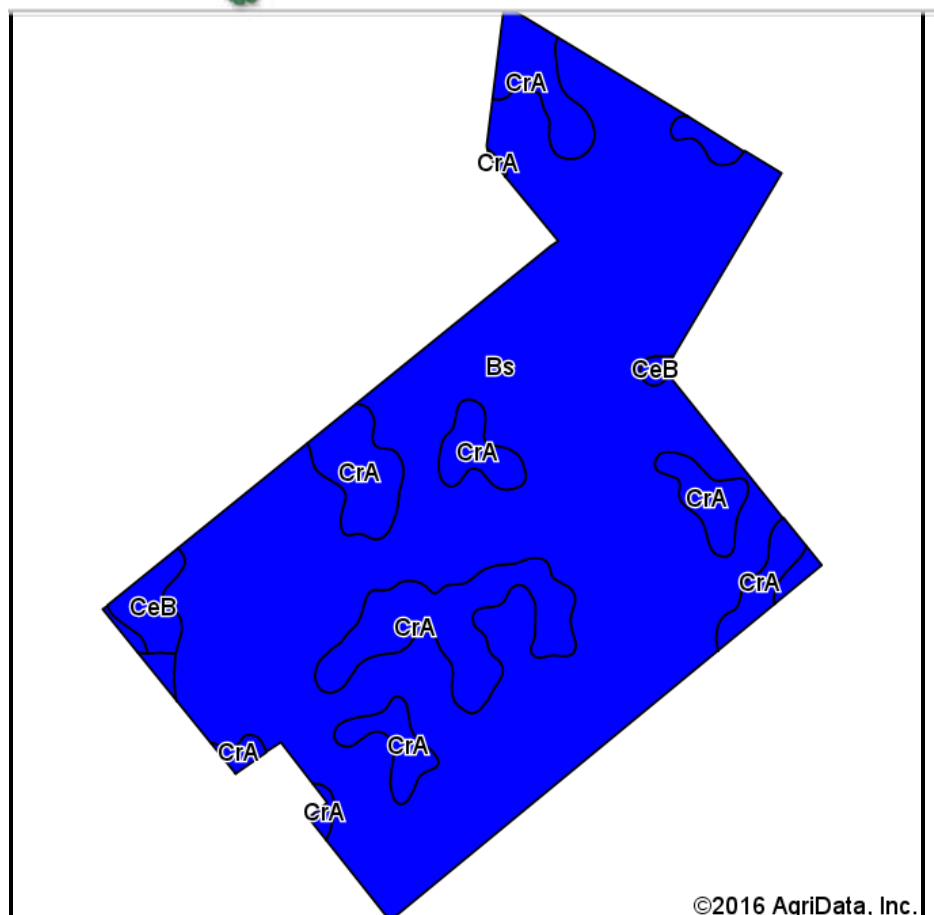
THURSDAY, SEPTEMBER 15 • 6PM

Central Ohio Farmland **252.5± Acres**

FARM A – SOILS MAP



Tract 1

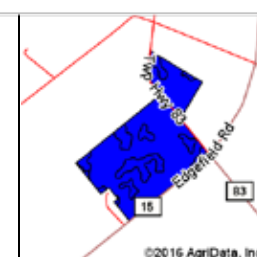


Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



Tract 2



Slate: Ohio
County: Fayette
Location: 39° 36' 57.86, 83° 38' 56.68
Township: Jefferson
Acres: 136.69
Date: 5/4/2016



Area Symbol: OH047, Soil Area Version: 12															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Canarygrass ladino hay	Corn	Grass legume hay	Oats	Orchardgrass alfalfa hay	Pasture	Soybeans	Tall fescue	Winter wheat	*eFOT PI
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	109.92	80.4%	<div></div>	Ilw	4.3	129	4.5				48	9	51	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	24.48	17.9%	<div></div>	Ilw		120	5		3.4		46	6.8	48	
CeB	Celina silt loam, 2 to 6 percent slopes	2.29	1.7%	<div></div>	Ile		131	4.3	70		8.7	46		58	
Weighted Average						3.5	127.4	4.6	1.2	0.6	0.1	47.6	8.5	50.6	



