

## Fair Time

### HLIC Newsletter 60



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# 2022 HLIC SUMMER NEWSLETTER

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 continues to be a **SELLERS'** market.

The availability of listings in Champaign County is low for the number of buyers wanting to buy. See statistics below from our local MLS and county auditor.

**HLIC** has experienced strong activity in our new listings. Buyers asked to give their "highest and best offer" on multiple offers and the asking price.

Our traditional Fair prize for guessing the number of happy faces on our Photo Sold Boards is a wide screen TV. See you in the Merchants Building.

are more frequently being  
are often offering more than



on our Photo Sold Boards is a

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

## Market Trends for Residential sales

Champaign Co	Source	1 <sup>st</sup> half 2021	1 <sup>st</sup> half 2022	%Change
# Units sold	Auditor	430	444	3.2%
# Units sold	MLS	218	222	1.8%
Total Sales Volume	Auditor	\$68,003,058	\$81,217,687	19.4%
Average Sale value/unit	Auditor	\$158,147	\$182,923	15.7%
Total Sales Volume	MLS	\$42,571,389	\$48,582,430	14%
Average Sale value/unit	MLS	\$195,282	\$218,840	12%
Average CDOM	MLS	60	63	4.8%

There were only 49 Active Residential listings on 7/6/2022 in Champaign County in the WRIST MLS compared to 57 active on 1/6/2022.

### WRIST (7 local counties- Auglaize, Champaign, Clark, Logan, Mercer, Miami, and Shelby)

# Units Sold	MLS	2059	2113	2.6%
Total Sales Volume	MLS	\$373,139,383	\$423,173,664	13.4%
Average Sale value/unit	MLS	\$179,757	\$199,359	10.9%
Average CDOM	MLS	71	63	-11%

There were only 489 Active Residential listings on 7/6/2022 in the local 7 counties in WRIST MLS compared to 523 active on 1/6/2022.

## New Construction

Champaign county saw 18 permits in the first half of 2022 compared to 19 issued in the first half of 2021. The total value of \$5,314,473 or \$295,249 average cost per home. The value of the 2022 homes was 2% greater than the 2021 homes for the same








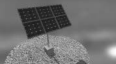

2022 for new home construction compared to the first half of 2021 permits to the value for the first half of 2021 per home. The value of the 2022 homes was 2% greater than the 2021 homes for the same time period.

In the first half of 2022 there were 3 commercial construction projects permitted through the county building regulation office. Sutphen's \$13,000,000 project on S Edgewood, Aldi's \$1,900,000 project on Scioto St and Dunkin Donuts \$6,500,000 project on E US 36 are now underway.

Buyers for new homes in 2022 are still faced with high material costs and now supply and labor issues.

