



ABSOLUTE AUCTION: LIVE ONLY AUCTION DATE: 2/13/24 | AUCTION TIME: 5:00 PM EST **AUCTION LOCATION: VFW POST 7262**

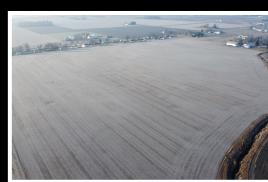
219 N. OHIO ST., GREENVILLE, OH 45331

ABSOLUTE AUCTION

Ranch & Farm Auctions is proud to offer these 2 great tracts to public auction near Arcanum in Darke County. Here is a rare opportunity to purchase highly productive tillable acreage within the county. Selling in 2 tracts or as a combination, Tract 1 features 65 ± acres, Tract 2 features 39 ± acres. Predominant soils include

Crosby silt loam & Brookston silty loam clay. Tracts are very low sloped, have great drainage and provide excellent soils making these tracts extremely desirable for anyone. Property is a Live Only Auction selling February 13th, 2024 at 5:00 pm. Property to be sold in two tracts or combination with access from Alt. St. Rt. 49. Tract 2 would also be a great opportunity for building sites. Directions: From Arcanum, take Alt. St. Rt. 49, property will be on left hand side in approximately 1 mile.







TRACT 1: 65.96 ± ACRES

65 ± acres of low sloped, highly productive acres with an average NCCPI of 70. Soils include Crosby silt loam & Brookston silty loam clay. Parcel is very low sloped with great drainage to an adjoining ditch line to the North.

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• Deeded acres:	65± acre
• Soil Types:	Crosby silt loar
	Brookston silty clay loa
• Soil PI/NCCPI/CSR2:	68 NCC
• CRP Acres/payment:	nor
• Taxes:	\$1,529.
• Lease Status:	Open Tenancy for 202
	crop ve

• Possession:Immediate possession subject to current tenants rights for 2024 • Brief Legal: pt SE ¼ S3 T8N R3E

• **PIDs:** P56-0-308-03-00-00-20200







TRACT 2: 39.1 ± ACRES

Tract 2 features 39 ± acres with road frontage in 2 different access points along Alternate State Route 49. Highly productive, low sloped acres with an average NCCPI of 70. Soil types consist of Crosby silt loam & Brookston silty loam clay. Tract 2 would also be an excellent opportunity to build along the road. Tract 2 may require an easement to allow ingress - egress to Tract 1 should they sell to 2 different owners.

• Deeded acres:	59± acres
• Soil Types:	Crosby silt loam
	Brookston silty clay loan
• Soil PI/NCCPI/CSR2:	68 NCCP
• CRP Acres/payment:	none
• Taxes:	\$960.94
• Lease Status:	Open Tenancy for 2024
	crop yea

• Possession:	Immediate possession
subject to current	tenants rights for 2024

• Brief Legal:pt SW ¼ S2 T8N R3E • **PIDs:**P56-0-308-02-00-00-31700

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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