



AUCTION

CHAMPAIGN COUNTY

**93.9
ACRES**
60.15 ACRES TILLABLE

WITH IMPROVEMENTS



**SELLING IN 4 TRACTS
RANGING FROM
5.6 AC. TO 54.48 AC.**

*Buy any individual tract, combination
of tracts, or whole property.*

**JACKSON
TOWNSHIP**

THURSDAY, NOVEMBER 6 • 6 PM

AUCTION LOCATION: Champaign County Fairgrounds, 384 Park Ave., Urbana, OH at the Michael's Building.

LOCATION: 1 mile south of Christiansburg at 5782 N. Addison-New Carlisle Road, Casstown, OH. Follow signs off Rt. 55 and Rt. 235 to property.

PREVIEWS:

TUESDAYS, OCTOBER 14 & 28
4 to 6 p.m.

SATURDAY, OCTOBER 25
10 a.m. to Noon
OR BY APPOINTMENT

ESTATE OF GERALD E. VOLK & ROBERTA VOLK
REVOCABLE LIVING TRUST, ROBERTA VOLK TRUSTEE



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
800.450.3440 | www.wilnat.com





Tract 1

5.68 Acres



5.68 acres with 751.68' road frontage on N. Addison New Carlisle Road.



Front outbuilding: concrete floor, 3 garage doors, walk-in cooler, heat in cider room and store front

Hog barn: concrete fl. & dirt fl.,

Description	Size (LxW)	Area	Year Built
Hog barn	100x26	2600 SF	1969
Flat Barn	70x30	2100 SF	2000
Open Sided Pole Barn	40x34	1360 SF	2000
Flat barn	48x34	1632 SF	2005

5782 N. Addison-New Carlisle Road, Casstown



Stories	2	Style	Colonial
Year Built	1975	Finished Living Area	2,432
Beds	4	Bathrooms	3
Basement	Unfinished 1,040 SF	Garage	2 Car Attached
Construction	Brick	Foundation	Poured
Roof	Shingle	Water	Well (Good GPM)
Sewer	Septic - Leach (Pumped 2024)	Heat	Propane / Minisplit / Natural gas Available
Water Heater	Electric	Windows	Double Hung/ Pane (New in 2021)

•Living room: carpet fl., brick built wood fireplace, 15x20

•Kitchen: eat in, laminate wood fl., base and wall cabinets, 14x14, all appliances stay

•Dining room: laminate wood fl., 11x11

•Entry: 12x8, marble tile

•Family room: 18x12, carpet fl.

•Office: 12x12, brick fl.

•Master bed: 12x17 carpet fl.

•Bed 2: 12x12, carpet fl.

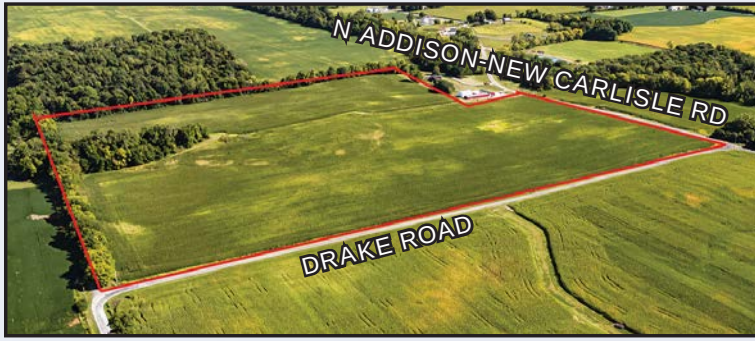
•Bed 3: 11x11., carpet fl.

•Bed 4: 9x11 (no closet), carpet fl.

•Unfinished basement: 27x38, wine cellar

•Front patio: 22x10, poured concrete

Utilities: propane gas, natural gas available, electric water tank (new) 80 gal., electric, well water with commercial grade water softener always had plenty of water even for the trees, AC, \$1,600 to \$1,700 per year for heat, minisplit units in the living room, and 2 bedrooms upstairs, septic tank and leach field in back yard (pumped in 2024)



Tract 2

54.48 Acres

54.48 acres with 50.65+/- acres tillable. 905.09' road frontage on N. Addison New Carlisle Road and 1189.62' frontage on Drake Road. 34% Kokomo; 11% Brookston; Miamian, Crosby & Miami soils as well.

Tract 3

15.26 Acres



RECREATIONAL/LIFESTYLE FARM OPPORTUNITY

15.26 acres with 6.5+/- acres tillable. 635.19' road frontage on N. Addison New Carlisle Road. Woods.

