

Champaign County Fair  
Newsletter



## 2017 CHAMPAIGN COUNTY FAIR NEWSLETTER,

Dear Friends, Customers, and Clients,

It's time again for our biannual Newsletter. We thank **you** for allowing us to serve **you** again and again. We are pleased to share with you that real estate sales in Champaign County are gradually improving.



You may recall that **HLIC** offers a drawing at the Champaign County Fair for a week's stay in any RCI facility—state or overseas. Please complete the attached entry form and return to us at the Saint Paris, Urbana, or our Fair office. We will draw the winning name following the Fair.



Search and find 7 county MLS listings at  
[www.gohendersonland.com](http://www.gohendersonland.com)

## Market Trends

First half 2017 real estate sales for Champaign County were generally lower for first half when compared with 2016 sales. There were 400 conveyances in first half 2017 compared to 424 in 2016 or 6% fewer transaction. The total real estate sales amount of \$58,852,265 in first half 2017 was 4% higher than first half 2016.



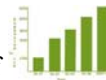
According to the Champaign County Auditor's records the average transaction sale was \$147,130 in first half 2017 compared to \$133,876 in first half 2016. WRIST, our regional 7 county MLS records, show that the average sale price increased 8.7% to \$139,034 and the total sale increased 2.3%. The sales however decreased 5.9% for first half 2017 compared with 2016. According to WRIST records Champaign County currently has 27% fewer active listings now compared with June 2016. This is a **SELLER'S** market.



FYI the Ohio Association of REALTORS records show the average home sale price in Ohio for first half 2017 was \$176,804 or 5.2% higher than first half 2016. The number of Ohio sales increased 5% and the total sale amount in-

creased 10.5% in first half 2017 compared to first half 2016. Champaign and neighboring counties real estate activity is lagging behind the State when comparing number of sales. The economy, employment and consumer confidence are positive and are presently strong enough in Ohio to encourage real estate investment.

For most of Ohio and the U.S. the sale value of homes has trended higher in 2017.



The demand for farm land continues to remain **very** strong with values over \$8500 per acre for quality farmland in many Ohio counties including Champaign County.

U.S. new home sales rebounded in May. Sales of new single family homes rose 2.9% to a seasonally adjusted rate of 610,000 according to the U.S. Commerce Department. The median price of a new home sold in May rose to a record of \$345,000, up 16.8% from a year ago.

Nationally, existing home sales have jumped to their highest level since early 2007.

**WE NEED LISTINGS!!! WE NEED LISTINGS!!!!**

## New Construction

Surprisingly new construction in Champaign County is down for first half 2017 compared with first half 2016. 10 residential building permit applications were made for new custom built and modular homes. The estimated permits total about \$1,832,000 or \$183,000 per residence. The total building permits for first half 2016 were 26 with estimated building permits totaling \$4,096,000 or \$193,440 per



residence according to the Building Regulations Department.











**Why is there this substantial reduction in new builds when the local and national economy seems strong?**

5 commercial building applications totaling \$46,520,000 were filed in first half 2017. Urbana City Grade/Middle School on South 68 and Navistar Warehouse on Phoenix Drive are the 2 major projects.

