



(833) SOLD RES • RES.BID

# REAL ESTATE & EQUIPMENT AUCTION

LONDON, OHIO MADISON COUNTY

**130 ACRES**  
IN 4 PARCELS

Real Estate & Equipment on location at 1438 State Route 665, London, OH.



**PROPERTY INSPECTIONS:**  
Walk the Land at Your Leisure but Please  
be Respectful to the Tenant Farmers Crops  
Private showings of the building  
are available upon request.

**REAL ESTATE TERMS:** The successful purchaser(s) will be required a 10% non-refundable down payment at the auction with the balance due at closing within 45 days or at the completion of the survey. A 10% buyers premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. A complete list of terms is available at [www.RES.bid](http://www.RES.bid).



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**REAL ESTATE: WEDNESDAY, OCTOBER 14TH • 5:30PM**  
**EQUIPMENT: FRIDAY, OCTOBER 16TH • 9AM**



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LONDON, OHIO MADISON COUNTY

**130 ACRES**  
IN 4 PARCELS



1438 STATE ROUTE 665, LONDON, OHIO  
LOCATED IN AN ENTERPRISE ZONE

**REAL ESTATE: WEDNESDAY, OCTOBER 14TH • 5:30PM**  
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DOZERS • EXCAVATORS • CRANES  
TRUCKS • TRAILERS • EQUIPMENT



FULLY PERMITTED GRAVEL OPERATION  
16,000 SF INDUSTRIAL BUILDING



100+ TILLABLE ACRES  
4400' OF RAIL FRONTAGE



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# LONDON, OHIO REAL ESTATE AUCTION