# Real Estate News






## Local Real Estate News

- Mortgage interest rates are over 2% higher than in January. Fixed interest rates are between **5%** and 6% for personal residences at many banks and mortgage companies for 10 to 30 year conventional loans. Variable **%** rates can be secured between 4.5% and 5% for 1 to 7 year terms. Average long-term mortgage rates are at the highest level in twelve years.
- The Federal Reserve has adjusted interest rates higher to counter high inflation. Annual inflation is over 8% - the highest since December 1989. COVID 19 does not seem to be affecting interest rates.
- The unemployment rate for **Champaign County** was **2.8%** for May 2022 compared to **4.3%** in January of 2022. The May unemployment rate in Clark County was 3.3%, Logan County was 2.8%, Madison County was 2.5%, Miami County was 2.8%, Shelby County was 2.8%, and Union County was 2.43%. **Ohio's** and the U.S. unemployment rates for May 2022 were respectively **3.6%** and 3.4% and were respectively **3.9%** and 3.6% in January 2022. 
- Sales tax revenue decreased 2% to \$3,367,903 for the first half of 2022 compared to the first half of 2021 in Champaign County according to Auditor Karen Bailey. On the bright side Casino tax revenue is up 16.6% to \$270,563.30 compared to the 1st half 2021. 
- Ohio Department of Taxation gave notice to the Auditor that real estate taxes are estimated to increase 26% for 2022 due in 2023.
- Robin Edwards, Champaign County Treasurer, continues to aggressively attack the tax delinquencies. Ten real estate delinquent tax sales were held in 2022. Here is a progress report on real estate tax delinquencies: 
- 2022 real estate taxes payable in 2023 Not available
- 2021 real estate taxes payable in 2022 99 parcels \$155,100 (amazing reduction)
- 2020 real estate taxes payable in 2021 881 parcels \$472,286 (11.6% are on delinquency plans)
- 2019 real estate taxes payable in 2020 1113 parcels \$743,361
- 5 top delinquent tax payers are: John Stamper (old Roberts Refuge landfill), John E Logan (deceased, considered uncollectable), Alan Wynn (deceased), James Engle (vacant lot), Scott Wolf (trustee).
- Champaign County, as well as the other Ohio counties, now auctions foreclosed properties online through Auction Ohio, and not traditional live auctions at the County Court House.
- Springfield-Beckley Municipal Airport is slated to receive more than \$11 million in investment technology. This could have a \$13 billion economic impact in Ohio. The major share of funding of the National Advance Air Mobility Center of Excellence.  for building up air mobility ing will go toward construc-
- DDC Management is developing 72 acres along Leffel Lane and Burnett Road in Springfield for Sycamore Ridge subdivision. 258 homes are planned.
- Real Living Darby Creek Realtors located in Mechanicsburg is rebranded; it is now  Berkshire Hathaway Home Services Metro and Fields.
- HER REALTOR, LLC, is now doing business as Howard Hanna Real Estate Services.
- A 98 room hotel has been proposed for 4.9 acres on corner of Saint Paris Pike and Saint Paris Connector off Bechtel Avenue in Springfield.
- Springfield is moving forward with a program that aims to prevent home demolitions as well as lead to the revitalization of vacant and blighted properties.
- Saint Paris Council has posted it's municipal building for sale. Champaign Economic Partnership (CRP) is responsible for its sale and listing.
- Clearview Solar is striving to get approval  for PILOT (payment in lieu of taxes). The Power Siting Board has approved the application to pursue construction. This solar project is in Adams Township north of Rosewood.
- Phoenix Ag, LTD is currently undertaking the build of a large scale SPEC Building on State Route 29/Norwood Avenue. This building will initially be 672,000 square feet with the possibility of an additional 288,000 square feet. This building will be for a logistic center and light manufacturing. The 270 acre parcel it will sit on has recently been annexed into Urbana.
- Some new and proposed businesses this year in Champaign County are: Aldi, Dunkin Donuts, Bell's flowers, Urbana Brewing Company, Abuela's Kitchen, and Whitman's Bike Shop in Saint Paris.
- Grimes Field in Urbana has a key economic impact ... travel, tourism, and businesses.... as well as the café and museum. 
- Construction of a 870,000 square foot Gabriel Brothers distribution center is on track and expected to be finished in the middle of 2023. Its location is at 1801 Prime Parkway near the intersection of State Route 41 and Interstate 70.

# Real Estate News

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## Local Real Estate News continued