FARM A – TRACT 1 PROPERTY INFO. & TAXES



Subject Property	
Parcel	03000100000500
Acres	110.16
Tax District	030 - JASPER TWP
Land Use	101 CASH-GR GENFRM
Notes	

Property Tax

	First Half	Second Half
Gross Property Tax:	\$3,385.56	\$3,385.56
Reduction:	(\$388.54)	(\$388.54)
10% Rollback:	(\$274.54)	(\$274.54)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Adjustments:	\$0.00	\$0.00
Due:	\$2,725.50	\$2,725.49
First Half Carry-over:		\$0.00
Collected:	(\$2,725.50)	(\$2,725.49)
Balance:	\$0.00	\$0.00

Special Assessments

	First Half	Second Half
Assessment:	1 of 1	
Project Name:	10-007 GRASSY BRANCH DITCH MAINTENANC	
Due:	\$3.02	\$3.01
Collected:	(\$3.02)	(\$3.01)
Balance:	\$0.00	\$0.00



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Central Ohio Farmland **252.5± Acres**



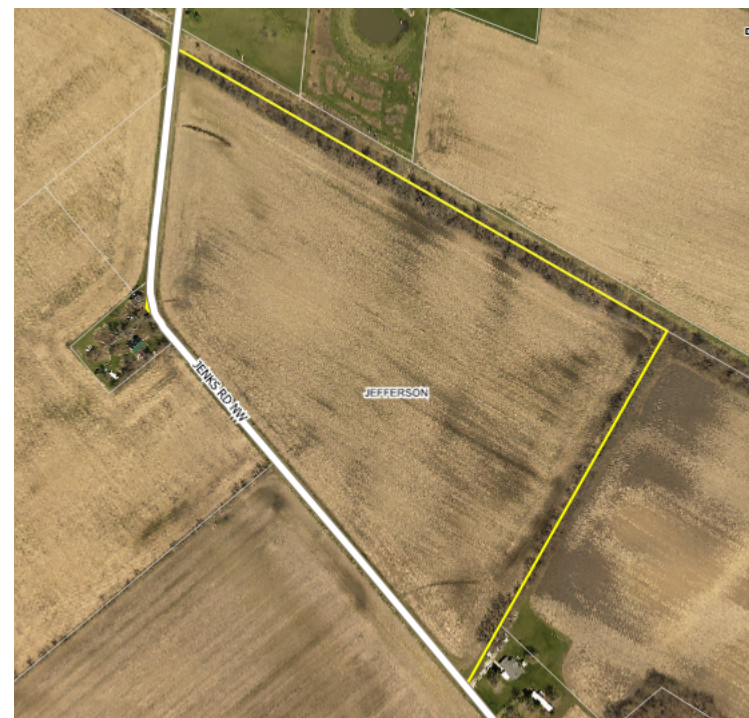
Tract 2

FARM A – TRACT 2 PROPERTY INFO. & TAXES

Subject Property	
Parcel	06001400001900
Acres	24.5
Tax District	060 - JEFFERSON TWP
Land Use	101 CASH-GR GENFRM
Notes	

Property Tax

	First Half	Second Half
Gross Property Tax:	\$713.30	\$713.30
Reduction:	(\$95.24)	(\$95.24)
10% Rollback:	(\$56.71)	(\$56.71)
2.5% Rollback:	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Penalties:	\$0.00	\$0.00
Adjustments:	\$0.00	\$0.00
Due:	\$561.35	\$561.35
First Half Carry-over:		\$0.00
Collected:	(\$561.35)	(\$561.35)
Balance:	\$0.00	\$0.00





FARM B – 83.5± ACRES IN GREENE COUNTY; ROSS AND SILVERCREEK TOWNSHIPS & JAMESTOWN VILLAGE (TRACTS 3-5):

LOCATION AND DIRECTIONS: Farm B is divided on both sides of US-35 and bordered by N. Limestone Street/OH-72 and S. Charleston Road in Jamestown. From Jamestown, travel north on S. Charleston Road for 1+ mile to Tracts 3, 4, and 5.

TRACT 3 – Located along S. Charleston Road. 42.5± acres with 38± acres tillable. This tract features Ragsdale, Reesville, and Xenia loamy soil types.

TRACT 4 – Located along S. Charleston Road with a 2nd point of access from Greenview Street. 18+ acres of Ragsdale, Reesville, and Xenia soils. Investigate the income potential offered here with excellent soils in a location that offers many opportunities.

