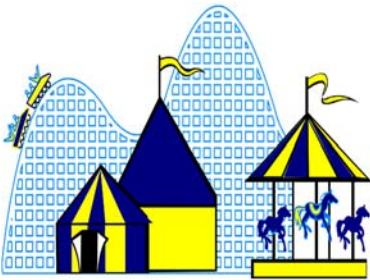


## 2021 CHAMPAIGN COUNTY FAIR NEWSLETTER

### Summer Season

### HLIC Newsletter 58



Dear Friends, Customers, and Clients,

It is time again for our bi-annual HLIC 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 continuing to improve. It is now a **SELLERS'** market.

The availability of listings in Champaign County continues to decrease. In January 2021 there were 98 listings compared to 55 listings in May 2021 in our MLS. The median days on market (DOM) is 47 in May 2021.

At the suggestion of a group of Renewed Strength teens, we have expanded our fair photo collection to include happy buyers and sellers back as far as 1985. Please stop by our fair booth in the merchants' building and take a shot at counting all the happy faces. The guesser who comes closest to the exact number will again win a wide screen TV.

HLIC has experienced strong activity in our new listings. Buyers are more frequently being asked to give their "highest and best offer" on multiple offers and are often offering more than the asking price.

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

## Market Trends

		2020	2021	Change %
<b>Champaign County</b>				
# Units Sold Jan-June	Auditor	374	454	21+
# Units Sold Jan-May	MLS	123	168	36.6+
Total Sale Volume Jan-June	Auditor	\$53,900,644	\$92,046,367	71+
Average Value/Unit Jan-Jun	Auditor	\$144,119	\$202,754	41+
Average Value/Unit Jan-May	MLS	\$136,456	\$216,659	37.5+
Active Listings Jun-May	MLS	271	240	11-
Average CDOM	May MLS	61	54	11-
<b>WRIST MLS ( 7 Counties)</b>				
# Units Sold Jan-May	OR	2020	2103	4.1+
Total Sale Volume Jan-May	OR	\$310,586,866	\$378,902,439	22.0+
Average Value/Unit Jan-May		\$156,862	\$183,133	16.7+
<b>Ohio</b>				
# Units Sold Jan-May	OR	55,155	58,829	10.7+
Total Sale Volume Jan-May		\$10,454,741,976	\$13,312,445,186	27.3+
Average Value/Unit Jan-May	OR	\$196,390	\$226,291	15.1+

**U.S.** Demand for single-family homes remains healthy as buyers rush to the market pushed by historically low interest rates under 3%. A lack of existing homes has builders rushing to fill the void with newly-constructed homes.

## New Construction

19 permits were issued in Champaign County for new home construction and modular homes for the first half of 2021 compared to 20 permits issued in the first 5 months of 2020. The value of the first half permits for 2021 totaled \$5,497,500 or \$289,315 average cost per home. The value of the 5 months of 2020 permits totaled \$4,640,500 or \$244,200 average cost per home. The average cost of the second half



2021 homes was 18% greater than the first half of 2020 homes.

One commercial construction permit was issued in first half 2021. It was for Fiber Optic Equipment Building on W Hickory Grove Road.


Buyers for new homes in 2021 are faced with high material costs, particularly lumber.

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# Real Estate News

## Local Real Estate News












- Mortgage interest rates are about equal to this past winter. Fixed interest rates between 2.5 and 3.3 are available for person-  
al residences at many banks and mortgage companies for 10 to 30 year conventional loans. Var-  
iable rates can be secured  
between 2.5% and 3.2% for 1 to 7 year terms. Mortgage rates have stabilized in the past 6  
months because the Federal  
Reserve has not adjusted interest rates. COVID-19 was the major reason for dropping interest.  
2021 is a **super** time to buy  
a home!!!! Mortgage interest rates continue to be **affordably** low.
- Unemployment for May 2021 was higher in Ohio than for January 2021 because of COVID. The unemployment rate for  
**Champaign County was 4.1%** for January 2021 compared to **4.9** in May of 2021. The May unemployment rate in Clark  
County was 6.1%, Logan County was 4.2%, Madison County was 3.8%, Miami County was 4.2%, Shelby County was 4.3%,  
and Union County was 3.4%. **Ohio's** and the U.S. unemployment rates for May 2021 were respectively **5.0%** and 5.8% and  
were respectively **4.1%** and 3.6% in January 2020. Marsha Bailey, CEP Director, cautions that the unemployment data may be  
skewed because of disruptions from pandemic.
- For May 2021 the available labor force in Champaign County was 19,000 while 18,000 were employed or 4.1% unem-  
ployed. In May 2020 the available labor force was 20,100 while 19,400 were employed or 4.9% were unemployed.
- The first half of 2021 sales tax revenue increased 18% to \$3,435,922 from \$2,903,651 from first half of 2020 in Cham-  
paign County according to Auditor Karen Bailey. **This is positive.** Sales tax revenue makes up 50% of Champaign County's  
budget and is an important revenue source balancing reductions in state funding.
- Robin Edwards, Champaign County Treasurer, continues to aggressively attack the tax delinquencies. Diligence in this area makes  
our County more attractive for development according to the Champaign County Housing Study.
- Here is a progress report on real estate tax delinquencies:

