



FOR SALE

MERCER COUNTY GRAIN FARM

A LARGE PARCEL
OF HIGHLY
PRODUCTIVE
TILLABLE LAND
IN AN EXCELLENT
AGRICULTURAL
COMMUNITY

495^{*}
ACRES
CENTER TOWNSHIP
461 AC.
TILLABLE

SYSTEMATIC TILING

Mathews Farms LTD, Owners



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

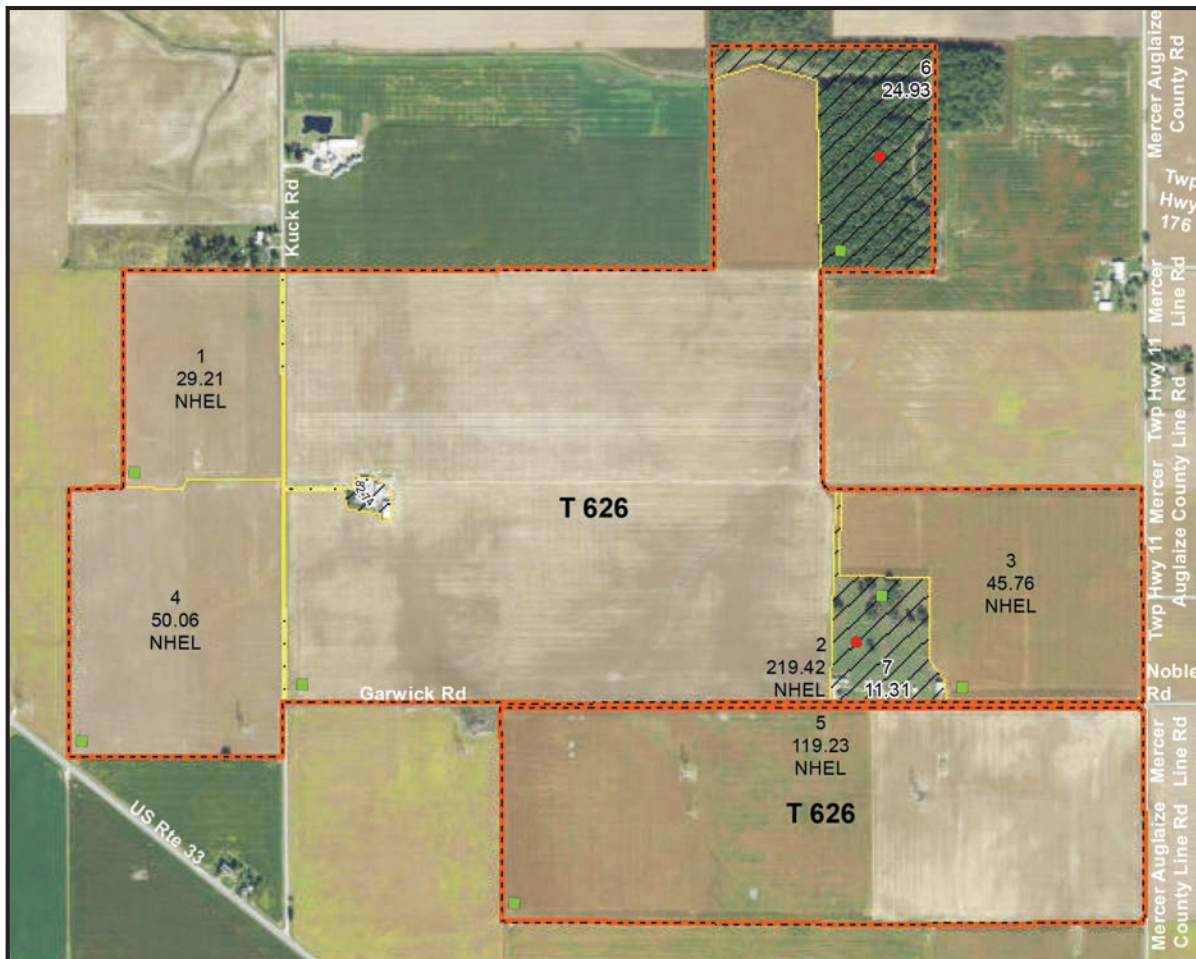
Mark Wilson 937.402.1961
Brandon Wilson 937.763.1993

