

Hawn Real Estate



## Newton Township, Miami County

79.44 Acres of Farm Land

Tillable Agricultural Tract & Possible Home Site

### PLEASANT HILL, OHIO

Known as 415 N. Greenlee Road (Troy), just north of Rt 718, 3 miles east of the monument from State Rt 48, Pleasant Hill.

**THURSDAY, NOVEMBER 16, 2023 at 10:00 AM**

**REAL ESTATE SELLS at Pleasant Hill Church of the Brethren.**

**300 E. Monument St. (State Rt 718), Pleasant Hill, OH 45359**



The recent survey confirms that this **79.4434 acre farm is now available for sale from the Hawn family members whose ancestors homesteaded this parcel in 1884.** The owners have expanded the original homesite into a 10.2147 acre tract and the balance of tillable land into a 69.2287 acre tract. In the tradition of family farming, they are offering the parcel in its entirety, known as **Miami County Parcel ID I20-018000.**

The county records indicate 77 tillable acres with approximately 70 acres planted, 2023, in soybeans and the balance in pasture and home site. The deteriorated and crumbling improvements of the past have been razed. The well standpipe remains. The pasture and area of the improvements does have some old fencing. There is 1,323 ft of frontage and 2,615 ft of depth.

The time has come to transfer the stewardship of this land to a new caretaker. Make your plans to be part of that process, turning your vision of the future into reality. The family as a committed seller, have chosen the auction method of marketing to allow all interested parties the opportunity to participate in the sale of their farm. Going forward, please plan to be one of those ready, willing, and able participants.

**Viewing: On Site: MONDAY, OCT 16, 4:00 to 5:00 PM & SATURDAY, OCT 21, 10:00 to Noon at which times you may pick up a bidder's packet & discuss the auction process.**

**TERMS:** The real estate sells free of appraisal w/ owner confirmation. Call or e-mail today to receive a bidder's packet and information on buying this property at auction. Selling with reserve, the purchaser will deposit \$40,000 the day of auction and the balance within 30 days. Contact **Jerry Stichter, Auctioneer-Realtor**, with Garden Gate Realty for more information or to view the property. Details at [www.stichterauctions.com](http://www.stichterauctions.com)

**John Hawn, Theresa Hawn**

**Doug Hawn, Janet Blair, Owners**



Jerry Stichter Broker Associate of Garden Gate Realty



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