2020 real estate taxes payable in 2021	1113 parcels	\$743,3361 (11.6% are on delinquency plans)	
2019 real estate taxes payable in 2020	1290 parcels	\$823,412	
- 5 top delinquent tax payers are: Bodey & Son Limited Partnership, John Stamper (old Roberts Refuge landfill), Marvin Ober, Wolf  
Income Asset Trust, John E Logan (considered uncollectable), Byran Irrevocable Trust. Bodey & Son will be paid from recent tax  
foreclosure.
- Since January 2021 there have been only a few foreclosure sales by government edict in order to give time to property owners to  
recover from financial hardships during the Pandemic shutdown.
- Casino tax revenue collected for Champaign County was \$370,024 for the first half of 2020 and for the first half of 2021  
was \$231,952 or 37% less than the collected tax in the first half of 2020. This revenue income is distorted because  
casinos could not open during the mandatory shutdown.
- Harbor Freight, a national discount and equipment retailer, is looking to open a location in Bellefontaine on South Main Street.
- The John-ny Appleseed Foundation is buying its former home housed on the former Urbana University campus from  
Franklin University. Browne Hall is its location. The museum is scheduled to reopen in late September.
- Construc- tion is nearly complete at two of the three historic buildings that will be part of Legacy Place senior living  
communities in Urbana. Legacy Place will provide a total of 51 affordable senior apartments.
- Legacy Place is taking applications for prospective residents 55 years and older and younger people with disabilities to rent  
apartments in the rehabilitated old Urbana South Elementary School and Urbana North Elementary School. The one and two  
bedroom apartments are pet friendly.
- An investment group consisting of Jamon Sellman, Todd Michael, Terry Howell, and Jason Kile bought the Park National  
Bank building at 40 Monument Square to develop an up scale restaurant and a brewery.
- Gloria Theatre is moving forward with renovation of interior improve-ments—new HVAC, new café, handicapped ac-  
cessible bathrooms. Much of this work was done during the COVID shutdown.
- The old Urbana Library at 160 West Market Street is now the new Youth Center. Justin Weller is the project manager.  
Grand Works is the parent organization. The former library has been refitted and presently functioning as the Youth  
Center.
- Glen Grove, former estate of Warren Grimes, on the north edge of Urbana is listed for sale at \$6.5 million with So-  
theby's International Realty. The property includes a French County manor home with 6 bed-rooms, 6 bathrooms, a  
circular center rotunda, a horse barn, a former Jersey Cow barn, and 140 acres.
- Clearview Solar is moving forward in having its 40 year proposed solar project approved. The project is in Adams  
Township north of Rosewood on approximately 1060 acres.

# Real Estate News

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## Local Real Estate News continued

