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SHERIDANS LLC

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

Western Madison County
FARMLAND AUCTION
Thu, Nov. 12 at 1:00 pm

258 Total Acres • Productive Farmland
Systematic Tiling • Sells in 3 Tracts

Seller: KAVANAGH HOLDINGS LLC

Bid Live Onsite or Online!

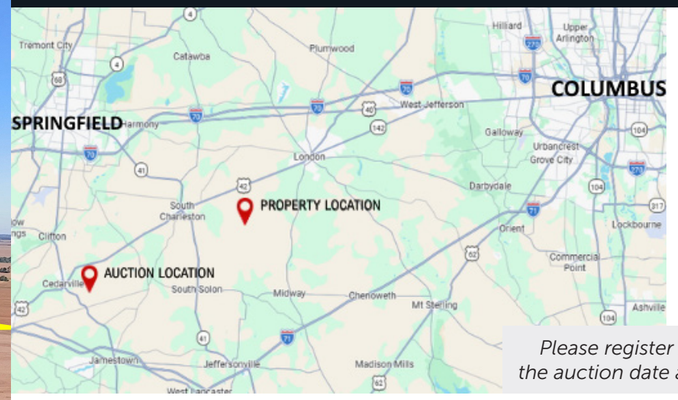


Western Madison County
FARMLAND AUCTION
Thursday, November 12 at 1:00 pm



AUCTION LOCATION
CEDAR LAND EVENT CENTER - 200 Parkview Ln, Cedarville, OH

258 TOTAL ACRES • PRODUCTIVE FARMLAND • SYSTEMATIC TILING • SELLS IN 3 TRACTS



Don't miss out on the opportunity to bid on 258 newly surveyed acres of productive western Madison 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
Cedar Land Event Center
200 Parkview Ln, Cedarville, OH

PROPERTY LOCATION
7001 Neil Road, London, OH

SHERIDANS LLC

OAA NAA Auctioneer

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

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www.SheridanTeam.com

Western Madison County

FARMLAND AUCTION

Scan the QR Code for more information

Thursday, November 12 at 1:00 pm

An outstanding opportunity to purchase 258 newly surveyed acres of productive western Madison County farmland offered in three tracts. Located near 7001 Neil Road between London and South Charleston, this 100% tillable farm has been systematically tiled to enhance drainage and crop productivity and features a strong mix of productive soils, including Kokomo, Crosby-Lewisburg, and Lewisburg-Celina, with an overall mapped soil productivity rating of 70.37. Large, open fields, gently varying topography, and 7,456 feet of road frontage on three roads contribute to the farm's agricultural utility and long-term appeal. Offered in three substantial tracts of 42, 94, and 122 acres, buyers will have the flexibility to purchase an individual tract or any combination of tracts of quality farmland. Whether expanding an existing farming operation, adding to a land portfolio, or investing in productive agricultural acreage, this Madison County farm presents an excellent opportunity to acquire well-located farmland in the heart of Ohio's prime farming area.

258 Total Acres

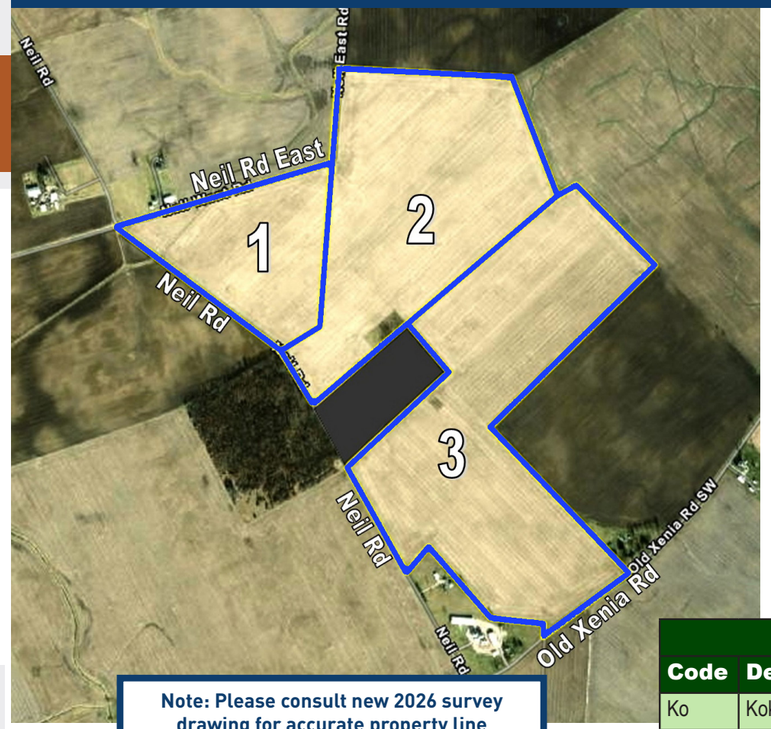
Productive Farmland

Sells in 3 Tracts



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

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



Note: Please consult new 2026 survey drawing for accurate property line information.

Tract 1:

- 42.23 ac.- all tillable
- 3,980' road frontage
- Corner property

Tract 2:

- 93.90 total acres- all tillable
- 1,405' road frontage

Tract 3:

- 122.05 total acres- all tillable
- 2,071' of road frontage

Note: **All Tracts have been newly surveyed in 2026.**

SOIL COMPLEX		
Code	**Description**	**%**
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	41%
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	30%
LeB	Lewisburg-Celina silt loams, 2 to 6 percent slopes	29%





Systematic Tiling

SHERIDANS LLC



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 - $50,000; Tract 2 - $50,000; Tract 3- $100,000. 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 any Current Agricultural Use Valuation (CAUV) recoupment fees due to a change in land use that become due after closing.

Closing Date: Closing(s) will occur between January 4 and January 8, 2027. Purchaser(s) will pay customary portion of closing costs at closing. Closing(s) will be conducted by **CAHD Title Agency, Springfield, OH**, unless mutually agreed in writing by Seller and Purchaser.

Possession: Date of closing subject to tenant's right to harvest 2026 crops, if applicable.

Property Survey: All tracts have been newly surveyed and filed with Madison County in 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.

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