TRACT 5 – Located along S. Charleston Road. 23± acres of mostly wooded land with mixed hardwood trees. Consider the recreational/hunting value as well as the possibility of a beautiful building site.



Tract 4



Tract 5



Tract 3

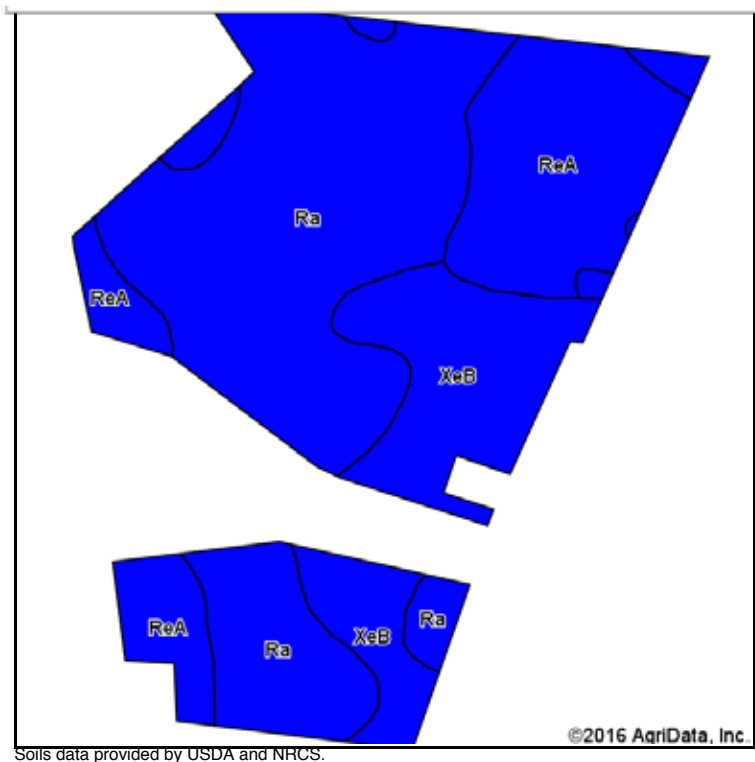


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Central Ohio Farmland
LAND AUCTION 252.5±
Acres



FARM B – SOILS MAP



Area Symbol: OH057, Soil Area Version: 12															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Kentucky bluegrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Winter wheat	*eFOTG PI
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	45.22	54.3%		Ilw	181	6				13	55		72	86
ReA	Reesville silt loam, 0 to 2 percent slopes	21.26	25.5%		Ilw	159	5.5	3.4	5.2	4.8	10.7	52.8	5.3	69.2	0
XeB	Xenia silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	16.81	20.2%		Ile	132		3.5	4.2	4.9		45	7.2	56	0
Weighted Average						165.5	4.7	1.6	2.2	2.2	9.8	52.4	2.8	68.1	46.7

Soils data provided by USDA and NRCS.



FARM B – TRACT 3 PROPERTY INFO. & TAXES



Property Information

Parcel ID H25000100060003300
Address SOUTH CHARLESTON
District ROSS TP JAMESTOWN V
Acres 24.792
Description 4620
24.792AC
SOUTH CHARLESTON RD

Taxes

	Delinquent	1st Half	2nd Half
Real	0	759.39	759.39
Special	0	0	0
Total	\$0.00	759.39	759.39
		Total Taxes Due	\$1,518.78

Property Information

Parcel ID J26000100020003300
Address SOUTH CHARLESTON
District SILVERCREEK TP GLSD
Acres 0.3
Description VMS 4620 3911 10954
ALL R/W
SOUTH CHARLESTON RD

Taxes

	Delinquent	1st Half	2nd Half
Real	0	0	0
Special	0	0	0
Total	\$0.00	0	0
		Total Taxes Due	\$0.00