- **SURPRISING NEWS** Perpetual Federal Savings Bank of Urbana announced in May that they have signed an agree-  
ment to sell the bank in a stock and cash transaction to Farmers & Merchants Bancorp, Inc. More banking services are anticipated. 
- Homes in Clark County are selling faster and for more money as a hot market has caused demand to surpass available housing stock. The spike in demand has caused the average listing price for homes to increase. Homes listed are selling in fewer days on the market according to a May news story in the Springfield News and Sun. The average listing price for a Clark County home in April was \$202,032 according to News and Sun.
- USA Today names Springfield as one of the top 5 hottest housing markets in U.S.
- Some positive factors affecting the Clark County housing market are: 1) location between the two larger metro areas of Dayton and Columbus where property taxes and cost of living are higher; 2) longtime economic development efforts such as Silfex and Topre; 3) new housing projects.
- Springfield and Clark County are active with new housing development. Among the developments are
  - 72 acres annexed in Springfield  Township requested for DDC Management;
  - 59 homes on Tuttle Road for  Bridgewater Development with more to come;
  - 94 high end apartments on 15.4 acres on Middle Urbana Road for Redwood Apartment Neighborhoods
  - 258 possible homes on East Leffel Lane for DDC Management
  - 160 possible homes on Enon-Xenia Road on 42 acres for Hillside Creek Farms
- The former Johnson Manufacturing Company site in Urbana received another boost toward redevelopment for commercial or industrial use in March when Ohio EPA issued a covenant not to sue following the remediation of 12.2 acres on the east side of the property. The City of Urbana owns the west side of the Johnson Manufacturing property and TIS Properties LLC owns the east side. 
- Sutphen Corporation is wanting to consolidate its three locations—one on Ludlow Road in Champaign County and two on County Line— to the corner of Edgewood and State Route 55. This site expectantly will be chosen in competition with a site in Pennsylvania. The Urbana site would be a new build adding 20-25 new fulltime employees. Sutphen is asking for 90% real property tax exemption for 15 years.
- Urbana City Council gave the greenlight to EVERYbody  Plays in March for building an inclusive playground in Melvin Miller Park in three phases. \$350,000 will fund the first phase. Mary Kay Snyder who works for Champaign County Board of Developmental Disabilities said the playground will welcome people of all abilities and people of any age.
- A 120 room  Marriott Hotel named SpringHill Suite will be built at the former Army National Guard armory on State Route 41 in front of Clark County Fairgrounds.
- Facil, a Belgium-based company that supplies parts to Navistar, has come to Springfield and is occupying space at 3100 Upper Valley Pike. They are hiring distribution and warehouse positions.
- Citizens Against Mining (CAM) in Mad River Township, Clark County, is continuing to fight against Enon Sand and Gravel after the company filed an appeal with the state. CAM claims the company must have a permit before mining on the land because it was zoned for agriculture use. Enon Sand and Gravel claimed that mining was grandfathered into zoning.
- A Columbus-based real estate trust that owns two Dayton area malls—the Fairfield Mall and the Dayton Mall—filed for bankruptcy. In addition to the Dayton malls this real estate trust owns seven other malls in Ohio.
- The City of Springfield has been in talks with  the electric scooter company Birds Rides, Inc. that could bring scooters to downtown by end of summer. Both Columbus and Dayton as well as small cities in Ohio have electric scooter servicesThe
- EPA lifted the order not allowing water to be turned off to residences due to non-payment effective 10 July. 
- Franklin University, owner of Urbana College, listed the 115 acre property for an undisclosed price with  CBRE. The Urbana community has hoped that another university would discover its merits and purchase it.
- 2 former  Ohio State quarterbacks, Troy Smith and Braxton Miller, are part of a group that is interested in purchasing the former Urbana University campus and converting it into a sports academy. It is expected to be modelled after IMG Academy Bradenton, Florida.
- The City of Urbana has been recognized as Tree City for  19 years.
- Davey Woods on Smith Road in Concord Township is one of Ohio States Nature Preserves inducted into the Old-Growth Forest Network



# Real Estate News

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## Local Real Estate News continued

- Urbana has a new bank, First Federal Community Bank at 300 North Main Street.
- The Village of Saint Paris is demolishing the old Junior High Building. Officials believe it to be an eyesore for residents and a liability for the Village. The interior is gutted and the exterior is presently waiting funding for demolition.
- A flying car developer Beta Technologies may begin flights to and from its new Springfield electric charging station at Springfield-Beckley Municipal Airport. The flying car is also known as  “advance air mobility vehicle”. The Air Force is nurturing air taxis and other new technology.
- There is discussion about Amtrak  having a potential stop in Springfield. This would connect Springfield with large Ohio cities—Cleveland, Columbus, Cincinnati, Dayton.
- A grocery store and ice cream parlor returned to Saint Paris at the former IGA after a long absence. The new owners are from India.
- Glen Helen Association is making application to the Ohio Works Commission for \$3.5 million of improvements. Some of the projects include improved parking, demolishing the old power plant, adding signage, repairing bridges and boardwalks.
- The Upper Valley Mall closed to the public 16 June after 5 decades in business. It is slated to be sold to an Ohio-based developer interested in converting it into a potential business park according to the News and Sun. \$2.25 million is the purchase price the developer agreed to pay.
- 7-Eleven convenience stores inc. completed the \$21 billion acquisition of Marathon Petroleum Corp’s Speedway chain—a purchase of nearly 4000 stores across 36 states. Speedway’s future in Ohio is not clear. The FTC objected to this transfer, but the sale is legal.
- Esterline & Son Manufacturing is building a multimillion dollar building on 8 acres at Airpark Ohio. Esterline is presently on Old Clifton Road and specializes in light precision machine manufacturing and makes small parts for medical equipment, jet engines, and commercial food equipment.
- Ohio is playing a fundamental role in outer space domination at NASIC at Wright Patterson whose 4,000 military and civilian employees analyze scientific and technical intelligence on the nations’ adversaries.








