

# Farm Sale



**\$3,999,000**

**211.76 Acres**

*Clark County*

**3003 Vernon-Asbury Rd.  
South Vienna**



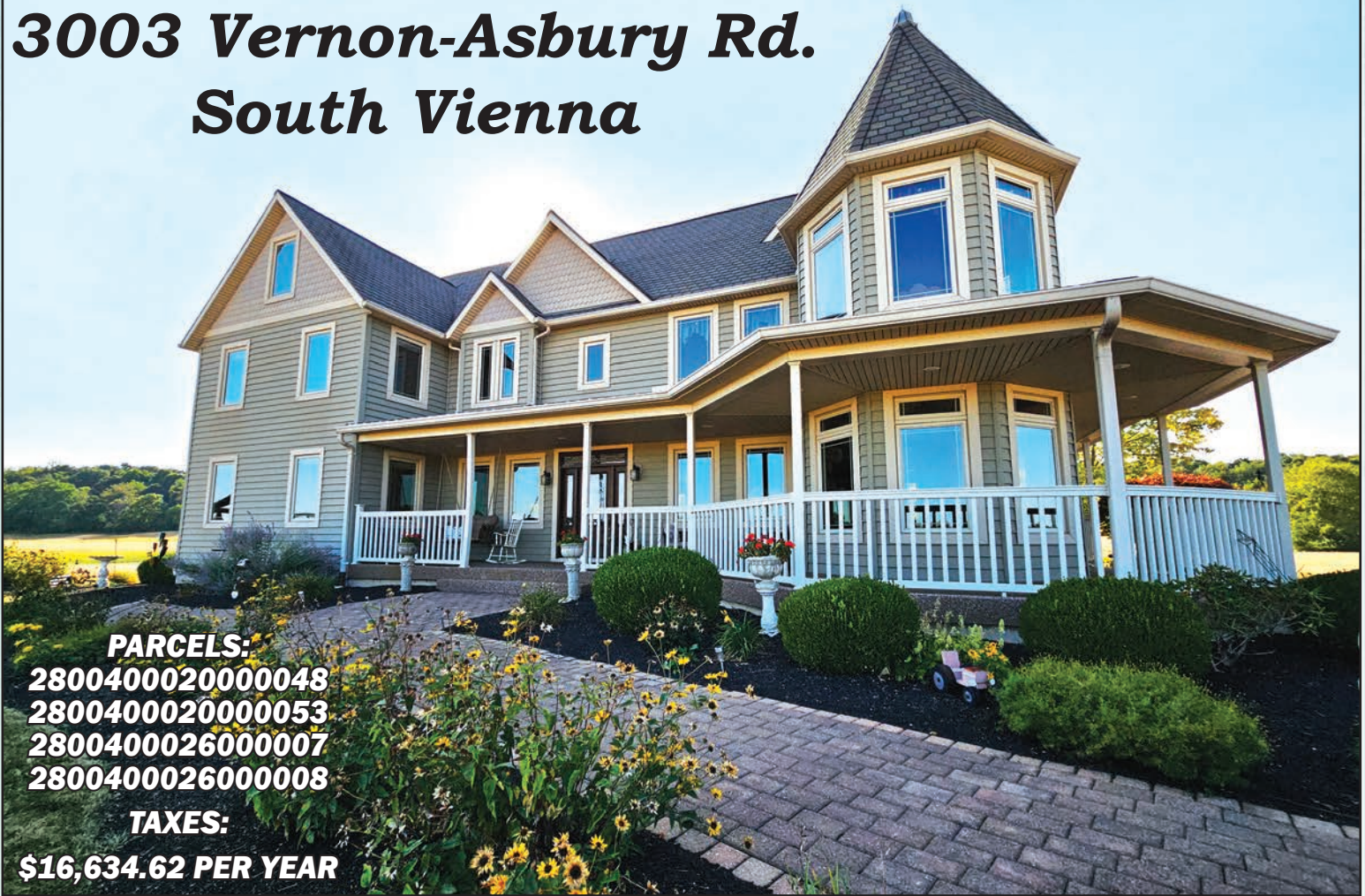
**WILSON NATIONAL LLC**  
A REAL ESTATE & AUCTION GROUP



[www.wilnat.com](http://www.wilnat.com)

800-450-3440

# 3003 Vernon-Asbury Rd. South Vienna



## PARCELS:

2800400020000048

2800400020000053

2800400026000007

2800400026000008

## TAXES:

**\$16,634.62 PER YEAR**

## FEATURES

- Hardwood Floors Throughout
- Finished Basement Movie Room, 35x19, Carpet, Theatre seating w/4 electric seats, surround sound
- 72 Windows
- Well - Whole Water Filtration System
- Septic Tanks/Leach Field
- Poured concrete superior walls with styrofoam insulation
- 3D Dimensional shingle roof
- Geothermal & caddy whole house wood furnace ducted throughout the house
- All custom woodwork - steps, trim, stairways are poplar wood
- Electric hot water heater
- Double pane, storm, vinyl, casement windows, wood trim
- Living/Dining, 19x32, oak hardwood throughout, chimney flue place for woodburning fireplace
- Kitchen, 18x18, hardwood floors, eat-in with island, granite & walnut counter tops, base & wall walnut custom cabinets, Whirlpool appliances
- Master Bedroom, 17x30, 2nd floor, oak floors, sitting room
- Master Bath, 12x8, 2nd floor, 6x10 wheelchair accessible shower, tile floors, single vanity
- Bedroom 2, 20x15, 1st floor, oak hardwood floors
- Bedroom 3, 19x12, 1st floor, oak floors
- Bedroom 4, 20x20, 2nd floor, oak floors
- Bedroom 5, 17x15, 2nd floor, hot tub ventilation
- Bath 2, 13x10, 1st floor, single vanity, large wheelchair accessible shower
- Bath 4, 8x8, 2nd floor, tub/shower, single vanity, tile floor
- Half Bath 1, 7x7, 1st floor, washer & dryer hookup
- Den/Office
- Breakfast Room/Turret Room, 11x11, 1st floor
- Sitting Room, 11x11, 2nd floor, cathedral ceiling
- 4 Stop Elevator
- Wrap-around Porch
- Patio
- Attic, approx. 1,000 sq. ft., carpet, finished
- Garage 1, 19x36, basement, floor done, 4 car, finished
- 4 Wheeler Garage, 100x8
- Garage 2, 16x16
- Barn
- Pond, professionally stocked



**158.66 Acres Tillable**  
**44.59 Acres Wooded**  
**4.87 Acres Pasture**  
**Pond**  
**Property is enrolled in**  
**the Tecumseh Land Trust**



SOIL CODE	SOIL DESCRIPTION	ACRES
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	48.81
RgE	Rodman gravelly loam, 18 to 35 percent slopes	45.69
EpC2	Eldean-Miamian complex, 6 to 12 percent slopes, eroded	44.5
StC2	Strawn silty clay loam, 6 to 12 percent slopes, eroded	15.03
StB2	Strawn silty clay loam, 2 to 6 percent slopes, eroded	13.41
MkB2	Miamian silty clay loam, 2 to 6 percent slopes, eroded	12.35
ChB	Celina-Strawn complex, 2 to 6 percent slopes	9.57
EpD2	Eldean-Miamian complex, 12 to 18 percent slopes, eroded	7.91
MhB	Miamian silt loam, 2 to 6 percent slopes	7.36

Call Mark Wilson  
937-402-1961  
or Brandon Wilson  
937-763-1993



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211.76 ACRES