- Officials are waiting for consent decree to begin abating the 8.5 acre Tremont Barrell Fill site. City and neighbors are tired of the toxic waste removal delay. Removal of toxic waste is expected to start in 2025. The clean-up plan was solidified in April after decades of concern that the stored chemicals would contaminate the area's drinking water. 
- The former  Golden Star Buffet building next to the Champaign County Library was razed. A 2137 square foot building will be constructed for a new Dunkin' Donuts with access off both U.S. 36 and State Route 29.
- Community Health and Wellness Partners (CHWP) announced that it will be opening a community health center at 605 Miami Street, Urbana. CHWP is an independent, nonprofit health center that provides primary care and other wellness services to residents in Logan and surrounding counties. The new CHWP is part of a \$2 million renovation of the former Q3 Johnson Manufacturing Company.
- 2 tornadoes hit Clark, Miami, and Champaign Counties in June causing significant damage from winds up to 120 miles per hour. Two of the biggest places hit were the Meijer Distribution Center in Tipp City and the Springfield Country Club.
- Springfield approved an economic incentive agreement that would stay the collection of new property taxes at the Sycamore Ridge planned development that expects to add 258 new homes to the city.
- A proposed Springfield housing development of up to 1250 homes could see a total investment of \$400 million over a period of 10 years and add a mixture of retail and commercial options. The land is 378 acres and includes the old Melody Drive-in Theater on East National Road.
- Hartman Rock Garden located at 1905 Russell Avenue is offering new guided tours. The Garden is called 'one of the top culture and tour sights in the region' and draws thousands of visitors.
- Davidson Nature Park was sold after the Trust triggered an Attorney General probe. The Trust was accused of mishandling funds for personal use. The property in question included three parcels located at or around 4486 East National Road and accounts for 120 acres of land.
- Urbana City Council approved the preliminary development plan for a planned unit development to be known as Dugan Place. The plan proposes 75 patio homes, 132 single family homes, 114 town houses, and 192 multi-family homes in the area north of Urbana Walmart on 93.6 acres. 
- Springfield laid the groundwork to attract three new manufacturers—
  - 1) Esterline and Sons precision machining
  - 2) Gabriel Brothers a discount retailer
  - 3) Surati Sweets a snack food company
- ALDI plans to build a new 20,000 square foot retail structure at 741 Scioto Street where Goodwill is presently located and behind Tim Horton. The former Goodwill Store will be razed for new construction.
- First Federal Community Bank, new lender for Champaign County, is opening an office at 238 Patrick Avenue.
- The Village of Enon and Mad River Township purchased a half million dollar property adjacent to Enon Park for future development of a sports complex. The property is 60.9 acres.
- In March, Brenda Cook, mayor of Saint Paris, submitted a proposal for state improvement funding for a multi-use path on the abandoned Pennsylvania Railroad right of way. State funding could connect Piqua to Urbana. A feasibility study has been completed. This path will be called the Pony Wagon Trail.
- A new climate-controlled, indoor farm is being built in Springfield as a result of a partnership between indoor farming company Square Roots and large food distributor Gordon Food Service. The farm will be located on property of Gordon Food Service. The facility will have the capacity to grow 2.4 million packages worth of herbs and leafy greens.
- Braxton Miller, a former Ohio State football quarterback, and his team of investors have plans to buy the former Urbana University to be a site of a sports development program. The new institution will be known as the Pro Development Institute. There are 22 buildings on the 115 acre campus. This announcement was made early this year and at this time there is no news of approved financing and closing. 
- Initially the Urbana community hoped that another university would discover the merits of the former Urbana University and purchase it.
- The developers of Springfield's former mall announced its first tenants for its industrial park. Elby-Brown and Rittal will occupy Upper Valley Business Park. The property is undergoing a complete interior and exterior renovation, and has been repositioned as a business park for office and light industrial users.
- Springfield Township trustees voted not to approve an application to rezone the old Rockway Elementary School building for a proposed research and development facility. Springfield Township residents voiced their concern over the proposed facility.
- Construction of a 870,000 square foot Gabriel Brothers distribution center is on track and expected to be finished middle of 2023. Its location is at 1801 Prime Parkway near the intersection of  State Route 41 and Interstate 70.