## State Real Estate News

- Almost 50% of Ohio landowners are women. OSU Extension offered classes on critical conservation, farm management, passing land to generation, and fair rental rates.  next
- Ohio Farm Bureau Federation helped contribute to modernizing the ditch petition process and improving water quality.
- New Ohio Lake Erie Commission data shows that dissolved reactive phosphorus in the Maumee River has declined since 2015, and research from The Fertilizer Institute found a downward trend in phosphoric in levels in Ohio soils tests over the last 20 years.
- Ohio is buying 0.7 acres of land for \$260,000 for a new state park for educating the public about the Tecumseh and the Shawnee tribes. The site is the former Tecumseh Motel on U.S. 68 north of Xenia
- Xenia has plans to add electric vehicle charging stations in downtown. Funding is through a grant from the Ohio Environmental Protection Agency.
- The Ohio Supreme Court sided  with property owners in two cases involving eminent domain and court appeals. Both cases involved Ohio Power (AEP).
- Bruce Katz, a leading urban redevelopment expert, calls the rebirth of Dayton Arcade “the most transformative project in America.” It is a worthy renaissance.
- Wright State University has an estimated \$1.5 billion impact on the area.
- Walmart is Ohio’s second largest private employer—behind the Cleveland Clinic— with 50,400 workers, 171 retail operations, and 7 fulfillment centers.
- Ohio is the only state that does not provide a protection known as inverse condemnation, a simple concept that allows landowners to challenge the taking of property without compensation.
- In central Ohio and in the Denver area, 74% of homes that sold in April were in contract in less than a week, the fastest pace in the country according to a report from the real estate service Zillow.
- The Air Force Research Laboratory (AFRL) based at Wright Patterson, is making the base not just Ohio’s largest single-site employer with 30,000 military and civilian employees, but an increasingly crucial base for two military branches—Air Force and Space Force.
- The Yellow Springs council is considering new rules for short-term rental properties to discourage non-owner occupied Airbnb rentals.
- The Village of Piketon fears the radiation risk from demolition of the uranium enrichment plant in this southern village.
- Bird populations throughout the Great Lakes watershed continue to drop due to water quality declines, escalating symptoms of climate change, and increased human activity. The decline in bird population is result of deteriorated coastal wetland habitats. These wetland areas need to be restored.
- Climate-whipped wind gusts linked to global warming pose Great Lake hazards—damaging water quality and fishing—from increased phosphorus and low oxygen in churned up deep water.
- Vertical farms are springing up in Ohio. These are farms that rely on LED lights and grow vegetation hydroponically without soil on trays that can be stacked giving the industry its name.