henderson land  
investment company

# Real Estate News








## Local Real Estate News:

- Mortgage interest rates are edging lower since January. Fixed interest rates between 3.2% and 4.5% are available for personal residences at many banks and mortgage companies for 10 to 30 year conventional loans. Variable rates can be secured between 3.5% and 4% for 1 to 7 year terms. This continues to be a **super** time to buy a home!!!! Mortgage interest rates are **affordably** low. 
- Unemployment for first half 2017 is nearly flat in Ohio. The unemployment rate for **Champaign County** is 3.8 %for May nearly the same as 6 months ago at **3.7%**. Unemployment rate in Clark County is 4.3%, Logan County is 3.7%, Madison County is 3.5%, Miami County is 3.9%, Shelby County is 3.7%, and Union County is 3.4%. **Ohio's** and the U.S. unemployment rate for May 2017 are respectively **4.6%** and 4.1% and were respectively **4.4%** and 4.5% in January 2017. 19200 people were employed in Champaign County in May 2017 unchanged from 19200 in January 2017 according to Marcia Bailey, Economic Partnership director. Champaign County's total civilian labor force is 19,900. Marcia states that there are job positions available that are **not** being filled. CEP has a new website, [www.communityjobconnection.com](http://www.communityjobconnection.com), for employers and job seekers to use in Champaign County. 
- First half 2017 sales tax revenue increased slightly to \$2,833,776 for Champaign County compared to First half 2016 sales tax revenue of \$2,731,460 according to Auditor Karen Bailey. Sales tax revenue makes up 50% of Champaign County's budget and is an important revenue source balancing reductions in state funding. 
- The total accrued delinquent real estate taxes for Champaign County for first half 2017 due for 2016 are \$2,061,971 compared to \$2,400,624 due for first half 2016 for 2015. This is a reduction of delinquent tax of \$338,653 or 14%. Treasurer Robin Edwards reports 38.7% of delinquent tax payers or 344 individuals are now on a payment plan. 
- The five highest Champaign County real estate tax delinquencies are : State of Ohio for Game Farm Road farm, \$54,414, North Coast Properties of Champaign County, \$42,474; Michael Dietsch, \$18,805; Jeff Bradley, \$17,790; and Gordon and Anthony Alsop, \$17,620.
- In first half 2017 Champaign County had 42 sheriff sales compared to 36 sheriff sales in first half 2016. This is a negative 14% increase. DISCOURAGING!!!
- Art has a new home in downtown Urbana—The Studio & Fine Arts Gallery—a venture by Pat and Patsy Thackery aimed at helping local artists display their work and attracting new visitors to downtown area. 
- City of Springfield is now offering 0% interest loans to residents who want to make exterior improvements to their properties i.e. windows, siding spouting.
- John Doss, the owner of the Little Nashville, a former bar in downtown Urbana, has been awarded more than \$30,000 in Ohio Historic Preservation tax credits to restore this vacant building. 
- Springfield's population falls to its lowest number since 1910. The current population in 2016 was 59,087. Springfield lost 500 residents from 2015.
- City of Urbana finally closed on the purchase of the former Q3 JMC Inc property on Miami Street. This 20 acre site is scheduled for remediation this fall prior to its redevelopment.
- Buckeye Wind Farm and Union Members United have negotiated a settlement and the Ohio Supreme Court has dismissed the case. This wind turbine legal contention has been ongoing since 2006. 
- Champaign County and Urbana are experiencing or will experience some significant new construction investments:
  1. Colorado-based Crop Production Services will begin site work on a new facility at the old Interstate Truckers, Inc. property at 668 State Route 55. This will be a fertilizer distribution center. Plans include 20,000 square foot liquid fertilizer storage and 12,000+ square foot dry fertilizer storage. CPS is impressively the largest wholesaler of fertilizer in the world.
  2. KTH at Saint Paris has a \$23-\$35 million expansion plan for a 129,000 square foot stamping warehouse and high bay and low bay welding.
  3. Memorial Health from Marysville has started construction on \$9 million health facility on 11.5 acres east of WalMart.
  4. Navistar has 100%, 10 year tax abatement to build a 355,319 square foot warehouse on Phoenix Drive off State Route 55. Site preparation has begun. This is a \$12 million construction project.
  5. O'Reilly Auto Parts will build a new 7600 square foot store on northwest corner of US 36 East and Lippincott Lane.
  6. Urbana City Schools has the High School improvements under substantial construction on the Hill with occupancy expected January 2018 and site preparation and construction for the elementary/middle school taking place on US 68 with hopeful occupancy fall 2018. 
  7. Urbana made commitment to improve US 36 East with sidewalks, streetlights, storm drains, gutters, and curbs between Berwick Drive and Dugan Road at cost of \$1.3 million. Construction has been underway since May.