800.450.3440 | www.wilnat.com

495* ACRE GRAIN FARM



461 ACRES TILLABLE



**FSA 156EZ
AVAILABLE
UPON
REQUEST!**

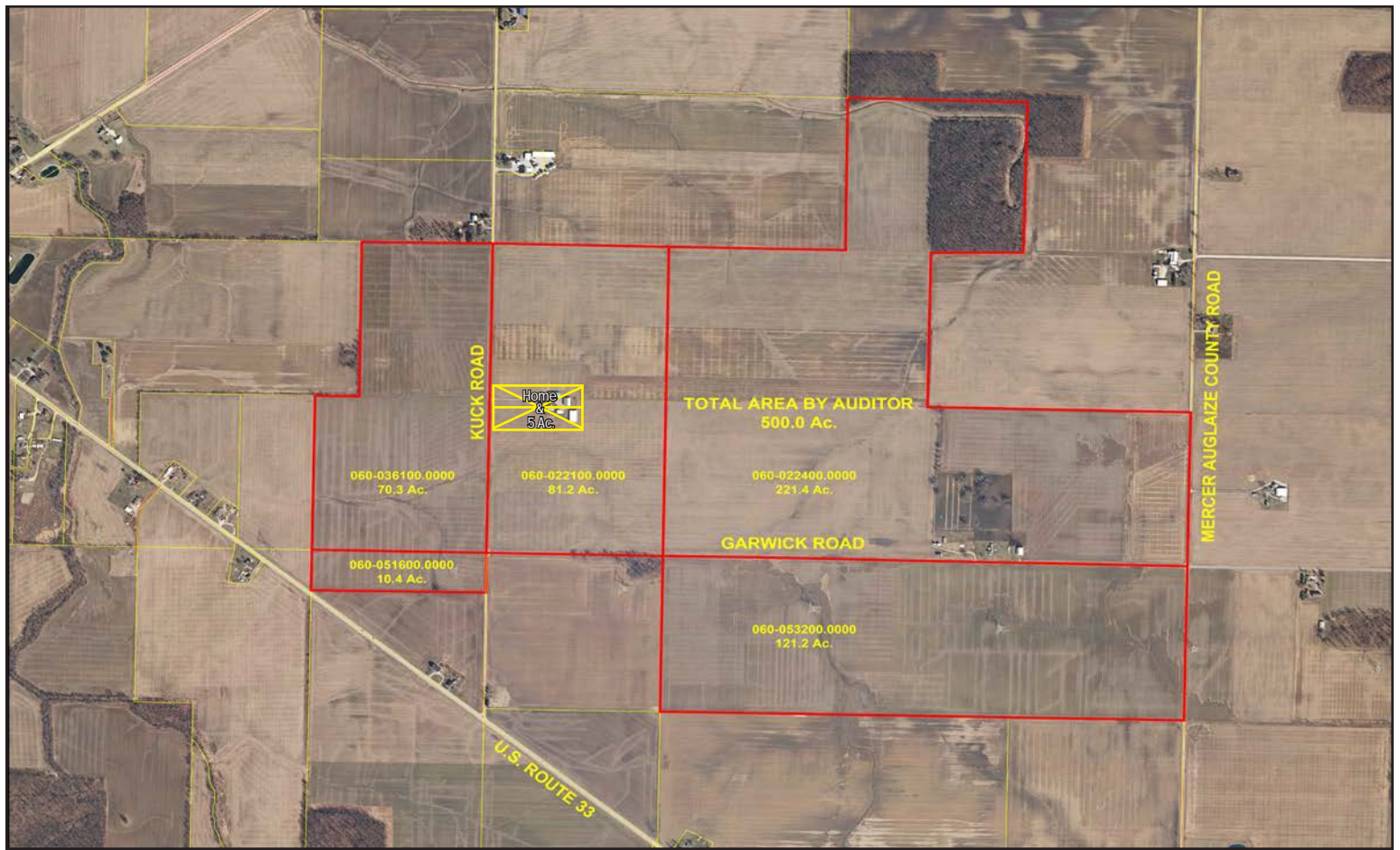
**FRONTING ON
KUCK ROAD
GARWICK ROAD
& MERCER
AUGLAIZE CO.
ROAD**

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
Compliance Provisions



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Parcel Nos.