# Real Estate News

## National Real Estate News

- Home prices were  soared in January at the fastest pace in 7 years as the pandemic fueled demand for single family residences. Sales were driven by Americans fortunate enough to keep their jobs.
- A plan by  Utah could open the door to the state pursuing an expensive water pipeline from Lake Powell that critics say could further deplete Lake Meade, which is the key indicator of the Colorado River's health.
- U.S. manufacturing in February grew at the fastest  pace in three years and is a gauge for material costs accelerating the most since 2008 as supply shortages challenge the industry.
- In March, a CoreLogic report states the on average, homes with a mortgage gained \$26,300 in equity in last three months of 2020 versus a year earlier.
- Rising home values and low interest mortgage rates spurred many home owners to refinance and cash in some of the equity in their home last year.
- Young adults are tending to resettle in metro-areas like Houston, Denver, Orlando. The Sun Belt states are popular because of weather. Colorado was the third most popular place for young adults to relocate because of its libertarian lifestyle, outdoor attractions, and growing knowledge base economy. Interestingly, the political pattern is often shifting from traditionally more conservative to liberal political attitudes.
- The number one emerging property market in U.S, is not in Texas or Florida—you may have never heard of it. Top of the list is Coeur d'Alene, a city of some 44,000 people located amid the mountains of northwestern Idaho just over the border from Spokane, Washington. Next two top ranking housing markets are Austin-Round Rock, Texas and SPRINGFIELD, Ohio.
- The economy grew 6.4% in the first quarter  setting the stage for what economists believe may be the strongest year for the economy in about seven decades.
- In June, a Federal judge temporarily blocked the Biden administration from making loan forgiveness payments to minority farmers as part of a \$4 billion program to address racial injustice in U.S. farming.
- The  Biden administration in June extended the nationwide ban on evictions for one month to help millions of tenants unable to make rent.
- Housing starts shot up 3.6% in May. Lumber and labor issues have kept construction volatile month-to-month, but the 12 month moving average has construction growing at the fastest pace since 2007.
- The backlog of building projects stands at its highest level since 1999.
- Due to environmental concerns, President Biden cancelled the Keystone XL crude oil pipeline from Canada to Steele City, Nebraska, approved by former President Trump.
- A Minnesota Court of Appeals affirmed the approval of Enbridge Energy's Line 3 oil pipeline replacement project based on need and route permit for the Canadian-based company to begin construction on a 337 mile segment that had deteriorated.
- The EPA  is restoring a rule that grants states and Native American tribes authority to block pipelines and other energy projects that pollute rivers, streams, and wetlands within their border. This is a reversal of Trump-era policy.
- Bill and Melinda Gates are the largest private farm owners. They own 242,000 acres of farmland worth more than \$690 million. Additionally they own 26,000 acres of transitional and recreational land. This information was according to the winter issue of The Land Report. Most of the land lies in the South—Louisiana, Arkansas, Mississippi, and Florida.
- California state lawmakers are grappling with what to do with the growing number of vacant shopping box retail stores. A possible answer in crowded cities is to build housing in these vacant malls which  have ample parking and are close to existing neighborhoods. Current zoning will be a problem.
- Farm Bureau is urging farmers and ranchers to ask their lawmakers to support House and Senate legislation to eliminate the estate tax. The estate tax adversely threatens farm families across the U.S.
- Drought ravages reservoirs in the west this summer. Boats are resting on shorelines. Farmers need water for irrigation. Salmon is endangered. Tourism economy is diminished.
- Luxury homes sales are soaring faster than lower-cost properties as remote work, brimming stock portfolios and rising price listings give wealthy buyers an edge.
- Many apartments at the Trump World Tower are selling in a deep discount. Bargain hunters are swooping in to take advantage of prices in Trump buildings that have dropped to levels not seen in over a decade because of a combination of the pandemic and the former president's polarizing image.

# “Please Help Us Find The Perfect Buyers For These.”



Built in 2006, this “big box” @ **701 East Main**, St. Paris has 8,000 sqft, a 3 phase 400 amp service and extra room on the 2.26 acre lot for expansion. Now! **\$437,000** or Lease for \$2000/mo. Please call Stephen @ 206-7281



Consider investing in this 9 unit apartment complex nestled against a lovely wooded area. **789 Washington**, Urbana is so nice, you might want to be an owner occupant. \$5895 monthly gross income. **\$675,000** price. Please call Gina @ 937-206-7029



This 3 bedroom 2 story @ **379 S. Arlington**, Springfield has a great kitchen which overlooks the fenced back yard and shed. This home on a corner lot also has a full basement. **\$90,000** Please call Judy @ 937-207-8929.



The sun room off the second floor master makes **252 Circle**, Springfield one of a kind. This 3 bedroom 2 bath with back yard privacy has been transformed. **\$187,500** Please call Stephen @ 937-206-7281



**2381 East Kingscreek Rd**, Urbana has a sunny disposition. It's move in ready with 3 bedrooms and 2 baths and a fenced back yard all on .7 acres. **\$225,00** Please call Gina @ 937-206-7029.