# Real Estate News

## State Real Estate News

- National corporations such as American Homes 4 Rent and Vinebrook Homes Trust have been buying thousands of homes across Ohio and renting them out.
- RedFin, a realty company, reports that investors in Columbus, Cincinnati, and Cleveland spent nearly \$1 billion buying up 17% of homes sold between July and September 2021.
- Lower-income buyers are getting shoved out of the real estate market while tenants find themselves facing skyrocketing rents or evictions.
- EPA reports that most area  waterways are impaired. Mad River from Enon to the Great Miami River is affected with industrial waste.
- Ohio is one of 17 states whose population shrank last year according to research from Pew Charitable Trusts. In the last 10 years, Ohio grew more slowly than all but five states—West Virginia, Mississippi, Illinois, Connecticut, and Michigan.
- In Ohio, the estimated annual cost of living for a family of four stands at \$73,570 for 2022. Of all living expense categories, child care has the highest annual cost averaging \$14,489 for a family of four or 19.7% of the family's estimated annual expenses.
- In April the State of Ohio filed a law suit in Greene County Common Pleas Court against the companies that own and manage a controversial biodigester facility over emissions and failure to obtain an Ohio permit.
- Among the states Ohio has lost its top spot in the nation in a key economic development competition. It is now fourth in the total number of projects in Site Selection magazine ranking for 2021.
- Ohio will get \$46.4 million this  fiscal year from the federal government to reclaim abandoned coal mines that cause problems such as water pollution and land slides.
- EPA has set new risk threshold standards for chemicals PFOA and PFOS to near zero in drinking water. These are "forever chemicals" that remain in drinking water that may have adverse health impacts. Ohio is now dealing with removing these chemicals in the future.
- Ohio Department of Agriculture has announced the approval for local sponsors to purchase agriculture easements on 37 family farms representing 3700 acres in 29 counties including Clark and Champaign. The goal of the program is to ensure that farms remain permanently in agriculture production. Farms to be eligible must be at least 40 acres. Funding for the state's farmland preservation efforts come from the Clean Ohio Conservation Fund approved in 2008. According to the state 589 family farms in 61 counties have collectively preserved 91,507 acres,
- Ohio REALTORS led a legislative coalition that successfully stopped rent control.
- Intel Corporation is investing \$20 billion in dual sites in the New Albany area for semiconductor production.  This is the deal of the century said Chris Kershner, president and chief executive of the Dayton Area Chamber of Commerce. If Ohio was not on your radar as a high tech player, it certainly is now..
- Intel Corporation's two factories will be on 1000 acres and are expected to create 3000 company jobs and 7000 construction jobs.
- Intel Corporation's move could also create a new technology hub in central Ohio as related businesses that support chip manufacturing open new facilities and bring expertise to the region.
- A Columbus attorney is leading an effort  to build a tiny home village on the city's southwest side near the Eastland Mall to offer an unorthodox approach to homelessness. The company called Vista Village would offer an array of services to help residents transition to independent living.
- It has been 25 years since the Ohio Supreme Court ruled the state school funding mechanism that relies on property taxes is unconstitutional. Journalist, Ray Marciano, writes instead of government punting on public education .... **FIX IT.**
- House Bill 126 is an effort to address school funding through real estate tax. It is confusing if the school systems benefit or the property owner. Nevertheless, this House Bill 126 is controversial.
- A potential buyer is suing the owner of the former Longaberger "basket" building in Newark. The current owner said that he no longer wants to sell the iconic building because the Intel  Corporation is coming to Licking County.
- Honda unveiled a \$124 million wind tunnel facility that will allow the company to test several products including race and electric vehicles. The tunnel is located in East Liberty.
- Comedian Dave Chappelle bought 53 acres on the south edge of Yellow Springs from Oberer Homes who earlier this year was denied a proposed housing development permit Chappelle and other Yellow Spring citizens objected to this proposed housing development.
- Two solar farms planned for Union County have gotten the go ahead from state officials. Now, the county is considering whether to put a halt to further development.
- Ohio's largest employer, Walmart, muscled through rising inflation, a snarled  global supply chain, and surging costs related to COVID-19 sick leave to deliver a strong 4th quarter.

## Miscellaneous Real Estate News









- More than 1000 uninvited visitors have enjoyed the night on the town at Sunnyvale, California, for almost two years. These visitors are crows. They defecate on the sidewalks. They eat what ever scraps of food they can find. Disbursing these nuisance birds is a challenge. The City is going to try laser. 
- New Carlisle has a butterfly house at Meadowview Growers on North Dayton Lakeview Road. It hosts  five different species including monarchs, painted lady, purple, common buckeye, and giant swallowtail.
- Several varieties of Callery pears are attractive ornamental landscaping trees. However, some varieties are invasive and difficult to kill; they are a real menace in addition to being stinky and having four inch thorns. The trees sprout roots that create unwanted thickets.