# Real Estate News

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## Local Real Estate News continued:

- Habitat for Humanity has started its next home at 517 South Church Street in Saint Paris. This will be the 8th Habitat home in Champaign County since Habitat for Humanity was founded in 2003.
- Casino tax revenue of \$447,602 in first  half 2017 was 6% lower than \$475,278 collected in first half 2016 in Champaign County.
- Lydia Hess is the new Champaign County Chamber of Commerce and Convention and Visitor Bureau executive director.
- Champaign County Auditor is using a new software tool, Pictometry Eagleview, to map properties in 3 dimensions. This software is helping several other county agencies.
- Saint Paris Village wants to sell its Municipal Building and former fire station building. The village is taking bids.
- Urbana City's floodplain map is changing. An update will affect 67 properties. Some of these properties will be eligible to opt out of flood insurance. This flood plain update is a result of the City improving drainage of natural waterways the past 10 years, namely Dugan Ditch.
- Enon Sand and Gravel wants to expand its mining operation on its 400 acre property. Ohio Department of Natural Resources has given citizens an opportunity to offer input. This land is near 200 homes, Greenon High School, and several businesses.
- Clark County Auditor has begun the 2019 reappraisal process. This reappraisal will affect every property owner in the County. Here is an interesting comparison: Clark County has \$2,238,882,200 taxable property value while Champaign County has \$872,775,520.
- Navistar has about 1500 employees and could add hundreds more due to two recent cooperation deals announced with General Motors.
- Navistar closed a deal for Volkswagen Truck and Bus to buy 17% interest in the Company. This strategic alliance is expected to bolster Navistar's finances and lead to extensive collaboration between the 2 manufacturers.
- Community Mercy Health Partners tops the list of Clark County major employers followed by Assurant, Navistar, Clark County Schools. CMHP has 2013 employees.
- The local Tax Incentive Review Council (TIRC) voted to recommend local Governments continue with all current enterprise zone, Community Reinvestment Area (CRA), and Tax Incentive Fund (TIF) agreements in Champaign County.
- In March there was an announcement that developer  of Everpower Wind Holdings may sell its wind farm investment.
- National Guard Armory building on North Main Transport, 501 West Church Street, Urbana for 4  owned by the City was leased with option to buy to Noreast years. Earlier this year the Armory was for sale at a minimum bid of \$390,000.
- Honda will invest \$49 million at the Russell Point plant as part of a plan to produce a 10 speed automatic transmission for front wheel drive vehicles.
- And, Honda will invest \$124 million in new wind tunnel in Logan County to be used in crash testing and research. It will be housed at Transportation Research Center.
- The  rivers, streams, and inland lakes in Clark and Champaign Counties draw thousands of visitors each year for recreational activities and they play a key role in the local economy.
- 23 June  State officials posted a recreational public health advisory at Kiser Lake for high levels of microcystin, a toxin created by algae. Swimming and wading are not recommended. (Lake Erie and Grand Lake St. Marys and Buckeye Lake continue, also, to be plagued with toxic algae. The toxic algae has contaminated the lake  water for drinking and recreation).
- Kroger plans to begin development of a \$20 million project on South State Route 72 in 2018 after resolving zoning and development issues. Springfield City commissions approved a plan to annex and rezone about 100 acres.
- Urbana's BEST KEPT SECRET!! Pointe North  just north of Grimes Field. 4 fishing ponds are available. This is part of Urbana park system.
- Mechanicsburg Village Council is pursuing passage of a "demolition by neglect" ordinance to address properties in disrepair and vacant. The ordinance aims at providing an incentive for owners of vacant structures to get their properties back in productive use.

# Real Estate News

## Local Real Estate News continued:



- Clark County Land bank wants to raze more homes in blighted neighborhoods that neighbors describe as eyesores.

- The Edward Wren Co. Building, 31 East High Street now owned by Wellington Square a real estate arm of the Turner Foundation, may have 30 apartments and 3 businesses in the future according to developer.

- Local Clark County, elected officials and community activists are now backing a new version of a clean-up plan at the Tremont City Barrel Fill site in northern Clark County. The estimated cost is \$24 million. The plan is to remove all hazardous waste that might seep into Springfield's drinking water supply. 


- Urbana City Council voted to implement a storm water utility fee of \$5 per month per water meter to continue funding improvement to City drainage.

- Strength Capital Partners, LLC, owners of Robert Rothschild Farm, sold the gourmet food business and 30 acres to Glencoe Capital, LLC, a private equity firm in Chicago. Glencoe has a food products group.



