

197± ACRES IN 6 TRACTS

East Leffel Lane & South Burnett Road, Springfield, OH - Springfield Township - Clark County, OH

Productive Farmland with a Future

AUCTION
WED, NOVEMBER 8
AT 6:00PM EDT

HARVEY+
CONNECTIONS | SOLUTIONS | RESULTS

www.harveyplus.com

197± Acres in 6 Tracts
PRODUCTIVE FARMLAND WITH A FUTURE
Great location between I-70 Exit #54 (State Route 72) and Exit #59 (State Route 41)
East Leffel Ln & South Burnett Rd Rd., Springfield, OH
AUCTION: WEDNESDAY, NOVEMBER 8 AT 6:00PM EDT

HARVEY+
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(937) 323-6545
www.harveyplus.com

2184 E Possum Rd, Springfield, OH 45502

Jeff Harvey, REALTOR & Auctioneer
Jill Harvey, REALTOR &
Apprentice Auctioneer



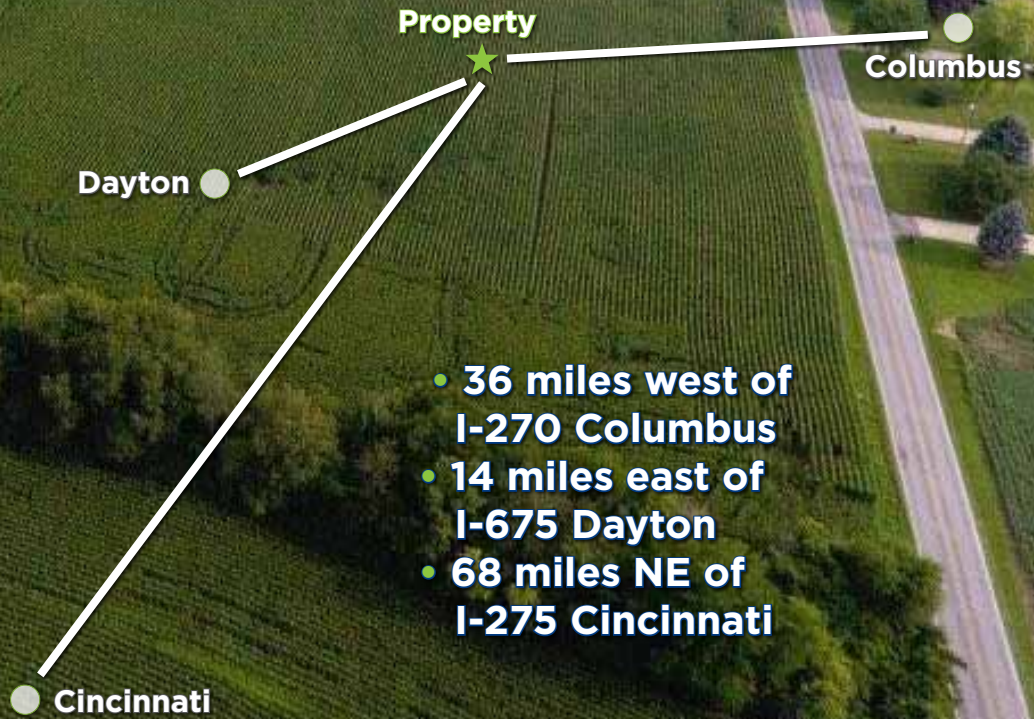
197± Acres in 6 Tracts
PRODUCTIVE FARMLAND WITH A FUTURE Rare Opportunity
to Purchase Prime Land in the Corridor of Development
I-70 Exposure
(Commercial and Residential Potential)
AUCTION: WEDNESDAY, NOVEMBER 8 AT 6:00PM EDT

PRODUCTIVE FARMLAND WITH A FUTURE

East Leffel Lane & South Burnett Road, Springfield, OH - Springfield Township - Clark County, OH

197± ACRES LIVE OFF-SITE AUCTION WED, NOVEMBER 8 AT 6:00PM EDT

Auction to be held at the
Clark County Fairgrounds - Champion Center
(I-70, Exit 59 and State Route 41)



Inspection Dates
Tuesdays, October 10, 17, and 24
Meet a Harvey Plus representative
at Tract 1 (4pm-6pm)

Tract 1: 50.4 Acres

NW intersection of South Burnett Rd. and East Leffel Lane, 36.5± tillable acres

Tract 2: 18.0 Acres

Frontage on East Leffel Lane (I-70 Exposure), mostly tillable.

Tract 3: 13.3 Acres

Frontage on East Leffel Lane (I-70 Exposure, 9± tillable acres)

Tract 4: 60.5 Acres

Frontage along South Burnett Rd., 46± tillable acres, 12.5± wooded acres

Tract 5: 17.0 Acres

Frontage along Selma Rd, potential mini-farm site, mostly tillable.

Tract 6: 38.0 Acres

“Swing Tract” (must be combined with either tract #4 or #5), 28± tillable acres, 8.5± woods



Real Estate Terms

Procedure: The property will be offered in 6 individual tracts, any combination of tracts and as a total 197± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

Down Payment: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

Acceptance Of Bid Prices: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

Evidence Of Title: If Buyer(s) elect to have title insurance, the entire cost of the owners title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold AS IS.

Deed: Seller(s) shall provide a Warranty Deed(s).

Possession: Possession of cropland upon harvest of 2018 crops. Purchaser to receive 2018 cash rent.

Closing: The balance of the real estate purchase price is due at closing, which will take place on or before December 30, 2017, or as soon thereafter as applicable closing documents are completed by Seller. Closing for this transaction(s) will be managed and conducted by City Title Agency, Springfield, Ohio, unless otherwise agreed by all parties.

Real Estate Taxes: Seller to pay 2017 taxes, purchaser thereafter. The property is currently enrolled in the CAUV program.

Acreage: All boundaries are approximate and have been estimated based on current legal descriptions.

Survey: Seller will provide a new survey, if needed. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. The type of survey provided shall be determined by Seller.

Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

Easements & Leases: Sale of the property is subject to any and all easements of record.

Mineral Rights: The sale shall include 100% of the mineral rights owned by the Seller.

Agency: Harvey Plus LLC and Harvey Auction Company LLC and its representatives are exclusive agents of the seller.

Disclaimer And Absence Of Warranties: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the persons credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

Call Jeff Harvey, Auctioneer
937-244-2121
Cappelli Family, Owners

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