

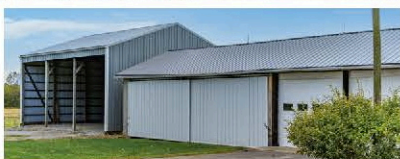


**BID LIVE ONSITE
OR ONLINE!**

GREENE COUNTY COUNTRY HOME & FARMLAND AUCTION

Tuesday, November 17, 1:00 PM

68.8 Total Acres • 6.3 Acres w/ Home • 62.5 Acres Farmland • Sells in 2 Tracts



3521 STRALEY RD, XENIA, OH 45385

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

www.SheridanTeam.com



Contact our Associates at:

866-AtAuction
(866.282.8284)
(937) 766-2300



200 Parkview Lane
Cedarville, OH 45314



Bart K. Sheridan, CAI



Nathan Sheridan

Toll Free: 866.282.8284

Email: info@SheridanTeam.com

SHERIDANS LLC is a leader in farmland
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3521 Straley Rd, Xenia, OH 45385

Located in Cedarville Township in eastern Greene County, this property offers 68.81± acres with a spacious country home and productive farmland. Conveniently located near Cedarville, Jamestown, Xenia, and Yellow Springs, the property will be offered at auction in two tracts, giving buyers the opportunity to purchase either tract or both!

TRACT 1 | HOME - 6.3± ACRES

- 2-Story, 5-Bedroom / 2-Bath Home
- Cedarville Schools
- Multiple Outbuildings
- Spacious Country Setting

TRACT 2 | FARMLAND - 62.5± ACRES

- Productive Soils
- Gently Rolling Terrain
- Farm Expansion or Investment Potential
- Potential for Additional Lot Splits

SOIL COMPLEX		
Code	Description	%
BbB	Birkbeck silt loam, 1-4% slopes	48.33%
MhB	Miamian silt loam, 2-6% slopes	25.32%
RvB2	Russell-Miamian silt loams, 2-6% slopes	6.02%
ReA	Reesville silt loam, 0-2% slopes	5.95%
Ra	Ragsdale silty clay loam, 0-2% slopes	5.86%
Other	Other soil types	8.52%



Auction Date: Tuesday, November 17, 1PM

AUCTION LOCATION:

CEDAR LAND EVENT CENTER
200 Parkview Lane, Cedarville, OH

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

www.SheridanTeam.com (866) 282-8284