THURSDAY, SEPTEMBER 15 • 6PM

Central Ohio Farmland **252.5±**
LAND AUCTION Acres



FARM B – TRACTS 3-5 PROPERTY INFO. & TAXES



Property Information

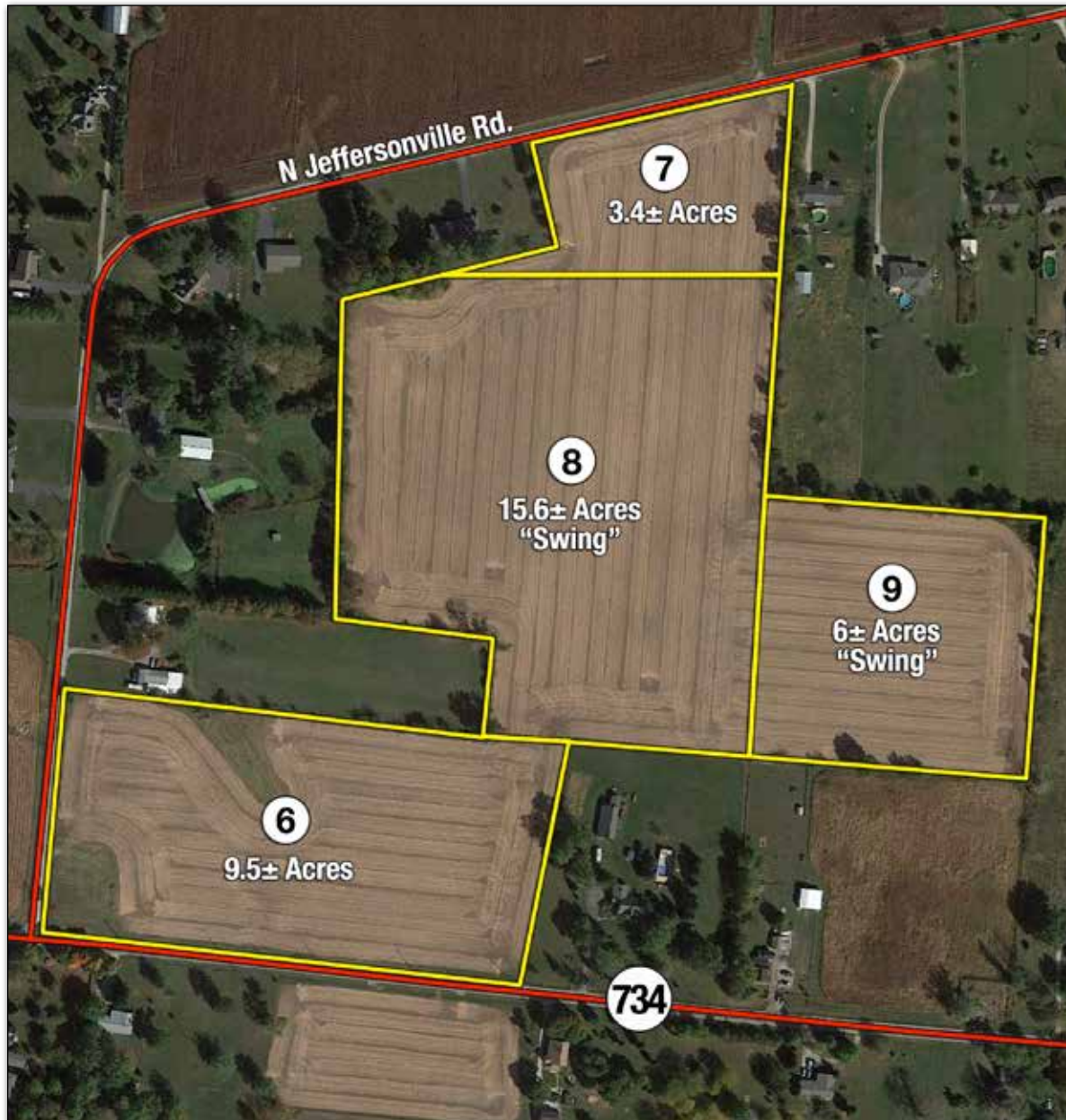
Parcel ID J27000100060003300
Address SR 72
District JAMESTOWN VILLAGE
Acres 58.42
Description VMS 4620 3911 10954
N OF JAMESTOWN DPANDL EASE
SR 72

Taxes

	Delinquent	1st Half	2nd Half
Real	0	1639.34	1639.34
Special	0	0	0
Total	\$0.00	1639.34	1639.34
		Total Taxes Due	\$3,278.68
			\$0.00



Tract 4



FARM C – 34.5± ACRES IN GREENE COUNTY, SILVERCREEK TWP. (TRACTS 6-9):

LOCATION AND DIRECTIONS: Farm C is located on the corner of OH-734 and Jeffersonville Road on the east edge of Jamestown. From Jamestown, travel east on Old US-35 for 1 mile to OH-734 and turn left. At Jeffersonville Road, turn north (left). Tract 6 is on the corner and Tract 7 is past the curve. Tracts 8 and 9 are adjoining between Tracts 6 and 7.