- Springfield has become the “rock climbing mecca of Ohio” overnight. This is a result of private lands the Clark County Park District acquired. The new Mad River Gorge and Nature Preserve is now a reality and open to the public. Climbers can scale cliffs as high as 50 feet, which is considered high by Ohio rock climbing standards.


- Can Urbana become a college town?? Urbana University Executive Vice President and Provost Christopher Washington and Urbana Mayor Bill Bean are confident now is the time to forge a lasting bond between the university and the community.

- AIM Media Midwest LLC announced that it acquired the print and online newspaper publishing assets in Ohio from Civitas Media. This transaction includes 17 newspapers including the Urbana Daily Citizen. 

- Clark County plans to buy the old armory near the Clark County Fairgrounds for \$125,000. It is prime for development—possibly a hotel and restaurant speculates Commissioner Rick Lohnes.

- Ohio has enacted the nation’s first statewide ban on mortgage lenders using plywood to board up vacant structures. Plywood covers the doors and windows of thousands of empty structures across southwest Ohio—including Springfield. Springfield uses painted strand board at a cost of \$10 per sheet. The alternative - clear board - costs \$115 per sheet.

## State Real Estate News

There are 3 lighthouses located at nearby Grand Lake St. Marys—the Lake Erie you can view lighthouses at Marblehead, Port Clinton, South Bass Island, Cedar Point, and Vermillion. 


U.S. budget has allocated more than \$100 million to repair federal office buildings in Ohio—Cleveland, Akron, and Cincinnati.

State lawmakers voted to abolish the Ohio Manufactured Home Commission that regulates manufactured homes. Governor Kasich proposed shifting regulatory authority to Ohio Department of Commerce. This has not been approved. 

Farmers and school districts are foes in the CAUV tax revision. Farmers have been paying a disproportionate amount of tax on farmland values. Rural school districts depend on this tax income.



This year 41 Ohio counties may see a CAUV tax reduction according to Ohio Department of Taxation.

CAUV continues to be a top priority in getting reforms legislated for taxing farmland. Farm Bureau is spearheading this effort.

Rover Pipeline is behind on a \$1.5 million payment penalty to State Historic Preservation Office. EPA fined Rover for construction mis- and questioned whether Rover is taking Ohio regulations seriously as Rover rushes to finish the \$4.2 billion natural gas pipeline in Carroll County. 

Southwest Ohio has 22 colleges and 4 branch campuses. 6 are struggling financially. Ohio has 90 public and private nonprofit colleges. Some people believe that Ohio is overpopulated with colleges to keep their enrollment at profitable levels.

There are several pending law suits involving real estate in the State:

1. A Butler Township couple in Montgomery County is suing a neighbor over barking dogs for \$125,000 in damages. The barking has affected their marriage and the doctor/ husband’s ability to be rested well enough for surgery. 
2. Columbus city attorneys and public health officials are preparing court cases against landlords who have not removed hazardous lead paint from their properties despite orders. 
3. A former accountant embezzled \$1 million from Don Wright Realty in Dayton. The sentence was 4 years and 3 months in federal prison plus repayment.
4. More than 60 property owners in northeast Ohio are suing to stop a proposed high-pressure natural gas pipeline. Reasons are it violates owner’s due process, misuses eminent domain, and jeopardizes safety.



# Real Estate News

## State Real Estate News continued:

Bright Farms in Wilmington announced the company will invest \$10 million in building a greenhouse farm. There will be a 160,000 square foot hydroponic greenhouse. The greenhouse will produce about 1 million pounds of salad greens, herbs and tomatoes.



Communities, like Carroll in Fairfield County, are showing civic pride in putting names on highway bridge overpasses.

RiverScape River Run had a grand opening in Dayton in May. This \$4 million project is signifying a changing tide in downtown Dayton that will hopefully bring residents and economic development back to the core of the city.

Ohio ranks as one of the worst states for untested or contaminated water systems.

WalMart replaced the Cleveland Clinic as Ohio's biggest employer. WalMart has 50,500 employees.

Ohio cities are mapping where lead pipes are located responding to a new Ohio law tightening the notification and reporting processes of identifying lead in a water system.