# Real Estate News

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## National Real Estate News

- Rents are rising, buoyed by strong  demand as U.S. home prices push to new highs, leaving many would-be buyers no choice but to rent. The average U.S. effective monthly rent is \$1,394.
- Google reports that the national average for conventional mortgage rates for a 30 year loan was 5.8% in June.
- Average long-term mortgage rates are at the highest level in 12 years.
- As  mortgage rates rise sharply and mortgage refinancing numbers drop American mortgage borrowers' credit scores are declining some. Most borrowers, however, who qualify for mortgages have nearly perfect credit scores. Typical credit scores for mortgage borrowers dipped to 776.
- Americans who own homes have gained over \$6 trillion in housing wealth in the past two pandemic years. The bubble in the early 2000s was defined by risky lending and overbuilding. Today, homebuyers are on higher ground with their credit scores, conventional mortgages, and pandemic savings.
- Multigenerational homes are becoming popular choices for more families. Merging households provides financial, cultural and other benefits.
- Residents were evacuated from a five-story apartment building near Miami after an engineer said the foundation was unsound. Officials have heightened their focus on safety of aging buildings following the deadly Surfside condominium collapse in 2021.
- The U.S. is ready to auction wind energy rights off the coast of the Carolinas. This is part of President's Biden's goal of  increasing clean energy generation and lowering electricity bills for customers.
- Biden's administration recently proposed up to ten oil and gas lease sales in the Gulf of Mexico and one off the coast of Alaska going against Democrat's climate promises.
- The U.S. has plans to end racial and ethnic discrimination in the appraisal of home values. This is part of a broader federal effort to address a wealth gap that systemic inequality has perpetuated.
- Long over-looked affordable housing is getting federal. More than 60 states, counties and cities are tapping the funds for housing programs.
- An April news article reports that housing starts have risen to the fastest pace since 2006 by building of multifamily housing projects as builders seek to replenish housing inventory.
- Water resources in the U.S. are  shriveling. Lake Mead in Nevada, the nation's largest reservoir, is nearly empty. Lake Powell, in Arizona's water level is down,  The Southwestern U.S. depends on both of these lakes for its water for cities and agriculture.
- The West Megadrought worsens to  the driest condition in the last 1,200 years and is the worst-case climate change scenario playing out live, a new "Natural Climate Change" study finds. The study calculated that 42% of this megadrought can be attributed to human caused climate change. The drought has reached 22 years and shows no signs of easing in the near future.
- AEP (American Power and Light) has opened what the Columbus-based power company is calling the largest single wind farm built at one time  in North America. This wind farm is in north central Oklahoma and has 356 turbines nearly 400 feet in height.
- Many U.S. companies are building new office buildings believing that working in person is better for collaboration and training young employees. These new office buildings offer showplace headquarters.
- Today there is a housing shortage nationwide, and that has collided with a soaring demand from historically low mortgage rates, from families in search of more space during the pandemic, and from remote workers who could relocate to more affordable places.
- The housing market is fueling bidding wars. Competition for the few homes on the market is boosting prices. A March report states that 52% of homes sold in January brought more than their list price.
- Inflation soared unexpectedly to 8.6% in May—the highest since December 1981. Causes for inflation are: 1. supply shortages from the pandemic, 2. Russian invasion of Ukraine, 3. strong consumer demand.
- As retailers and logistics companies try to stockpile goods to hedge against supply-chain problems, they are finding warehouse storage in short supply.
- Real estate investment trust Prologis Inc. is buying Duke Realty in an all-stock deal valued at about \$26 billion, including the assumption of debt. Prologis Inc. said that the transaction will give it logistics and industrial properties in key locations.
- Critical Great Lake projects will get \$742 million in federal money for environmental and economic vitality. Improvements will include completion of a new replacement lock and major rehabilitation of existing locks and dam at Soo, Michigan. These improvements will enhance maritime traffic to access Lake Superior from the other Great Lakes system.
- U.S Supreme court now limits EPA in  curbing power plant emissions in a blow to the fight against climate change. The court said that the Clean Air Act does not give EPA broad authority to regulate greenhouse gas emissions that contribute to global warming.

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



On the corner of **SR 36 and S. Ludlow, 32 S. Ludlow, Urbana** is presently a thriving business location. In addition to the 10,000 sq. ft. main building there is a 30x125 building all on 2.15 acres. **\$599,000**  
Please call Lee @ 937-206-4648



You'll find country living in a well-planned neighborhood @ **5307 Greg Drive, St. Paris.** This dynamic 3 bedroom 2 bath one story has a huge back yard. **\$237,900**  
Please call Gina @ 937-206-7029



This well maintained 3 bedroom @ **1100 W. First, Springfield** sits on a corner lot, has full a basement and a detached garage. **\$139,900**  
Please call Meg @ 440-242-1566



It's hard to find a 4 bedroom, 2 bath home in southern Graham school district. Check out this brick on a full, finished walk out basement at **3700 St Rt 55, Urbana** for **\$275,000.**  
Please call Gina @ 937-206-7029.