TRACT 6 – Located at the corner of OH-734 and N. Jeffersonville Road. 9.5± acres of cropland. The predominate soils types are Brookston, Miamian, and Celina. Investigate the opportunity to build your country estate on this gently rolling tract.

TRACT 7 – Located along N. Jeffersonville Road. 3.4± acres with Miamian and Celina soils. Combine tracts 7, 8, and 9 for 25± acres of income producing real estate.

TRACT 8 (SWING TRACT) - 15.6± acres with Brookston, Miamian, and Celina soils. Tract 8 must be bid in combination with Tract 6 and/or Tract 7 or by an adjoining land owner.

TRACT 9 (SWING TRACT) – 6± acres of primarily Brookston soil. Tract 9 must be bid in combination or by an adjoining land owner. Consider this rare opportunity to combine the tracts in Farm C in a manner that best suits your needs.



Tract 7



Tracts 8 & 9



Tract 6

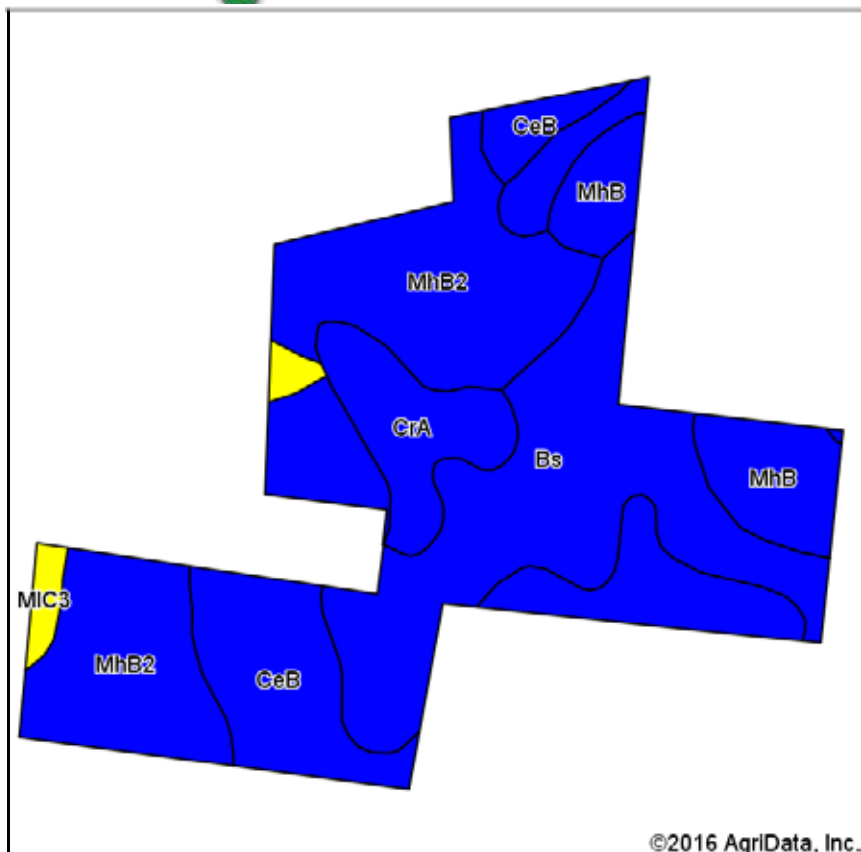


THURSDAY, SEPTEMBER 15 • 6PM

Central Ohio Farmland
LAND AUCTION 252.5±
Acres



FARM C – SOILS MAP



Area Symbol: OH057, Soil Area Version: 12																		
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Canarygrass ladino hay	Corn	Grass legume hay	Kentucky bluegrass	Oats	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Winter wheat	*eFOTG PI	
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	9.99	29.6%	<div></div>	Ilw	4.3	129	4.5						48	9	51	0	
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	9.61	28.5%	<div></div>	Ile		119		2.9		4	3.6		36	4.9	48	0	
CeB	Celina silt loam, 2 to 6 percent slopes	7.80	23.1%	<div></div>	Ile		131	4.3		70			8.7	46		58	0	
