

The

JOHN HEFFERNAN FARM



86.33 Acre Land Auction
Hardin County
Buck Township



**REAL ESTATE
& LAND COMPANY**

AUCTION DATE/TIME

November 2, 2023
6:00pm



AUCTION LOCATION

Hardin County
Fairgrounds
(Arts & Crafts Building)
14134 Letson Avenue
Kenton, OH 43326

CONTACT:

"THE LAND GUYS"
Devin Dye
419-303-5891
Matt Bowers
567-204-7462

This auction offers buyers a unique opportunity to purchase farmland with buildings in Hardin County. This farm consists of nearly all tillable farmland, with the exception of the house and building site. The ground consists of quality farmland with an NCCPI of 68.5 which is above average for the county. The farmhouse has 3 bedrooms and 2 full baths. The buildings consist of a machine shed, livestock barn, bank barn and hog farrowing house. This farm has been in the family for many years and this is a rare opportunity to purchase a complete farm property.



FARM FACTS:

Parcel Numbers: 051800010000,
051400190000, 051400450000
County: Hardin
Township: Buck
School District: Ridgemont Local
Schools
Total Acres: 86.33
Tillable Acres: 80.1
NCCPI: 68.5
Farmland: 84.24 Acres
Cropland: 81.67 Acres

** THIS FARM IS LOCATED 4 MILES SOUTH OF KENTON
ON THE SOUTH EAST CORNER OF STATE RT 31 & TR 265**

Owners: **Steven & Deborah
Williamson**

SOIL MAP & REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes	44.49	51.59	0	67	2e
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	21.35	24.76	0	76	2w
Gwe1B1	Glynwood silt loam, end moraine, 2 to 6 percent slopes	10.59	12.28	0	66	2e
Gwe5B2	Glynwood clay loam, end moraine, 2 to 6 percent slopes, eroded	4.95	5.74	0	56	2e
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	2.36	2.74	0	67	2e
Ble1A1	Blount silt loam, end moraine, 0 to 2 percent slopes	1.29	1.5	0	69	2w
Gwg1B1	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	1.2	1.39	0	67	2e
TOTALS		86.23(*)	100%	-	68.5	2.0

17636 Twp. Rd. 265
Kenton, OH 43326



HOME FACTS:

Style: Farmhouse
Exterior Finish: Vinyl Siding
Roof Type: Metal
of Bedrooms: 3
of Bathrooms: 2
Square Feet: 2,088
Foundation Type: Block Basement,
Partial Block Crawlspace
(Rebuilt in 1986)
Fuel Type: Propane
Water Supply: Well
Sewer Type: Septic System



HOUSE DIMENSIONS:

Living Room: 20'5" x 17'
Dining Room: 16' x 16'7"
Kitchen: 12'9" x 23'8"
Bedroom 1: 14'6" x 17'
Bedroom 2: 15'6" x 17'
Bedroom 3: 14'7" x 8'3"

OUTBUILDINGS:

Outbuilding 1 - West Barn

Size: 24' x 74'
Type: Metal Shed

Outbuilding 2 - South Barn "Big Barn"

Size: 90' x 36'
Type: Wood Barn

Outbuilding 3 - East Barn

Size: 52' x 55'
Type: Bank Barn
Floor: Concrete and Wood

Outbuilding 4 - Farrowing Barn

Size: 34' x 36'
Type: Farrowing Barn
Floor: Concrete



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"LICENSED & BONDED
IN FAVOR OF THE
STATE OF OHIO"

BROKER/OWNER



AUCTIONEER

DEVIN DYE
419-303-5891

REALTOR



AUCTIONEER

MATT BOWERS
567-204-7462