This amazing 3 story commercial brick @ **114 Cleveland**, Piqua provides 40,000 sq.ft., 2 half baths, 2 heated display areas and office space. Now! **\$219,900** Please call Joe @ 606-0334



Renters @ **127 Union**, Urbana will pay your mortgage. The 2 bedroom unit in this double is recently updated and both sides are currently rented. Now! **\$90,000**. Agent owned. Please call Karen @ 937-215-0251



How does your garden grow? This 3 bedroom one story @ **514 N. Church**, New Carlisle has a fenced back yard complete with a fenced garden space and shed. **\$125,000** Please call Karen @ 937-215-0251



Hopefully by the time you get this newsletter the owners of **111 West Walnut**, St. Paris will have decided on a price for this 3 bedroom with a detached garage and screened porch. Please call Gina @ 937-206-7029

## National Real Estate News continued

- In April, weather news was reporting that the U.S. could experience a first water shortage declaration and prompt cuts in water allocated for Arizona and Nevada from man made lakes feeding the Colorado River.
- Amazon is expected to pass WalMart in retail sales by 2025 as the biggest retailer.
- Rental assistance funds are not reaching struggling families nearly as quickly as needed said a litigation director for the Lawyers for Civil Rights in Boston in May.
- President Biden's administration gave final approval of the nations first commercial-scale offshore wind farm, a step toward President Biden's goal of expanding renewable energy production across the U.S. The Vineyard project calls for up to 80 turbines to be installed 12 miles off the coast of Martha's Vineyard.
- California announced in late June that it will extend the ban on evictions and cover back rent and utility payments for people who fell behind during the pandemic under a \$7.2 billion plan. Governor Newsom call this the “largest and most comprehensive renter protection deal in the U.S.”



# Thank You Buyers & Sellers since the Last Newsletter

NEW OWNERS	PROPERTY	SELLERS	NEW OWNERS	PROPERTY	SELLERS
Shari Rowe Ben & Dagny Dunham Glen Lewis Brice & Sydney Burkard Mark Jr & Brittney Weber Jenny Haflett Harriett Weikert Noel & Tara Neeld Emily Bass Daniel Graham Jeremiah & Rose Troyer Lawrence & Sherri Mallett Brittany Haddan Marcus & Amy Krieger Melissa Geuy & William Kenny Lawson Jonathan Richards Greg Nelson & Sharon Bryan Hall Sukanya Dare Robert & Sherri Richards Leo & Hazel Blanchard Frederick Sammons Richard Dowty Zachariah Webber Winston & Emilee Coblentz RMT Properties LLC Ben & Dagny Dunham Timothy Munch & Kim Tim Dunn Dagny Dunham	352 Rogers 10876 W SR 29 943 E Lawn #3 223 Poe 246-248 W Main 126 E Bonomo 1544 Grimes Circle 416 N Oakland 518 Bloomfield 10274 Ward Rd 99 High 7515 Bluff Blvd 324-326 E Ward St 223 W Main 5950 Buck Creek Rd 124 Rupolo 314 Sheridan Ave 7460 Bluff Blvd 11254Cburg-Jackson 1312 Constitution 7467 Bluff Blvd 990 Old Farm Rd 7747 W SR 29 1001 N Elm Tree 1309 Westwood 6901 Cable Rd 566 E Cassilly 146 S Springfield St 5775 Timberidge Cir 530 E Court St 2845 Vintage Ave	Frank & Andrea Morrow Jessica Lensman Harriett Weikert Frank & Andrea Morrow Greg Long Marianna Neal Kenneth & Connie Huffman Tracy Strange&Kyle Spires Alice Houser Jason & Lindsey Byers Winston & Emilee Coblentz Lewis Construction Pemberly Investment Co Debra Kohli Marty Evans Sukanya Dare Estate of Deborah Dinino Lewis Construction Douglas & Kathi Zerkle George & Janice Snowden Lewis Construction Melissa Geuy Dagny Dunham Jennifer Bishop & Dustin John & Margaret Humphris Estate of Mickey Joy Pemberly Investment Co Dale & Teresa Thornton Lewis Construction Inc Rebekah Bunn HUD	Stephanie Brown Bonita Carpenter Brandon Ullery TY Investments LLC Mandy Crawford Michael & April Corbin Seth & Renae Meyer Lonnie Craft William & Michelle Lord Frank Jr & Martha Jarvis Colt & Alyssa Woolever Robert Thorpe Michael &Desirae Schaffer Anthony &Angela Thomas Jacob Riley Michael Townsend John Jakubek John & Mi Langenbach Brenton & Jherica Ruffin Janie Hollingsworth & Jon Amy Harris Nina & Eric Salyer Zachary Randall Kyle & Erin Bovey Triple W Properties LLC Mark Evans Layne Bowman	348 Poe Ave 411 Washington Ave 2823 Bair Rd 4222 Imperial Drive 1344 Kenn-Kingscreek 1978 Kenn-Kingscreek 10300 Pasco Montra 225 Railroad St 1156 Ryan Road 4114 N Elm Tree 144 E Plum 2071 S US 68 119 Freeman 11023 Possum Hollow 1331 Terrace Dr 1408 Garfield 508 Michigan Ave 5761 Timberidge Circle 1412 Forest Ave 6956 CR 47 315 Hovey St 353 W Main 1798 Childrens Home 125 Shamrock 422 S Main St 1548 Brookfield Lane 723 N Russell St	Frank & Andrea Morrow Megan Deardorff Commodity Partners LLC Andrew & Sara Whaley Robert & Randi Davis Thomas & Sherry Glover David Sharp Ebeling Properties LTD Thomas & Melissa Judy Seth & Renae Meyer Cynthia Klipstine Lowell Newman Kathryn Thornburg Angela Partlow Ben & Dagny Dunham Gerald Kidd Amy Mooney Lewis Construction Inc Lois Ryan Living Trust Estate of Donald Oldaker Jr Nina & Eric Salyer William Wayne Stanley Lora Mosbarger Randy & Brenda Sparks Ebeling Properties LTD Champaign Residential Tebbe Rentals, LLC