**43 Township Road 21, DeGraff** has been transformed. Looking like new inside and out, this 3 bedroom 1 story has 2 full baths and sits on almost 2 acres. **\$224,900**  
Please call Dagny @ 937-206-0458



This 3 bedroom home at **247 W Poplar, St. Paris** had a major remodel in 2018 with a new bath, kitchen and more. Since then, sellers replaced the furnace and AC.  
Please call Gina @ 937-206-7029



Opportunity knocks @ **1240 Victory, Springfield.** Country living at its finest happens in this 2 bedroom 1 story with an attached garage and big back yard. **\$175,000**  
Please call Dagny @ 937-206-0458



You'll have a short “honey do” list @ **3324 Erter, Springfield.** The fenced back yard is perfect for pets. This 3 bedroom 1 story has 1.5 baths and is move in ready. **\$165,000**  
Please call Lee @ 937-206-4648



Built in 2006, this “big box” @ **701 East Main, St. Paris** has 8,000 sf, 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 @ 937-206-7281

## National Real Estate News continued

- Rents have reached “insane” levels in the U.S. with no end in sight. In the 50 largest metro areas, median rent rose an astonishing 19.3% in 2021. Rising rents has an impact on inflation because big jumps in new leases feeds into the U.S. consumer price index which is used to measure inflation.
- President Joe Biden declared that a \$1 billion infusion from the bipartisan infrastructure deal would restore the Great Lake harbors and tributary rivers that have been polluted by industrial toxins. The investment in cleaning the waterways is as much about jobs as the environment.
- A fourth generation corn and bean farmer in Iowa does not feel rich. He lives in a century-old home and grows a family garden and shops 15 miles down the road. But the several hundred acres he owns is worth millions of dollars. The rising values of land, especially in the Midwest, are due to high prices being paid for the key commodity crops of corn and beans, plentiful harvests in recent years coupled with low interest rates and optimism the good times will continue.
- The high land prices have prompted plenty of people to buy and sell land, leading to a record of \$765 million in agricultural sales in 2021 overseen by Farmers National Company.

# Thank You Buyers & Sellers since the Last Newsletter

NEW OWNERS	PROPERTY	SELLERS	NEW OWNERS	PROPERTY	SELLERS
Justin Keys TY Investments LLC John & Martha Poiry Sellman Enterprises Mona Gazala Tru Holdings LLC Michael Teets Trust Marcus & Amy Krieger Connie Cupps Brittaney & Mark Jr Weber Brittaney & Mark Jr Weber Steven Capper Tyrone West Michelle Ward Sarah Elizabeth Pardue Kaylee Matthews Scott & Jeanette Barger Neal & Priscilla Hillard Joe & Leah Coons Carissa Devine Teresa Cosby Thomas Cheeseman	541 W Light St 616 Portage Path 1942 Shady Oak Ct W County Line Rd 101 E Main St 129 Park Ave 943 East Lawn #22 223 W Main St 11272 US 36 432 Second St 127-127.5 Union St 545 Ridgewood 379 Arlington Ave 10 Laurel Bend 1783 W Wittenburg 811 Crescent 10876 W SR 29 11025 W SR 29 1080 N Parkview Rd 471 Gwynne St 609 Julia #4 11338 Fairview	Cassandra Groves Mark McAfee Curtiss Mann R & C Buckeye James & Delores Sander Tonia Snyder Alma Neiswander Debra Kohli Estel Shore Sr Estate Dorothy Galligan Karen Metz Randy & Kim Chevalley Alisha Harris Christopher Moell Jamon Sellman Sheryl Sturgell Ben & Dagny Dunham Brandon Snow Tru Holdings, LTD Dawn Mackenzie Johnie Horsley Adrian & Connie Asselin	Tony & Christa Whitman Mary Mayo & Brandon Dagny Dunham MCHome Remodeling LLC Charles&RachelRutherford Dagny Dunham Dagny Dunham Todd & Cindy Dallas Seth Overton J & B 21 Holdings LLC Edwin & Paul Runkle Alan & Lois Miller John Fenn & Esther Jeremy & Shonda Thomas Amanda Ortega Chance Coil Kevin Woodward Owen Moyer & Mya Brad Strawsburg & Kayla Keith Calland	106 S Springfield St 4274 UrbanaMoorefield 253 N Champaign St 7460 Timbercross Ave 1710 W SR 29 6182 W SR 245 2389 N Heck Hill Rd 6469 Russell Rd 139 E Plum St Parcel#2 Ford Rd Parcels 3&6 Ford Rd 2801 Ford & Cemetery 3036 Stickley Rd Lot #1 Ford Rd 700 W 2nd St 7989 Crowl Rd 211 W Main 8 N Monroe St 1415 S Dugan Rd 122 E Lynn St	Jeff Lowry Woodrow Owen Robert McHenry Jr Carol Webb Barbara Newland Estate of Samuel Heminger Jared Salley Keith & Mary Calland Jamie Paul Greg Barger Estate Greg Barger Estate Greg Barger Estate Cook Trust Greg Barger Estate Jamon Sellman Vicki Keaton Trust Danny & Darlene McEowen Sue Manis Estate of Martha Roseberry Joe Reneer & Betsy