In Ohio, at least 70 retail brick and mortar stores are set for closure as a result of consumers shifting spending habits to online shopping in this age of e-commerce. In U.S. more than 3500 stores could close within the year for this "retail apocalypse."

## National Real Estate News

- Home builders are feeling more optimistic about their business prospects with the surge in new home sales and the lingering shortage of previously occupied homes.
- Diminished supply of available homes is swelling prices, squeezing out would-be buyers, and pushing up rents as more people are forced to remain tenants.
- Homeowners are moving less. The median length of time people have owned their own homes rose to 8.7 years in 2016, more than double the ownership time in 2006.
- Daily production of oil is topping 1 million barrels per day in North Dakota—the nation's number 2 oil producer behind Texas. Do you know how difficult it is to find a hotel room, parking place, or table at a restaurant? There are hundreds of more jobs than takers.
- Luxury homes sales are slowing according to Christie International Real Estate. However, there are 10 homes topping \$100 million. Playboy Mansion was one of U.S. priciest homes to sell in 2016 bringing \$105 million. The highest price sale was in Hong Kong fetching \$270 million.
- A dilapidated Detroit house is for sale for \$5 million. The home is near the new Little Caesars Arena. It is one of the last properties within the footprint of the city's coming sports and entertainment district.
- Supreme Court ruled that cities can sue banks under federal anti-discrimination housing law. A stipulation is that the lawsuits must tie claims about predatory lending practices among minority customers directly to declines in property taxes.
- Commercial real estate is on the Federal Reserve watch list. Apartment towers are seen as the next potential asset-price bubble.
- More Americans age 65 and older are still in the workplace. April 2017, 19% of Americans 65 and older were still working. That is highest rate since John Kennedy was in White House.

Backyard chickens, goats, rabbits, and small livestock may be more common and regulated in Ohio based on House Bill 175. This law will sidestep local zoning laws.



other less This

Natural gas won the battle on usage over coal on U.S. Atlantic coast. Now natural gas is about to move west and win the usage in Ohio. At least 6 gas fired plants are planned in the Ohio River Valley over the next 4 years.



Franklin County Auditor will use drones in a pilot program to appraise properties.

Franklin County is Ohio's most populous county replacing Cuyahoga County. Union County is the fastest growing county in Ohio.

Dayton ranks Number 1 in the homeowner vacancy rate in U.S. according to Census data.

Bankruptcy filings have declined in Ohio for seventh consecutive year following a national trend.

Clark County foreclosures are at a 10 year low. Ohio has the ninth highest foreclosure rate in the nation in 2016,

Akron's mayor proposed a tax break to City Council on new home construction or improvement that increase property value as a way to reinvest in a community with aging and unmarketable property.

Maumee River is being promoted for mile "blueway" - a state water trail for 108 kayakers and canoers.



Several conservation groups are suing 2 federal agencies over plans to permit fracking in Wayne National Forest in southeast Ohio



However, there are 10 sell in 2016 bringing



# "How About Helping Us Find The Perfect Buyers For These?"



Coming soon when the transformation is complete.

**203 East Lawn**, Urbana will have 4 bedrooms, 2.5 baths and a mix of old and new. Drive by and call Gina @ 206-7029



**8935 Loy Road**, Conover has a metal roof, replacement windows and vinyl siding resulting in low maintenance in this 3 bedroom 1 story sitting by itself on 1 acre. **\$124,900** Please call Gina @ 206-7029



The quality of the **Heather Bend**, Urbana neighborhood is powerful. **Unit 26** offers 2 bedrooms, 2 baths, dynamic design and a great sun room with sky lights. **\$194,500** Please call Karen Metz @ 215-0251



Charmed, I'm sure! For many of us this English Tudor @ **448 Scioto**, Urbana is most desirable. You'll enjoy 4 bedrooms, 3 levels, 2.5 baths and additional buildings. **\$285,000** Please call Judy @ 207-8929



This vacant 3510 sq.ft. commercial property @ **123 E. Court**, Urbana has an attached 1 bedroom apartment bringing in back up dollars. **\$135,000** Please call Susan @ 215-7382