Tract 4

15.89 Acres

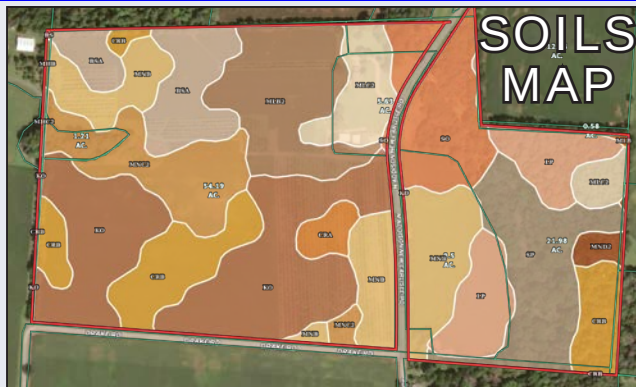


RECREATIONAL LIFESTYLE FARM

15.89 acres with 3+/- acres tillable. 1159.67' road frontage on N. Addison New Carlisle Road. Woods.

SELLING IN 4 TRACTS

Buy any individual tract, combination of tracts, or whole property.



SOILS MAP

All Polygons 91.26 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	18.46	20.23	0	82	2w
MnB	Miamian silt loam, 2 to 6 percent slopes	11.38	12.47	0	74	2e
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	8.98	9.84	0	68	2e
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	8.81	9.65	0	62	2e
Sp	Sloan silt loam, sandy substratum, occasionally flooded	8.68	9.51	0	80	3w
MnC2	Miamian silt loam, 6 to 12 percent slopes, eroded	7.44	8.15	0	55	3e
So	Sloan silt loam, sandy substratum, occasionally flooded	7.16	7.85	0	80	3w
Lp	Lippincott silty clay loam, 0 to 2 percent slopes	6.64	7.28	0	56	2w
BsA	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	6.16	6.75	0	70	2w
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded	5.0	5.48	0	62	3e
CRA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.31	1.44	0	68	2w
MnD2	Miamian silt loam, 12 to 18 percent slopes, eroded	0.88	0.96	0	52	4e
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	0.13	0.14	0	55	3e
MhB	Miamian silt loam, 2 to 6 percent slopes	0.11	0.12	0	74	2e
MIB	Miami silt loam, 2 to 6 percent slopes	0.1	0.11	0	63	2e
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	0.02	0.02	0	70	2w
TOTALS		91.26(*)	100%	-	70.79	2.33

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 31.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
Sp	Sloan silt loam, sandy substratum, occasionally flooded	8.68	27.9	0	80	3w
Lp	Lippincott silty clay loam, 0 to 2 percent slopes	6.64	21.34	0	56	2w
So	Sloan silt loam, sandy substratum, occasionally flooded	5.88	18.9	0	80	3w
MnB	Miamian silt loam, 2 to 6 percent slopes	4.97	15.98	0	74	2e
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	2.61	8.39	0	68	2e
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.34	4.31	0	62	3e
MnD2	Miamian silt loam, 12 to 18 percent slopes, eroded	0.88	2.83	0	52	4e
MIB	Miami silt loam, 2 to 6 percent slopes	0.1	0.32	0	63	2e
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	0.01	0.03	0	82	2w
TOTALS		31.11(*)	100%	-	71.29	2.57

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



FSA MAP

ACRES
93.9

CHAMPAIGN COUNTY
NOV. 6, 6 P.M.
THURSDAY

AUCTION

8845 St. Rt. 124 Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP



Terms & Conditions

DOWN PAYMENT: Purchaser required to pay Ten Percent (10%) down payment of the total bid price on the day of the auction. The down payment may be paid in the form of personal check or business check. Checks will be made payable to Wilson National Trust Account. Balance of purchase price due at closing.

CLOSING: Closing shall occur on or about December 22, 2025 or as soon thereafter that closing documents are prepared.

POSSESSION: Closing date.

TITLE & CLOSING: Property is selling with good marketable Title by Warranty Deed free of any liens. Closing to be held at First American Title Co., 1 Monument Square, Suite 200, Urbana, OH 43078. Title insurance is responsibility of buyer if so desired. Customary closing cost will be applied for buyer and seller

REAL ESTATE TAXES: Taxes to be pro-rated to closing. Buyer is responsible for CAUV recoup if applicable.

SURVEY: A new survey will be provided by seller if necessary for transfer. The survey will be at the Seller's expense and any issues regarding the survey will be at the Seller's discretion. If final surveyed acre is more than 1 acre difference from advertised acre, the price will be adjusted to new surveyed acre based upon price per acre paid at auction.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.

AGENCY: Wilson National, LLC and its representatives are Exclusive Agents of the seller.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to sign a Confirmation of Sale Agreement and disclosures at the Auction site immediately following the close of the Auction. This is a cash on delivery of deed sale. Your Bidding is not Conditional Upon Financing, so be sure you arranged

financing, if needed, and are capable of paying cash at closing. Go to www.wilnat.com for additional bidder packet information.

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New Data, Corrections, and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.