MhB	Miamian silt loam, 2 to 6 percent slopes	3.03	9.0%	<div></div>	Ile		130	4.3					8.6	46		59	0	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	2.62	7.8%	<div></div>	Ilw		120	5			3.4			46	6.8	48	0	
MIC3	Miamian clay loam, 6 to 12 percent slopes, severely eroded	0.66	2.0%	<div></div>	Ive		100	3.5					7	35		45	0	
*eFOTG PI: Obtained from the NRCS eFOTG PI (http://efotg.sc.egov.usda.gov/)																		
*c: Using Capabilities Class Dominant Condition Aggregation Method																		
Weighted Average																		
3.2 0.8 16.2 1.4 1 2.9 43.5 4.6 52.1 *																		

Soils data provided by USDA and NRCS.



FARM C – TRACT 6 PROPERTY INFO. & TAXES



Property Information

Parcel ID J26000100030001800
Address JEFFERSONVILLE
District SILVERCREEK TP GLSD
Acres 8.79
Description 1084
N SIDE SR 734 AT
N JEFFERSONVILLE RD

Taxes

	Delinquent	1st Half	2nd Half
Real	0	120.35	120.35
Special	0	0	0
Total	\$0.00	120.35	120.35
		Total Taxes Due	\$240.70
			\$0.00



Tract 6



THURSDAY, SEPTEMBER 15 • 6PM

Central Ohio Farmland
LAND AUCTION 252.5±
Acres



FARM C – TRACT 7 PROPERTY INFO. & TAXES



Property Information

Parcel ID J26000100030002600
Address JEFFERSONVILLE
District SILVERCREEK TP GLSD
Acres 3.254
Description 1084
N OF SR 734 S SIDE
N JEFFERSONVILLE RD

Taxes

	Delinquent	1st Half	2nd Half
Real	0	58.31	58.31
Special	0	0	0
Total	\$0.00	58.31	58.31
		Total Taxes Due	\$116.62
			\$0.00



Property Information

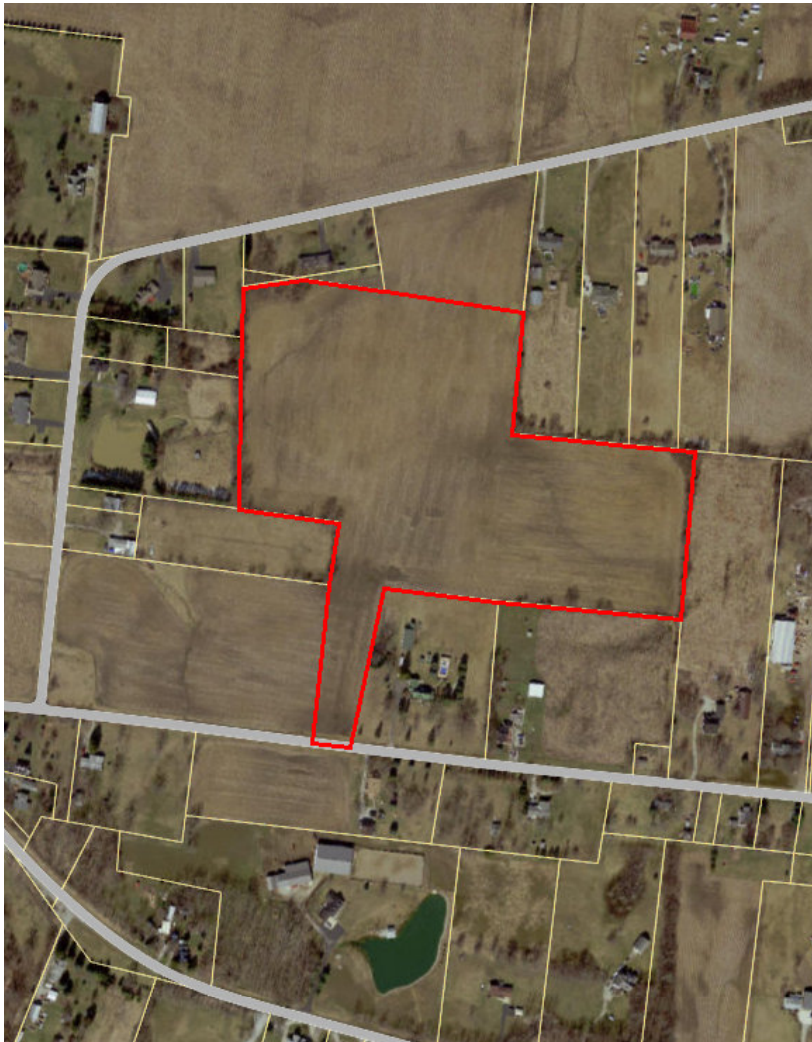
Parcel ID J26000100030005300
Address SR 734
District SILVERCREEK TP GLSD
Acres 0.199
Description 1084 S SIDE OF
N JEFFERSONVILLE RD N OF
SR 734