Have your own hunting retreat on **County Road 2**, Zanesfield. 80.626 acres with 6 acres tillable and the balance in woods. Conservation Easement with Logan County Land Trust. Now! **\$229,000** Please call Judy @ 207-8929



This unique corner lot @ **707 East Lawn**, Urbana has huge trees. Having had only one owner, most of the charm still remains in this 3 bedroom 2 bath treasure. **\$140,000** Please call Karen @ 215-0251



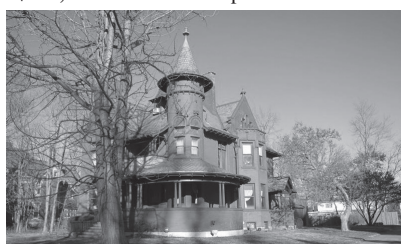
Nestled in exclusive Simon Kenton Farm, this 3 bedroom 2.5 bath one story @ **812 Donnelly**, Springfield has a full finished basement with unique decorating, a koi pond and access to the amenities of the planned community. **\$199,000** Please call Stephen @ 206-7281



The wonderfully natural woodwork @ **309 South Springfield**, St. Paris goes on and on. The floors, built-ins and beveled glass doors in this 4 bedroom charmer are perfectly preserved. **\$129,900** Please call Bob @ 581-9311



You'll enjoy relocating your animal family to this 3 bedroom 2 bath ranch on 7+ acres @ **1828 W. SR 29**, Urbana. The 48x30 heated garage and 40x64 pole barn are first class. **\$249,000** Please call Gina @ 206-7029



Own a piece of Urbana history at **524 Scioto Street**. This Queen Anne features ornate woodwork, hardwood floors and stained glass with 5 bedrooms and 2.5 baths. **\$250,000** Please call Gina @ 206-7029



The new paint shines on the huge front porch at **425 South Main**, Urbana. This unique 4 unit generates a whopping \$2,325 monthly. **\$99,900** Please call Judy @ 207-8929



155.454 Acres on **Woodville Pike**, Urbana in a Wetland Reserve program. Great hunting and recreation opportunity with grazing and crop restrictions. **\$702,000** Please call Stephen @ 663-4184



Get lunch to go @ Cone Corner and enjoy it in the back yard of **3781 St. Paris Pike**. On almost an acre, this sweet 3 bedroom has an attached 1 car garage and full basement. Now! **\$111,900** Please call Karen Metz @ 215-0251



Own 32+ rolling acres with 30 tillable on **Carlisle Pike**, DeGraff with additional frontage on SR 245 at Springhills. Agent owned. **\$165,000** Please call Stephen or Lee @ 663-4184