## Local Real Estate continued

Some recent sales of area farms include:

<u>Seller</u>	<u>Location</u>	<u>Acres</u>	<u>Sale \$/Acre</u>	<u>Seller</u>	<u>Location</u>	<u>Acres</u>	<u>Sales\$/Acre</u>
Kinney	State Route 47	304	auction	Mason	State Route 29W	169	\$7100
Englehaupt	St Rt 235 N	46	\$10533	Englehaupt	St Rt 235 N	211	\$10511
Lattimer	State Route 245	75	\$7050	Westfall	St Rt 559	434	auction
Clark	Cedar Creek Rd	47	\$7322	Watson	W Hickory Grove	61	\$8360
Vernon	Flowing Well	57	\$8070	Ayars	State Rt 29	130	\$9815





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937-206-7281  
broker  
steve@gohendersonland.com

# henderson UNITED WE STAND land investment company

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bob jordan  
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joe sampson, auctioneer  
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judy tullis  
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*of course, we sell homes.*  
**team henderson since 1979**



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melissa (mitzy) judy  
937-658-2462  
mitzy@gohendersonland.com

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 11 licensed real estate agents   | <input checked="" type="checkbox"/> Locations in Urbana and St. Paris |
| <input checked="" type="checkbox"/> 3 licensed real estate brokers   | <input checked="" type="checkbox"/> Rental property management        |
| <input checked="" type="checkbox"/> 216 years of combined experience | <input checked="" type="checkbox"/> Free home audits                  |
| <input checked="" type="checkbox"/> 1 full service auction company   | <input checked="" type="checkbox"/> Please give us a call!            |

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

Senior, Veteran  and woman owned!



karen metz  
937-215-0251  
karen@gohendersonland.com



meg repas  
440-242-1566  
meg@gohendersonland.com

*thanks for allowing  
us to serve you  
again and again!*



susan brown  
937-215-7382  
susan@gohendersonland.com

**www.gohendersonland.com**



We at **Henderson Land Investment Company** continue to be grateful to be healthy and prospering.

Stacey Barnhart of the Champaign Senior Center has confirmed that we may once again offer our **free** community thank you Yoga class series beginning 19 August 2021. You must pre register and attend. If you miss one of the 6 sessions, you agree to donate \$20 to the senior center. This will be year #10. If you are interested in attending this series please connect with Lee so she can add you to the list. (937-206-4648)



Fully vaccinated and feeling fine, Judy is enjoying family and friends again. Having found their wings, her grandchildren have spread far and wide trying to avoid killing grandma. One local sweetie stopped to visit on Thanksgiving, but kept her distance. Sweetie was diagnosed with COVID within days, and Judy found herself quarantined. Although several of her family members had COVID they all made it through unscathed. One grandson and daughter worked with COVID patients daily. Judy found time to volunteer at county vaccine clinics, play with her flowers, ride her bike & entertain on her patio. Judy's real estate observation this year is that sales have been good though fast paced and competitive.