Taxes

	Delinquent	1st Half	2nd Half
Real	0	1.78	1.78
Special	0	0	0
Total	\$0.00	1.78	1.78
		Total Taxes Due	\$0.16
			\$0.00



FARM C – TRACTS 8-9 PROPERTY INFO. & TAXES



Property Information

Parcel ID J26000100030002700
Address SR 734
District SILVERCREEK TP GLSD
Acres 22.39
Description 1084
E OF N JEFFERSONVILLE RD
SR 734

Taxes

	Delinquent	1st Half	2nd Half
Real	0	460.47	460.47
Special	0	0	0
Total	\$0.00	460.47	460.47
		Total Taxes	\$920.94
		Due	\$0.00



Tracts 8-9



THURSDAY, SEPTEMBER 15 • 6PM

Central Ohio Farmland AUCTION 252.5± Acres

FSA INFORMATION

OHIO
GREENE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

Prepared : Jun 20, 2016
Crop Year : 2016

CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
259.57	228.84	228.84	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	228.84	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Com	107.80	0.00	0	161	
Soybeans	119.90	0.00	0	47	
TOTAL	227.70	0.00			

NOTES

Tract Number : 1265

Description : N8/M2 FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LINTON FAMILY PARTNERSHIP

Other Producers : TIMOTHY MANGAN

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
83.29	58.43	58.43	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	58.43	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	27.50	0.00	0	161
Soybeans	30.70	0.00	0	47
TOTAL	58.20	0.00		



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Central Ohio Farmland AUCTION 252.5± Acres

FSA INFORMATION

GREENE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

Prepared : Jun 20, 2016

Crop Year : 2016

Tract Number : 1666
Description : 08/M1 FAV/WR History : No
BIA Unit Range Number :
HEL Status : NHFL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
37.32	33.45	33.45	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	33.45	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	15.30	0.00	0	161
Soybeans	17.20	0.00	0	47
TOTAL	32.50	0.00		

NOTES	

Tract Number : 9597
Description : Z9/M3 FAV/WR History : No
BIA Unit Range Number :
HEL Status : NHFL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LINTON FAMILY PARTNERSHIP
Other Producers : TIMOTHY MANGAN

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
138.96	136.96	136.96	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	136.96	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	65.00	0.00	0	161
Soybeans	72.00	0.00	0	47
TOTAL	137.00	0.00		



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Central Ohio Farmland **252.5± Acres**



