

**Sold** 12/11/15 Contingency Pending **CD** 01/15/16  
**A1471913pvt** N04CH **9864 Old Troy Pk**  
**City/Munici** Saint Paris **Cnty** Champaign  
**Subd** **Twp** Jackson

**DOM** 43/43 **SO** NONMEM **CONV** **S/L%** 92.68 **SP\$** 500,000  
**Lot** **Subu** Champaign County **LP\$** 539,500  
**State** OH **Zip** 43072 **OP\$** 539,500



Approx. 9 miles west of Urbana on Old Troy Pike, fronts on Conrad Rd & St. Paris-New Carlisle Rd.

**Cross Street**

| Property Type      |                | Acreege                      |                      |
|--------------------|----------------|------------------------------|----------------------|
| <b>Lot</b>         | Irregular      | <b>School</b>                | Graham Local SD      |
|                    | <b>Acreege</b> | <b>District</b>              | Call SD 937-663-4123 |
| <b>Total</b>       | 78.5000        |                              |                      |
| <b>Wooded</b>      | 6.00           |                              |                      |
| <b>Cleared</b>     |                |                              |                      |
| <b>Pri/Acre\$</b>  |                | <b>Sa-Tax</b>                | 1347.34              |
| <b>Elevation</b>   | Flat           | <b>Realist2 Census Tract</b> | 102.00               |
| <b>Wood</b>        | Partly         | <b>Asmnt</b>                 | of record            |
| <b>Gas</b>         | None           | <b>Occupy</b>                | At Closing           |
| <b>Water</b>       | None           | <b>Easement</b>              | Of Record            |
| <b>Sewer</b>       | None           |                              |                      |
| <b>Zoning</b>      | Agricultural   |                              |                      |
| <b>Frontage</b>    |                |                              |                      |
| <b>Description</b> |                |                              |                      |

|                               |  |                |    |
|-------------------------------|--|----------------|----|
| <b>TaxID</b> E110511080000100 | <b>Other TaxID</b> E110511080000800 E110511140002400 | <b>Auction</b> | No |
| <b>Spec Fin</b>               | No   |                |    |
| <b>Deed Restriction</b>       |  |                |    |

**Marketing Remarks**

Farmland for sale: 78.5 acres, 69.42 acres tillable. Approx. 6 acres of woods. Crosby, Brookston, Celina, Miami soils. Old homestead is in state of disrepair.

| Features                                      | Realist2 Tax Information for Tax ID# E11-05-11-08-00-001-00     |                             |
|---|---|-----------------------------|
| <b>Land Description</b> 50 - 99 Acres         | <b>9864 OLD TROY PIKE</b>                                       |                             |
| <b>View</b>                                   | <b>Owner Name</b> REED JAMES C / REED CHARLOTTE A               |                             |
| <b>Topography</b>                             | <b>Legal Descrip</b> RTS 11-03-08 NW COR NW NEW SURVEY FILED 2/ |                             |
| <b>Improvements</b>                           | <b>Tax Year</b> 2017  | <b>Bldg SqFt</b>            |
| <b>Utilities Avail</b>                        | <b>Annual Taxes</b> 1143.52                                     | <b>Bsmt SqFt</b>            |
| <b>Miscellaneous</b>                          | <b>Land Asmnt</b> 148390  | <b>Lot Area</b> 34.877      |
| <b>Documents Avail</b> Aerial Photo, Soil Map | <b>Improved Asmnt</b>   | <b>Lot Frontage</b>         |
| <b>Trees</b> Part Wooded                      | <b>Total Asmnt</b> 148390                                       | <b>Lot Depth</b>            |
| <b>Accessible Trans</b> County Road           | <b>% Improved</b>   | <b>Year Built</b>           |
| <b>Best Use</b> Farming                       | <b>Asmnt Year</b> 2017  | <b>Township</b> SAINT PARIS |
| <b>Views</b>                                  | <b>Last Sale Date</b> 2016-02-03                                | <b>Census Tract</b> 0102.00 |
|   | <b>Last Sale Price</b> 62500                                    | <b>Flood Zone</b>           |
|   | <b>Document</b> 538-1792  | <b>Flood Panel</b>          |
|   | <b>Deed Type</b> WARRANTY DE                                    | <b>Panel Date</b>           |

**This Listing is Sold**

|                            |                          |                                |  |                               |                               |                     |
|----------------------------|--------------------------|--------------------------------|--|-------------------------------|-------------------------------|---------------------|
| <b>Call Listing Office</b> |                          |                                |  | <b>FAX</b> 937-393-3442       | <b>ER</b>                     | <b>Lmtd Srvc</b> No |
| <b>LO</b> WILN01           | Wilson National LLC      | 937-393-3440                   |  | <b>markwilson@wilnat.com</b>  | <b>Sub</b> 3%                 | <b>Buy</b> 0%       |
| <b>LAgt</b> 288810         | Mark F Wilson            | 937-393-3440                   |  | <b>Internet Y</b>             | <b>Agt Hits</b> 25            | <b>Pub Hits</b> 0   |
|                            |                          |                                |  | <b>Property Owner</b>         | Consumer                      |                     |
| <b>List Date</b> 10/29/15  | <b>Exp Date</b> 02/13/16 | <b>Est Close Date</b> 01/30/16 |  | <b>Occ/Owner</b>              |                               |                     |
| <b>SO</b> NONMEM           | NonMember Firm (NONMEM)  | 513-000-0000                   |  | <b>Seller Pd Clo Costs</b> No | <b>Short Sale</b>             | No                  |
| <b>Selling A</b> 000000    | NonMember Firm (NONMEM)  | 513-000-0000                   |  | <b>\$ Amount or %</b>         | <b>3rd Party Approval Req</b> | No                  |