## Some recent 2022 Sales of Farms/Land

Seller	Location	Acres	Sales Price	Seller	Location	Acres	Sales Price
Thomas	1990 SR 235	98	\$1,375,000	Thomas	Perry Rd	60.684	\$768,000
Cosgrove	St Rt 245	24.2	\$127,000	Navarre	Mad River Twp	37.8	\$203,000
Dillehay	8646 Snapp Rd	80.02	\$731,000	Zerkle	N Dugan Rd	61.1	\$794,846
Wild Rose	Eagle Rd	36.058	\$345,000	Carr, Binkhorst	St Rt 235	127.551	\$1,275,510
Shore	St. Paris-Jackson Rd	56.25	\$660,000	Luse	W Dallas Rd	89.69	\$932,786
Leatherwood Valley	St Rt 187 & St Rt 29	151.16	\$1,500,000	Tullis	Salem Cemetery Road	82.427	\$762,477
Shore	Ward Rd	43.41	\$440,000	DeRemer	Eris Road	29.7	\$125,000
Markin, Halterman	Stringtown Road	155.626	\$1,610,729	Barger	Ford Rd & Cemetery Rd	189.225	\$2,175,000

Above information is conditional on interpretation of sales records from Champaign County Auditor, MLS, and Urbana Daily Citizen.





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# henderson

UNITED  
WE  
STAND



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*of course, we sell homes.*  
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- |  |   |
|--|---|
| <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!            |



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





*there  
is room  
for you  
here!*

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

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HLIC continues to hold strong thanks to many of you allowing us to serve you again and again. We are hoping to have two new agents join us between now and the next publication date. If you're thinking about a career in real estate, we would like to sit down and talk about it with you.