Missy and Joe are doing well and thank everyone for a generous year with auctions and real estate sales. Auctions are slowly coming back to a new normal. The Sampson's are continuing to try to be the best they can be in Auctions and Real Estate sales. Grand kids' school events and ball games are keeping them busy. They enjoy having Preston living next door, and look forward to son Ben building on the Sampson farm. Joe and Missy wish all a safe and healthy summer.



It's been a busy year for the Roseberry family. Both Merritt and Austin sold their homes, and are building new ones. Both families are spending lots of time at the farm helping with little projects in between 4 wheeler rides and playing in the creek. 60 beef calves are roaming the pastures for the summer, and Roseberry's are looking forward to Peyton showing lambs at the Clark County fair. Real estate has been great again this year despite limited inventory for sale.



Jim and Melisa celebrated their 30th anniversary with a weekend getaway to the Covington, Kentucky area. They are planning kayak trips around Ohio and other travels this summer. They are excited that Jesse and Mandy's wedding in October is getting closer. Melisa is grateful to be part of **HLIC** and looks forward to seeing everyone at the Champaign County Fair this year.



**HLIC** is delighted to welcome Meg Repas to our Company.

Meg, Jamon, and Ava took a trip to Universal Studios in June. Hagrid's Magical Creature Motorbike adventure was Meg's favorite experience. Meg has been involved in volunteering at the Y and Chamber outings this summer. She recently became a board member for iLead Young Professionals Group. She is looking forward to bringing additional networking and community events to Champaign County during the upcoming months.



Tim and Karen have planted their garden and hope for abundant crops this year. They have chalked up three camping adventures and have more planned, including a Smokies in October week with friends. Karen has dusted off her bike (after 7 years) and begun riding again, as well as continuing to walk several miles a day.



After last year, they are enjoying slowly returning to normality. Karen is looking forward to her 45th class reunion this fall, as well as her annual "September Girls" group getaway. Karen is continuing to help her clients in any way she can in this very "interesting" market.

It has been a busy first half of the year for Tom and Mitzy. Their real estate business has been steady. Mitzy and Tom have sold their Ohio home and purchased one in Fort Myers, Florida. After months of training, Mitzy ran a 5K Mud Run in early June for Breast Cancer Charities. Mitzy plans on continuing to serve her customers and clients needs here in Ohio.



Bob and his family are doing well. They have grandson Tanner in South Dakota, and Garrett in Minnesota, and a granddaughter Katie in North Carolina. They are planning a trip to North Carolina to Katie's Wedding at the end of July. Their oldest granddaughter Chelsey accepted a teaching position at Miami East where she will be teaching first grade. Their oldest grandson Ryan recently took a new job at East Liberty, Ohio.



The Dunham's have enjoyed camping this summer with their family and their sweet foster baby boy. They are excited that Riley will be playing soccer at Ohio Christian University. Ryan will be graduating from Army basic training in July and moving to Arizona for a year of specialized training. Both Daisy and Rosey are working; Daisy is teaching swimming at the YMCA, guarding at the City Pool, and working at Chateau Farms and Rosey is doing construction with Ben.



Susan and Charlie put Hardie siding on their home to improve insulation as well as raising it's value. Susan has been busy working in her flower gardens and helping her daughter Julie with indoor and outdoor projects. She is looking forward for cheering for grandsons Noah at Ohio Christian University and Bryant at Mt. Vernon Nazarene.



Lee spent a good part of the past few months carting grandkids and attending soccer events. We are grateful that Riley's soccer determination paid off and we look forward to attending many of his Ohio Christian University games. Lee is ready for the August yoga series to restart at the new Senior Center. She invites you to come and give yoga a try. Troy is retiring from the Air Force as a full bird Colonel in August. Troy's daughter Jade is working in a vet clinic and attending Northern Oklahoma State College and his son Chase is working on a grain farm operation and plans to attend college after graduation.



Stephen continues to try to keep his farm trucks and tractors operating. He gave up on Old Green and replaced it with New/Old Orange—a larger Allis Chalmers with more bells and whistles. Shuffling continues to be part of his routine. More marathons are "real" and not virtual and Stephen plans to run the Air Force 1/2 Marathon with some of the Dunham family. Troy and his girlfriend Brenda visited the Henderson Farm in early July. The four of them attended a Red's baseball game in the pouring rain and toured the Carillon Historical Park in Dayton. (We recommend for adults to visit; it is amazing to learn about the history of industry in Dayton). Mike Major has a wonderful sculpture there.



From all of us at **team henderson**  
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