Thank You Buyers & Sellers since the Last Newsletter					
NEW OWNERS		PROPERTY	SELLERS		
Rhonda Argabright Richard Colvin Pavel & Grace Zlatov Darbie Zirkle Kyle & Mercedes Niece Alan & Shawn Wolfe Chris & Jessica Crall Jonathan & Gladys Collins Anthony Clay III Roland Chamberlin Shannon Bodey Rhonda Gearhart Benjamin Retherford Jason Bussert Chantelle Lockwood John Winner II & Samantha Jeremiah & Molly Canaday Ronald & Karyl Strader Kari Bailar & Holly Zimmerman Elmo & Joan Mossbarger Kenneth & Shannon Campbell John & Michelle Hickman Bryan & Hanna Eubanks Jacob Ingram Jeffrey & Hanna Eckels Mark Messaros Chris Lightle & Sara Vukson Susan Parsons	701 S Wayne St 115 S Locust St 1522 St Rt 296 7211 Old Troy Pike 658 Loudon 21 W Race 340 W Main 840 S Main St 11610 Old Troy Pike 7.8 Acres Storms Creek 4518 St.Paris-N. Carlisle 104 S Dugan Rd 239 Windsor Ave 1247 Warbler Ridge 2415 Erter 511 E Church St 552 E Madison 3.523 A Lot Troy Hill Rd 11800 Grandview Hts 701 N Russell St 8922 Smith Rd 130 W Lynn 7467 Coffin Station Rd 413 Storms Ave 2749 Eris Rd 7660 N Alcony Conover 8633 Lonesome Rd 403 W Water	Richard Hill Estate of Walter Porter HUD Fannie Mae Randi & Robert Davis JP Morgan Chase Kevin Thornton James & Evelyn Sturgeon Johney Woodrum Keith Miller Richard & Susan Parsons Matthew & Shari Rowe Paul Payne Yvonne & Mark Souders Robert Circle Martin & Elizabeth Knapp Kristopher Dover 7 K's LLC John & Lois Adams JP Morgan Chase Jeffrey Jay & Jennifer Lichty Estate of Margaret Gladman PNC Bank Zachary & Christina Gay Ben & Dagny Dunham Freda Maxson & Sandra James Webb Jr. Tony & Star Mallory	Melinda Denner Mitchell Jokerst Bradley Yost Richard & Miriam Quickle Jeffrey Belcher Michael & Melissa Esch Lora Smith Jessica Yoder Ann Mellott Rhonda Rose Jesse Casey Jesse Casey Jeffrey Good Aubrey & Janice Harris Terry & Naomi Harris Farmer & Farmer LLC Richard Craig II Andrew & Shelby Purk Tom & Elizabeth Campbell Scott & Amber Mattimore Sean Eric Denis Todd Caserta April Roderick Andrew Taylor Gail Larvenz Austin & Jessica Roseberry Clyde Kranz & Elizabeth John & Marilyn Brune	2.869 A SR 235 S 9758 HoratioHarris Creek 2250 Bair Rd 928 Miami 202 S Monroe 114 Lafayette Ave 823 Ridgeview 649 E Court 521 Julia #23 20 Laurel Bend 1139 Jeep 138 W Dakota 1973 Yocum 623 S Walnut 2803 S Burnett Rd 1133 N Fountain 3350 Turner Dr E 4208 CR 65 3600 Woodville Pk 502 W Franklin 3147 Mechanicsburg Rd 1044 Sundown Rd 11105 W SR 29 109 W Pike 2418 Longview Ave 1509 Troy Urbana Rd 576 N St Rte 560 206-208 Scioto	Mark & Paul Lensman Jason Whitman Lenny & Zoe Faulkner Kyle Niece Leah & Ryan Green David & Lindsey Hess William Jr & Michelle Owens Donald & Melissa Feasel Dennis Babjack Marianne Watson Roger & Cathy Stroud Estate HUD Greentree Servicing LLC Noel & Jennifer Evilsizor Mark & Kim Weidel Mark & Timothy Uher Bev McKinney, Karen & Brent Ryan Brentlinger Judy Favinger & Barbara Dustin Nguyen Terry Albert US Bank Walter Jacobi Kurt & Sherrie Garver Estate of Ray Gay Marty Kindell Phillip & Sally Louden Fredda Westfall

# henderson land investment company

## vacation entry form

Name

Address

Phone

hlic agent

email

Need not be present to win. Must be at least 18 years of age. One entry per household. henderson land investment company and employees not eligible to enter.





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bob jordan  
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*of course, we sell homes.*  
**team henderson since 1979**

*Our full service real estate company is more than just a tad different. Our web address (www.gohendersonland.com) will hyperlink you to searches of all regional listings including interior photographs and virtual tours.*

*The agents you see on this page represent at least 248 years of experience. We consider them our greatest assets. One of our 3 full time brokers is in both the St. Paris and Urbana offices most every day assuring that you receive the highest level of service possible.*

*We get the job done with the highest level of integrity, adding a little fun to the mix whenever possible.*

Veteran  and woman owned!



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## Team Henderson News:

HLIC announces that we have 2 new associates this year—Joe Sampson from Fletcher and Tom Judy from Springfield.

Joe hails from a small livestock farm in Miami Saint Paris. Michaelle is his lovely wife and auctioneer? Joe is the man; he has been an auctioneer for 35 years. Farming and livestock are Joe's second vocation. Vacationing in the mountains are where the



County. The past several years he has served as Executive Officer for they have 3 children and 4 grandchildren. Do you need an experienced tioneer for 35 years. Farming and livestock are Joe's second vocation. Sampsons like spending leisure time.

