



## **JOHN LANDIS FAMILY TRUST AUCTION**

**136 +/- ACRES-N.E. MARION COUNTY-TULLY TOWNSHIP-5 PARCELS-HOMESITES-TILLABLE-WOODED ACRES**

**LIVE AUCTION - NO BUYERS PREMIUM**

**THURSDAY, AUGUST 25th, 2022 @ 5:30 PM**

Auction held offsite: Sunny Acres Party Barn @ 4600 Harding Hwy E (S.R. 309), Caledonia, OH 43314.

This farm has been in the Landis Family since the late 1800's. Selling due to the passing of John J. Landis. All ground is systematically tilled.

**FARM A: 81.94 +/- contiguous acres, Parcel #360170002600 & 360170002601 (Tracts 1, 2 & 3)**

Location: Section 29, 4072 & 4084 Timpson Rd., Caledonia, OH 43314. Predominately Bennington & Cardington Silt and Pewamo soils. Taxes are \$2,786.26 per year based on CAUV.

**TRACT #1:** 5.01 +/- acres with over 200' of road frontage, 2 driveways leading to (2) homes. Original farmhouse sits back long lane with a beautiful hilltop location with summer kitchen, barn & sheds in unlivable condition (absolute great building site). Recent home is a 1999 manufactured ranch (1674 +/- sq ft.) on full basement with 6 rooms, 3 bedrooms, 2 baths, geothermal heating & cooling, Delco water sitting back off the road. All utilities are on and functioning. However, this home is in need of repairs and sprucing up. Taxes to be determined.

**TRACT #2:** 15.7 +/- acres with 1120 ft of road frontage on Marseilles-Galion rd. mainly good tillable productive acres with small waterway.

**TRACT #3:** 61.23 +/- acres with 899 ft. on Timpson Rd., mainly good tillable, productive farmland.

**FARM B: 54.10 +/- contiguous acres, Parcel # 360180003400 (Tracts 4 & 5)**

Location: Section 30, approx. ¼ mi. S. of Farm A on Timpson Rd., Caledonia, OH 43314. Predominately Bennington & Cardington Silt soils. Taxes are \$930.06 per year based on CAUV. Total of 1793.18 +/- ft. road frontage

**TRACT #4:** 12.2 +/- acres with 402' of road frontage on Timpson Rd., consisting of rear 8 +/- of wooded acres, and 4.2 tillable acres up front. Good potential building lot with hard-to-find mature wooded acres and small creek.

**TRACT #5:** 41.9 +/- acres with 1391' of road frontage on Timpson Rd., consisting of mainly tillable acres.

Trustees: Tara Guider, Elaine Evans, Jene Theopolos

**BEN HIGGINS REALTY & AUCTION Co., LLC.**

Ben A. Higgins Broker & Auctioneer

Ben F. Higgins Realtor & Auctioneer

**740-387-5111/www.higginsauctions.com**