

LAND OFFERED AS FOLLOWS:

PARCEL #1: 6822 & 6896 MORNING SUN RD.

Approx. 186.6 acres w/ approx. 1,800 ft road frontage. Approx. 125 acres tillable farmland. Original farm lane leads back to wooded area w/ small lake. Good elevation. Butler Co. parcels H3610002000013, 1000009, 1000008, and 1000007.

PARCEL #2: MORNING SUN RD.

Approx. 58.2 acres. Approx. 49 tillable farmland, all in one field. Balance of land wooded. Over 1,800 ft road frontage (adjoins parcel #1) to the north. Parcel H3610001000024.

PARCEL #3: 6807 MORNING SUN RD.

Approx. 51.3 acres lays on west side of road. Over 700 ft road frontage. Front 19 acres tillable farmland. Rear 32 acres wooded w/ pond. This parcel adjoins Hueston Woods State Park. Parcels H3610002000011 and 2000012.

NOTE

Parcels to be offered bidders choice and as an entirety through a multi-par live auction process. It will be sold whichever way brings the most. This is an absolute auction, circle the 17th on your calendar and plan to attend this exciting event! Tent, chairs, refreshments and restrooms provided. Call auctioneer today for details on how to buy, financing, and using your current real estate to buy this land. Bank financing available to qualified buyer, Farm Credit Services, 937.533.4442.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF

Delp Ellis Enterprises, LLC and Rose Land Enterprises, LLC



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REALTORS
AUCTIONEERS
ADVISORS

Information is believed to be accurate but not guaranteed.
KIKO Auctioneers

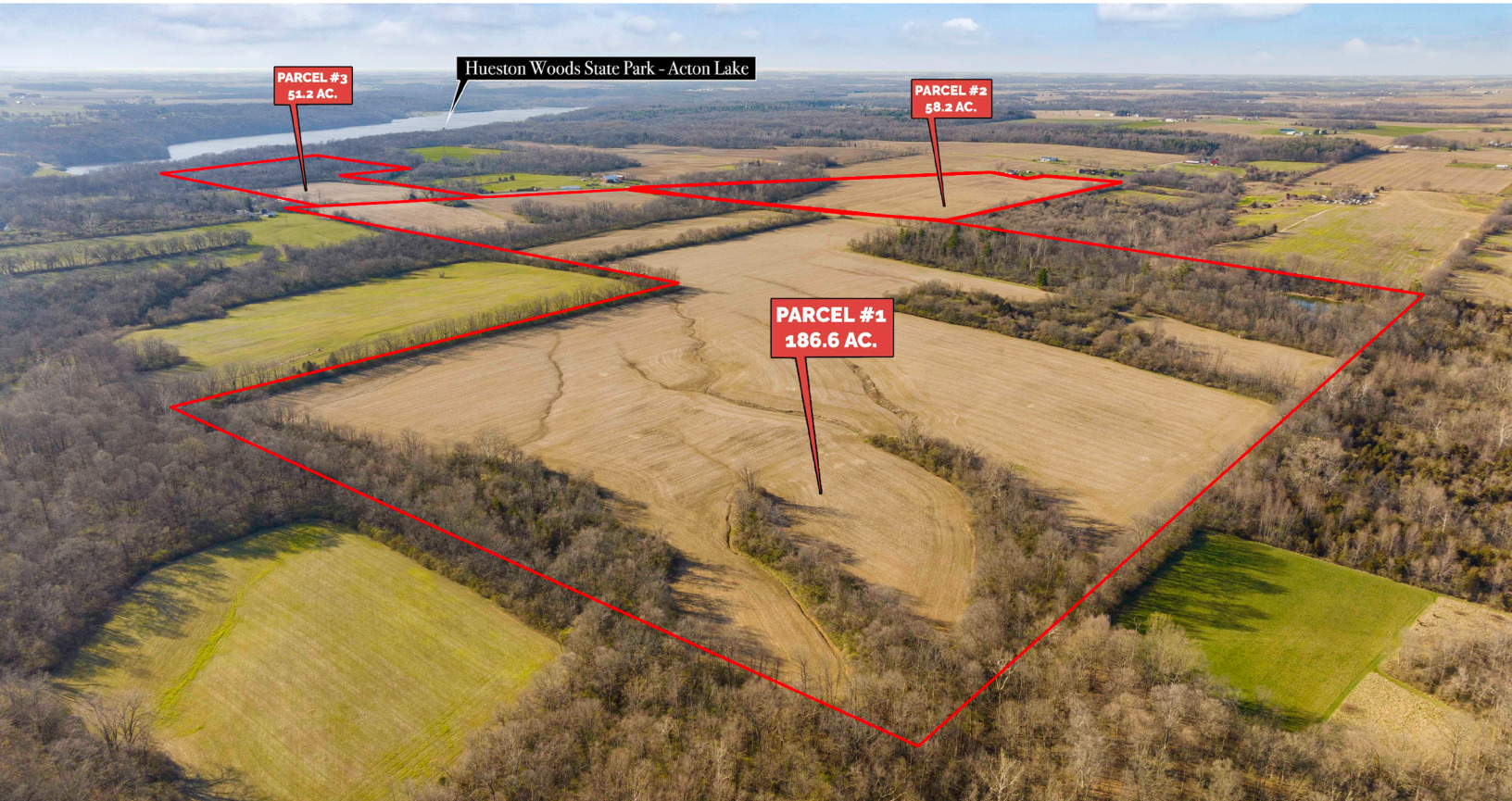


ABSOLUTE AUCTION

FRIDAY, MAY 17, 2024, 12:30 PM



REAL ESTATE



296 ACRES

GENTLY ROLLING LAND
2/3 PRODUCTIVE
FARMLAND
BALANCE WOODED

6822 MORNING SUN RD.,
OXFORD, OH 45056

LIVE AUCTION WITH ONLINE BIDDING

REAL ESTATE

296 acres gently rolling land. The Delp family has had ownership for many years. The original farm home and buildings were demolished years ago, but the farm lane and park like setting still exist. Approx. 185 acres total of productive farmland (rented for 2024 season) balance of land wooded w/ a small lake and pond. Soils include Fincastle, Russell-Miamian, and Xenia silt loams. All mineral rights owned by sellers to transfer. Approx. 51 acres lays on west side of Morning Sun Rd. and adjoins Hueston Woods State Park. Buyer to receive new survey. Land is a great investment you can enjoy and watch the sunset on. Convenient location, you better check it out!



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders
on location.*



Houston Woods State Park

Parcel #3
51.2 Acres

Morning Sun Rd.

Morning Sun Rd.

Measurements are approximate



Parcel #2
58.2 Acres

Parcel #1
186.6 Acres

ite and subject to actual survey.