FSA INFORMATION TRACTS 1-2

Fayette County, Ohio

Tract 9597

Farm 3544



2015 Program Year

Map Created January 21, 2015

Common Land Unit

□ Cropland

▨ Non-cropland

▨ Conservation Reserve Program

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation

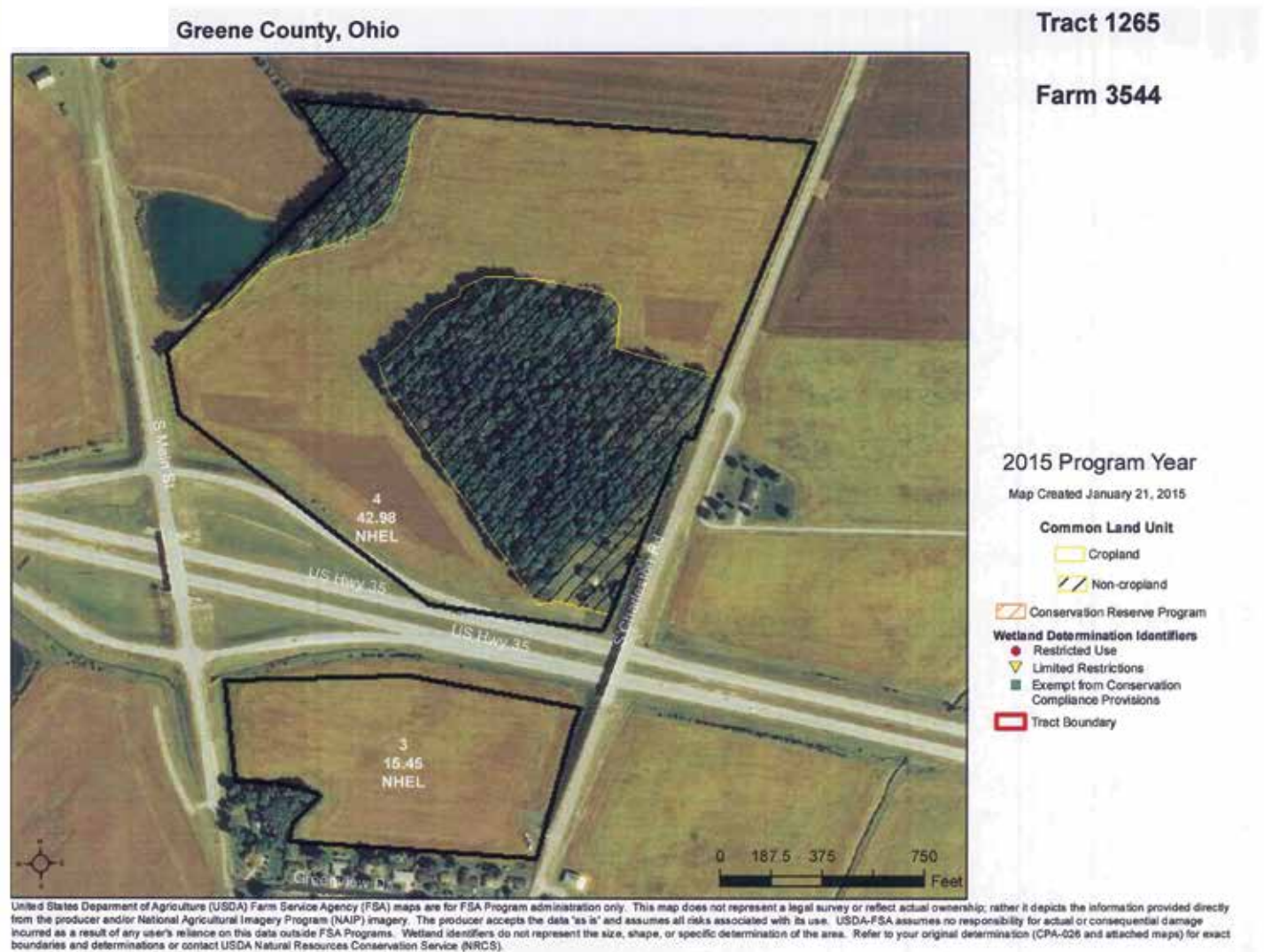
Compliance Provisions

□ Tract Boundary

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).



FSA INFORMATION TRACTS 3-5





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Central Ohio Farmland
**252.5±
Acres**



FSA INFORMATION TRACTS 6-9

Greene County, Ohio

Tract 1666

Farm 3544



2015 Program Year

Map Created January 21, 2015

Common Land Unit

Cropland

Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Boundary

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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.





*Fayette & Greene
Counties*

LAND

Near Jamestown, OH

3 Farms - 9 Tracts Ranging from 3± Acres to 110± Acres

Central Ohio Farmland

AUCTION

**252.5±
Acres**

- 
- Prime, Level Cropland with Excellent Soils
 - Wooded Land with Mixed Hardwoods
 - Potential Home Sites
 - Great Investment Opportunities



614.626.SOLD

www.thewendtgroup.com



THURSDAY, SEPTEMBER 15, 2016 • 6PM