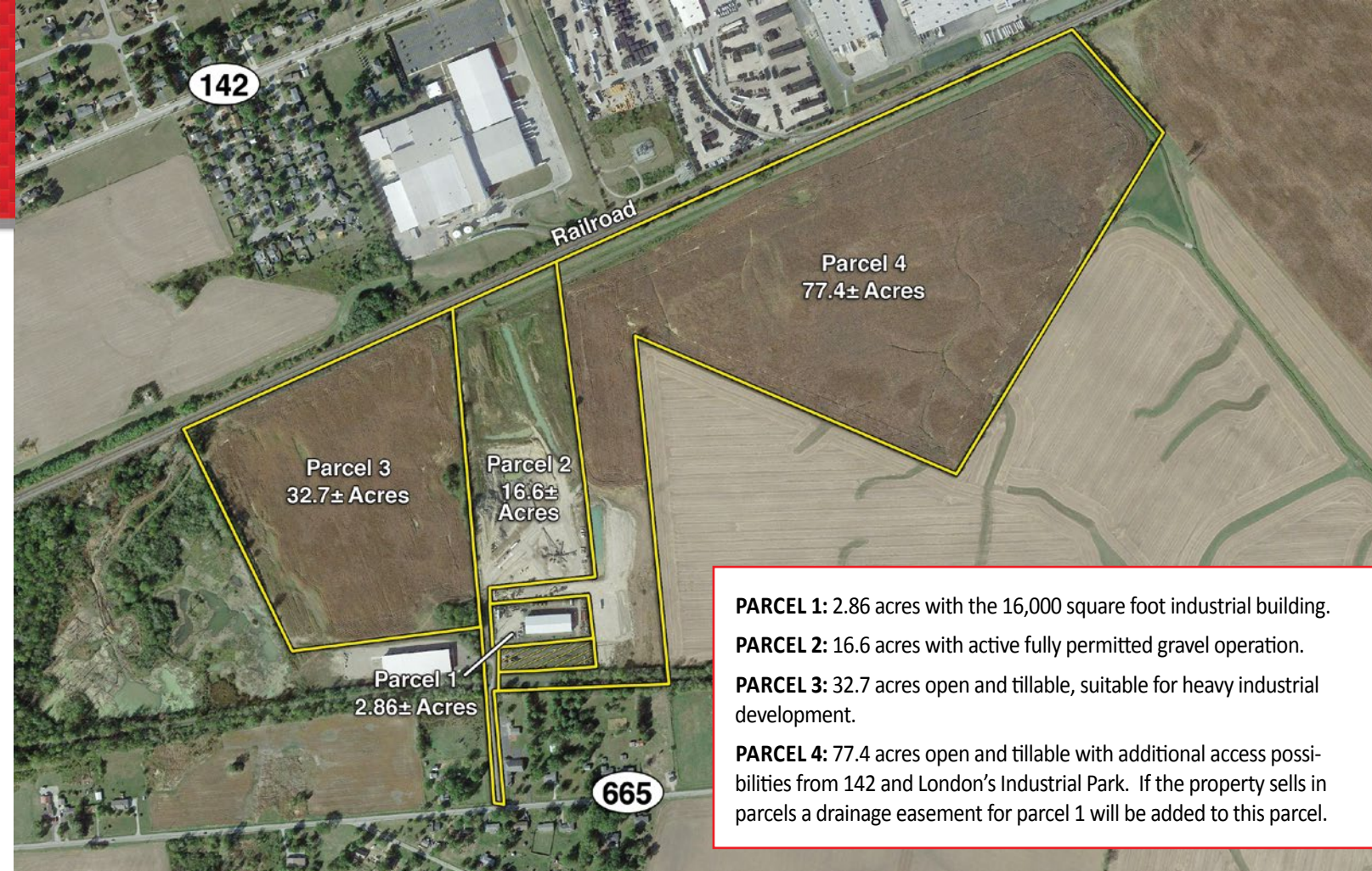
**130 ACRES**  
IN 4 PARCELS

**REAL ESTATE:** Situated on the east side of London, this property offers a great number of commercial and financial opportunities with an easily accessible location. Commercial land developers, entrepreneurs, contractors, ready mix concrete plants, and farmers you need to look at the long-term investment opportunity the property presents. 130 acres zoned heavy industrial located in an enterprise tax abatement zone gives this property nearly an open book of development potential.

Located in the center of the property is a fully permitted, operational gravel pit. An estimated 3.5 million tons is located in this deposit with high quality aggregate usable for ready mix and a multitude of additional applications. Since offering public sales in May the demand has nearly doubled to today. The clay overburden has also tested to be high quality and suitable for landfill and other high standard uses. As valuable as the product is to sell offsite, maybe the greatest value it can offer is to be used onsite for a self-sustained commercial development. Use the overburden and aggregate for building pads which adds significant financial possibilities if you were to offer build to suit warehousing, offices, and manufacturing facilities. Core and aggregate samples are available for your inspection and testing.

Currently 100 acres of the total is used as tillable row crop land. The land offers good surface drainage with a county-maintained ditch to the rear of the property. Add this land to your current farming portfolio, boost your income with the aggregate sales, and use the building as the shop and hub of your operation. You will appreciate what your money can buy here.

**TAXES:** The property is located in London Corporation Limits, Madison County parcel #s 32-00002.000, 31-02739.001, 31-003591.000, and 31-02739. Annual taxes are currently \$9,964.56 and will be prorated to the date of closing.



**PARCEL 1:** 2.86 acres with the 16,000 square foot industrial building

**PARCEL 2:** 16.6 acres with active fully permitted gravel operation.

**PARCEL 3:** 32.7 acres open and tillable, suitable for heavy industrial development.

**PARCEL 4:** 77.4 acres open and tillable with additional access possibilities from 142 and London's Industrial Park. If the property sells in parcels a drainage easement for parcel 1 will be added to this parcel.



# LONDON MATERIALS EQUIPMENT AUCTION

A yellow Caterpillar bulldozer is shown from a side-front perspective, positioned behind a large, curved metal blade. The bulldozer has 'CAT' and '345B' visible on its side. The background is a solid red color with large, white, 3D-style letters. The letters 'ION' are prominent at the top, and 'es' is visible below them on the left. The bulldozer and blade are set against this red background, with the blade appearing to be in the foreground, partially obscuring the bulldozer.

**Dozers • Excavators • Screens • Conveyors • Cranes  
Pans • Lifts • Trucks • Trailers • Farm Equipment  
Huge Shop Inventory**

**Auction will be held on location at 1438 State Route 665, London, Ohio**



**Full Equipment Details, Additional Photos  
& Online Bidding Available at [www.RES.bid](http://www.RES.bid)**



**Auction by order of DC Engineering & Development and London Materials  
Andy White 419-651-2152, Joseph Mast, Seth Andrews, Broker**

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**Auction by order of London Materials  
Chuck Duvall, Owner 614-270-8785  
Andy White 419-651-2152, Joseph Mast, Seth Andrews, Drew Turner**

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