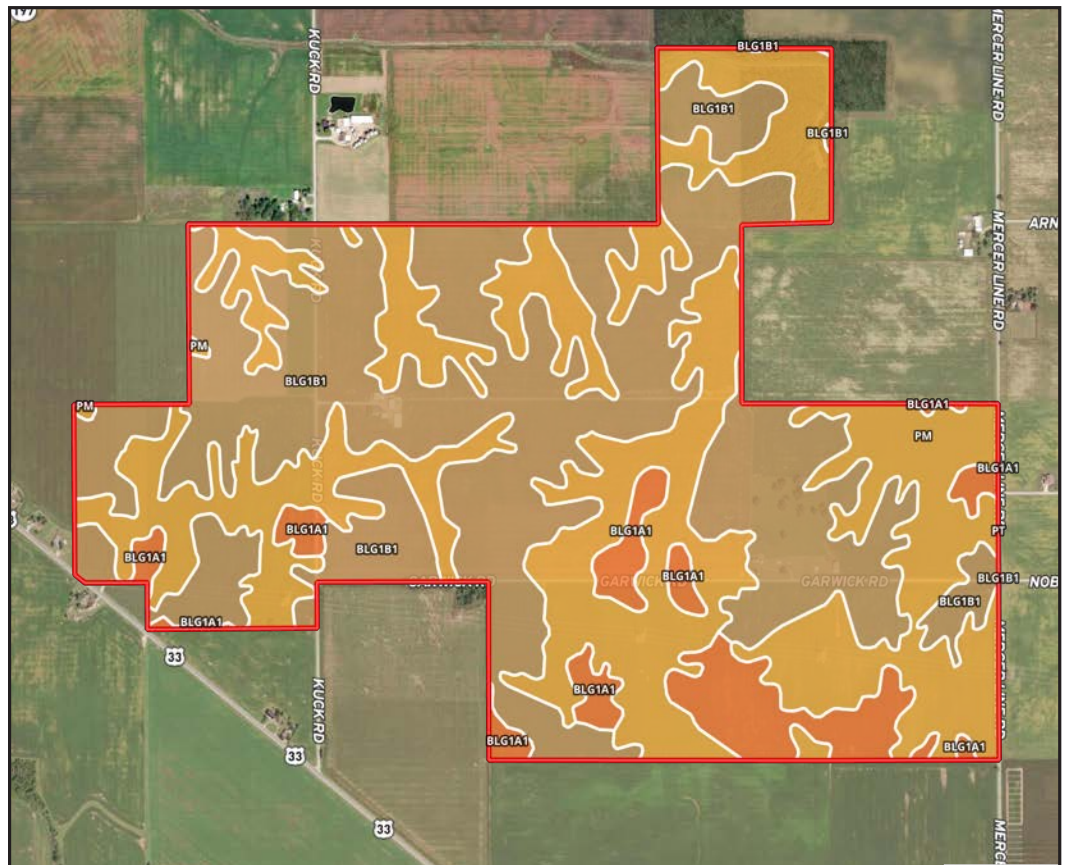
06-022400.0000
06-053200.0000
06-022100.0000
06-036100.0000
06-051600.0000

Taxes:

\$23,217.02
per year
minus home
& 5 acres

SOILS:

BLOUNT
PEWAMO



MERCER COUNTY GRAIN FARM

FRONTING ON
KUCK ROAD
GARWICK ROAD &
MERCER AUGLAIZE
COUNTY ROAD

***Sellers have given their long-term tenant an option to purchase 76 acres surrounding the home & 5 acres excluded from parcel #060-0221000000, on the map herein, on or before June 15, 2020. If the option is timely exercised by tenant, there will be 419 acres available for sale, instead of 495. However, Purchaser of 419 acres will have first right of refusal to purchase 76 acres in the future. If option to purchase is not timely exercised, by June 15, 2020, 495 acres will be available for purchase.**