Tom was born and raised in Concord Township graduating from Graham. He has worked management and local government administration. Tom is a CPA and has a master of business. He is looking forward to partnering with his wife Melissa in helping clients with their makes frequent trips to Honduras where he oversees the construction of churches, schools, new toy, a drone that he expects to use in aerial photography.



for 30 years in financial business administration de-real estate needs. Tom and homes. Tom has a

This year during Fair Week HLIC is planning a new promotion ... photo display board. Submit your number count with on Friday, the submitted numbers with contact information there is more than one winner, then there will be a participate. The contest prize is a Ultra HD 43 inch



count the people in our "we can not spell success without you" contact information in our "House". Before the Demolition Derby mation will be sorted to select the correct number count. In event drawing of those winners to select one. Must be 18 or older to Smart TV.

This contest is in addition to our annual vacation drawing. Do come visit us in the Merchant Building.

Susan appreciates her successes this Spring and Summer in real estate sales and is excited to keep the momentum going! The Browns delighted to have their daughters—Erin from Virginia, Emily, and Julie— visit home. Susan and her husband, Charlie, have a trip planned to see the Ark in Kentucky this summer. Did you know Susan is creative? She has an online sewing shop called Small Town Seamstress. The website is



www.etsy.com

In April, Lee helped Sueanna search for a home in Virginia; Troy was in Kabul. He is being reassigned to Langley Airforce Base. Sueanna Skyped Troy the searched homes in Virginia so he could participate in selecting a home. Lee spent fire cracker week in Oklahoma with Troy's family cheering vegetable and flower gardening - a new Jade in the National Little Britches horse competition. Brett and Isis are into experience for these Hendersons. The Dunhams are temporarily returning to Saint Paris from Nicaragua to advocate for James, their special needs son, in litigation with Graham School District. Once again we will have the Dunham 13 living at The Farm until some resolution is reached on James. Lee is hopeful that some of the older grandchildren will join her for World Choir events and rehearsals.



Kimberly is taking advantage of the summer and is often working outdoors. All seven of the Van Horn siblings and their families returned to Westville to celebrate her Mother's 81st birthday. Kimberly's three children travelled from Grand Cayman, Detroit, and Columbus. What fun!! Kimberly celebrates regularly singing in the World Choir.

Bob relished two out-of-state fishing trips this year including the trip to South Dakota to fish with grandson, Garrett. His grandson, Tanner, and cousin Rocky won the Ohio high school state boys' fishing tourney and travelled o Pickwick Lake in Tennessee to compete in the national tourney. Bob and Barbara are planning a seven day trip to Michigan in October.



Melissa and Tom recently re- turned from a mission trip to Choluteca, Honduras, where they worked on the construc- tion of a new church. The Judys like interacting with the local Honduras people—Melissa playing with the children and Tom helping the teenagers learn English. Utah is on their travel itinerary this fall for the scenery and hiking. Son Bradley and daughter-in-law Kendra are making grandparents of Tom and Melissa. Son Wesley is entering his third year of medical school at University of Toledo.



Karen has continued to stay busy doing broker price opinions and selling real estate. She and Tim have several camping trips planned in their RV this



She, however, makes time for gar- summer.



Jim and Melisa delight is spending time with family and friends. They are expecting to do some remodeling and home improvements. K and K Electronics, their IT consulting company, continues to grow and keeps them busy. Melisa is grateful to help families make their home dreams materialize. Melisa loves being part of Team Henderson and Team Henderson appreciates her help on computer issues.

Gina is on pace for another fantastic year in real estate sales thanks to her repeat clients, referrals, and new clients. Austin and his family recently relocated to the area from Detroit. Children and grandchildren birthdays are the norm this summer with the three little boys now 2, 3, and 5. Peyton, her granddaughter, will be a big eight. Be- tween mowing, weed whacking, and moving cattle, Gina is trying to fish her pond and go four wheeling before sum- mer is over.



Son mer



When not working, summer time means gardening, biking, and patio parties for Judy. This year she did some landscaping with rocks provided by a client. She visited Scott and Cindy's lake home for some R and R. Upgrading her kitchen and foyer has consumed some of Judy's efforts this summer. You can often find Judy involved with a large group of single women in some creative adventures. Life is full and good.

From all of us at **team henderson**  
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Enjoy a prosperous Year!  
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