- The biggest news from Lee is that our community thank you summer free yoga class sessions will begin 18 August at 7 PM at the Champaign County Senior Center. You must pre-register and attend. If life happens, and you miss a class, you agree to donate \$20.00 to the senior center. Her second biggest news is that she got to go on a girl's trip with Dagny, Daisy and Jade to Cozumel in May.
- Spring and summer have been busy for Gina and family. Lots of baseball and soccer. Merritt and Cassey's home is finished, and they are figuring out where everything goes. Austin and Jessica are a few weeks away from occupancy and looking forward to leaving their rental. Peyton and Hunter loved 4-H camp and are looking forward to showing their projects at the Clark and Miami county fairs. Gina will be faired out after three in a row but is looking forward to seeing old and new clients at the fairs. 
- Melisa is enjoying spending time outside listening to and watching the birds at her bird feeder. Jim and Melisa had a wonderful time on a quick trip to Niagara Falls this spring. They are looking forward to being out on the lake in the Kayak this summer. They are hoping to squeeze in a couple more small trips before the weather turns. Melisa is grateful for her clients and looks forward to meeting new people at the Champaign County Fair and helping them make their dreams come true! 
- Tim and Karen have once again planted their garden and are looking forward to reaping the rewards. Last year Karen harvested lots of zinnia seeds, shared with many people, and is looking forward to seeing how they all grow. The Metzses are camping this summer. The camping trip to Vermont and Maine is happening at the end of September and early October. They are going with her cousin Brenda and her husband Ed. This trip will include a whale watching excursion. They are all excited. Karen is continuing to help her clients through this very challenging real estate market. 
- Bob and Barb celebrated 56 years of marriage this January. They were also blessed with their first great grandchild Kryder Van Cleef on May second. Their only trip planned for this year (so far) is a trip to Minnesota the last week of July. 
- Being an outdoor person, Judy is making the most of this beautiful summer. Beside biking, her current best hobby is two seedbeds containing old fashioned sweet pea, bachelor's button, hollyhocks, zinnia, sunflower and nasturtium. Growing runs in her family. Her grandfather Corbet being the most avid gardener with his circled, lush vegetables in gladiolus and other cutting flowers. Though playing outside keeps her physically active, Judy feels that working with buyers and sellers keeps her mentally & socially alert. The opportunity is a privilege she doesn't take lightly. 
- Susan traveled to Orlando with two of her daughters this spring for the wedding of her nephew Wesley. While there, the girls stayed in a cute "tiny house" air b and b. Susan and Charlie's granddaughter Lexie graduated from UHS and will be attending Mount Vernon Nazarene University. Grandson Noah is now engaged to a lovely young lady and they will be married next April. Susan is enjoying her flower garden as always and is very happy with the addition of a rain barrel to assist in watering. 
- Dagny has been busy looking for homes to flip. She loves working with investors, buyers and sellers. She is playing pickleball almost daily. Ben led a missions trip back to Nicaragua to build tiny homes for special needs families that live in tent like structures. With Ben are Riley, Rosey, Rylin , and some of the Douthwaite family. The goal is to build 10 homes in 10 weeks. The houses are being dedicated to the memory of Pastor Chris Livingston who was loved dearly by the entire Dunham family. 
- Meg has been enjoying quality time with family this summer. Jamon, Ava, and Meg recently returned from a 2 week European Vacation during which they visited Ireland, Scotland, England, and France. Now back on this side of the pond, Meg is looking forward to seeing great progress in the downtown Urbana area resulting from their current projects: Urbana Lofts: 9 Luxury Lofts overlooking downtown (projected to be available mid-fall) and the Urbana Brewing Co.: Urbana's first Brewery (projected opening in September)! 
- Missy and Joe are doing well and thank everyone for a generous year with auctions and real estate sales. Ben, their youngest, will be taking an officer position very soon with the City of Troy fire department. Charlie and his family are doing well. Ollie will be in the 8th grade this year. Ben is getting closer to building a new home. He is waiting for lumber and other costs to go down. Preston has moved into the elder Sampson home. Joe and Missy are now in a smaller home and are still pondering remodeling or building new. Joe had several great auctions this year. The Barger Auction was the biggest. It was 7 below zero in January the day the farm equipment and household goods sold, but they had a great sale and prices were higher than usual with over 300 in attendance. The ground sold later and was bought by four different buyers. It sold in multi-parcels and was expected to bring around \$1.8 million, but actually brought \$2.175 Million. The seller is very pleased. The Sampson family wish you all well and hope to see you soon at our next real-estate auction. 
- The Hendersons enjoyed Troy and Brenda's visit the weekend of 4 July; we did our traditional canoe trip down Mad River. Lee and Stephen have joined the Champaign Senior Center and are playing Euchre on a regular basis.
- Stephen shuffled the flying Pig Half Marathon in May. In the past he also shuffles the Air Force and Columbus half marathons in the fall. Presently Stephen is working on repairing the retaining wall around the garage parking area with I beams and railroad leaving the front end hanging down creating a challenge of returning the tractor to level ground. Mowing the idle ground and drives and railroad right of way consumes weekend and evening times. 

From all of us at **team henderson**  
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