



AUCTION



437 ACRES AND FIVE HOMES

MADISON COUNTY FARM

TUESDAY, NOV. 9 • 6 P.M.

OFFERED IN 9 TRACTS

Buy any individual tract, combination or whole property.

271 ACRES TILLABLE - WOODLAND 4 RENTAL HOMES - BUILDING SITES

AUCTION LOCATION: Madison County Fairgrounds, Della Selsor Building, 203 Elm St., London, OH.

FARM LOCATION: On SR 142 just past London, OH corporation limit on northeast side of town. Farm also fronts on Spring Valley Road & Simpson Road. (Watch for signs)

KOKOMO - CROSBY - MIAMIAN SOILS



TRACT #1: 26.2 acres w/Civil War era 2 story brick farmhouse of 3226 sq. ft. Consisting of 10 total rooms including 3+ br, parlor rm, den/office, living rm, kitchen/dining & utility rm. Rooms are very large. Second full bath can easily be added. Second rental home to include 1-1/2 story 3 br, 1 ba vinyl sided home perfect for family member or rental income. Property also includes 45x90 pole building to include 30x40 shop w/ concrete floor, 35x40 barn for livestock or equipment & other outbuildings. Land is level w/17 tillable acres. A once in a lifetime opportunity to buy a well maintained historical home in excellent location at public auction!

TRACT #2: 159.6 acres vacant land w/156 ac. tillable. Fronting on SR 142 & Simpson Road

TRACT #3: 115.4 acres vacant land w/100 ac. tillable. Fronting on SR 142

TRACT #4: 23.6 acres vacant land. Super building site for lifestyle farm, 20 ac. tillable. Fronts on SR 142

TRACT #5: 24.1 acres vacant land, corner location SR 142 and Spring Valley Road w/16 ac. tillable, balance in trees and pasture. Also joins Deer Creek

TRACT #6: 81.3 acres vacant land. Super wooded parcel, excellent for building a home or recreational/hunting. Deer Creek runs thru property. Frontage on Spring Valley Road

TRACT #7: Older 2 story, 3 br, 1 ba., 1688 sq. ft. home on 2.3 acres on Spring Valley Road

TRACT #8: Older 1 story, 3 br., 1 ba, 1360 sq. ft. home on 2.5 acres on Spring Valley Road

TRACT #9: Older 1-1/2 story 4 br., 1 ba., 1662 sq. ft. home on 2.3 acres. Corner of SR 142 & Spring Valley Rd

**PREVIEW DATES:
TUESDAYS, OCT.
12 & 26 & NOV. 2
FROM 3 TO 5 P.M.
& SATURDAY, NOV 6
FROM
10 AM TO 12 NOON**

AUCTIONEER'S NOTE:
This farm has been in the same family since the 1800's. There is a wide variation of land within this farm. Regardless of what type of land you are looking for you should find it in this auction. The farm is in an excellent location next to the corporation limit which certainly promotes potential future development opportunities.

**COGNAC
FARMS LLC
Owners**

**FOR DETAILED BROCHURE CALL
800-450-3440 or www.wilnat.com**

WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson and Brandon Wilson, Auctioneers

