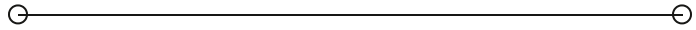


PROPOSAL

Hobbs Estate Farm

10217 MORSE ROAD

Pataskala, OH 43062



PRESENTED BY:

DOUG WILSON

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MORSE RD

6 MILES TO SRT 310

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

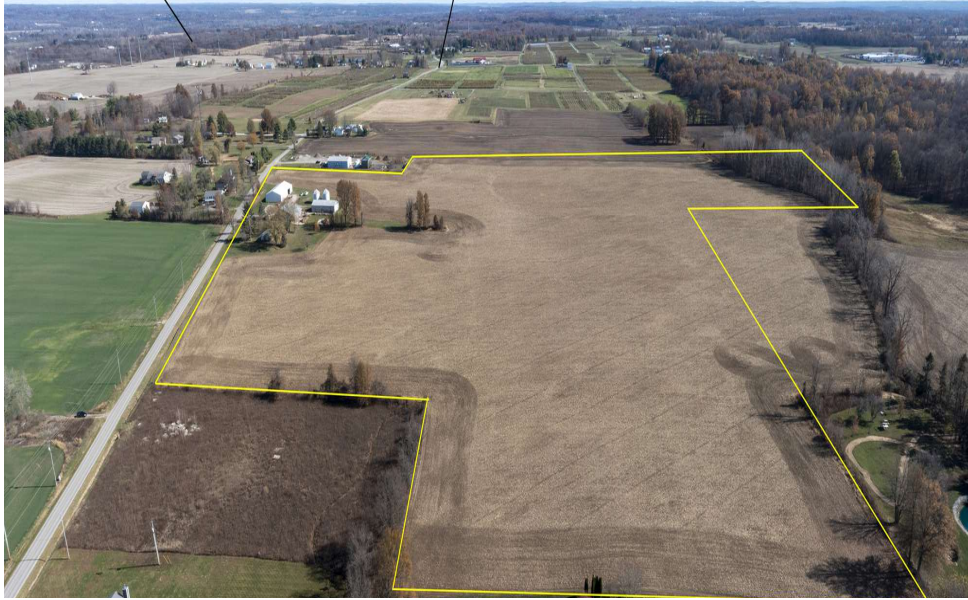
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Property
Information

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

The Hobbs Estate Farm is being offered unpriced and is open to offers a 60-acre property situated just 0.6 miles west of the intersection of Morse Road and State Route 310 in Jersey Township, Licking County, Ohio.

The farm features several agricultural buildings, detailed further below. It has approximately 1,200 feet of frontage along Morse Road, ensuring excellent accessibility and visibility. Additionally, the seller notes that an adjacent 64-acre parcel is available for purchase from the neighboring landowner, presenting a unique opportunity for buyers interested in expanding their land holdings (SEE ABOVE VIDEO LINK).

PROPERTY HIGHLIGHTS

- 60 Acres of agricultural land in Jersey Township, Licking County,
- 1,600 SF Home plus four agricultural buildings (2,500 SF, 2,600 SF, 5,500 SF, and a 3,600 SF flat barn).
- Additional farm infrastructure includes 2 steel silos, a milk house, and two sheds.
- 1,200 Feet of Frontage along Morse Road, offering excellent access and visibility.
- Adjacent 64 Acres Available for purchase, offering an opportunity to expand the property size.
- Property is within the service area for Southwest Licking Water & Sewer, with infrastructure located near Morse Road and State Route 310.
- Zoned Agricultural, making it suitable for farming, livestock, or potential future development.
- Seller is not aware of any portion of property that is in wetlands or flood plain. The crop yield is about 200 -225 bushels of corn per acre, and about 60 -70 bushels of soybeans. Land rents are about \$230/acre.

OFFERING SUMMARY

SALE PRICE:	UNPRICED
LOT SIZE:	60 Acres

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Licking County, Ohio, is an attractive region that presents a harmonious blend of scenic landscapes and dynamic communities. As part of the Columbus Metropolitan Statistical Area (MSA), it is nestled in the heart of the state, making it an appealing location for individuals and businesses who appreciate a mix of historical allure with modern comforts.

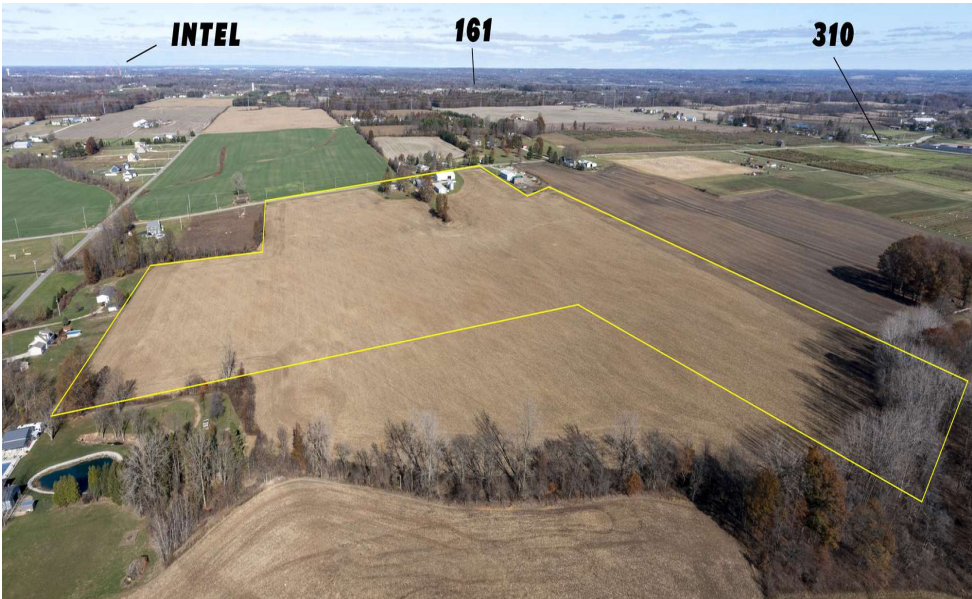
Spanning across central Ohio, Licking County is a picturesque haven. Its stunning landscapes, including rolling hills, lush forests, tranquil rivers, and fertile farmland, provide an idyllic backdrop for everyday life and offer a myriad of recreational opportunities. Residents and visitors can enjoy various outdoor activities such as hiking, cycling, fishing, and boating, fully embracing the county's diverse natural beauty.

As part of the Columbus MSA, Licking County enjoys excellent connectivity, with a network of major highways providing easy access for commuting and traveling. This strategic location makes it an ideal hub for commerce, encouraging a thriving business environment.

Moreover, the county's proximity to the recently announced Intel campus adds to its appeal. As Intel is poised to become a significant employer in the region, Licking County presents an excellent location for those seeking employment opportunities at the tech giant. This close proximity means less commute time and more opportunities for work-life balance for potential Intel employees residing in Licking County.

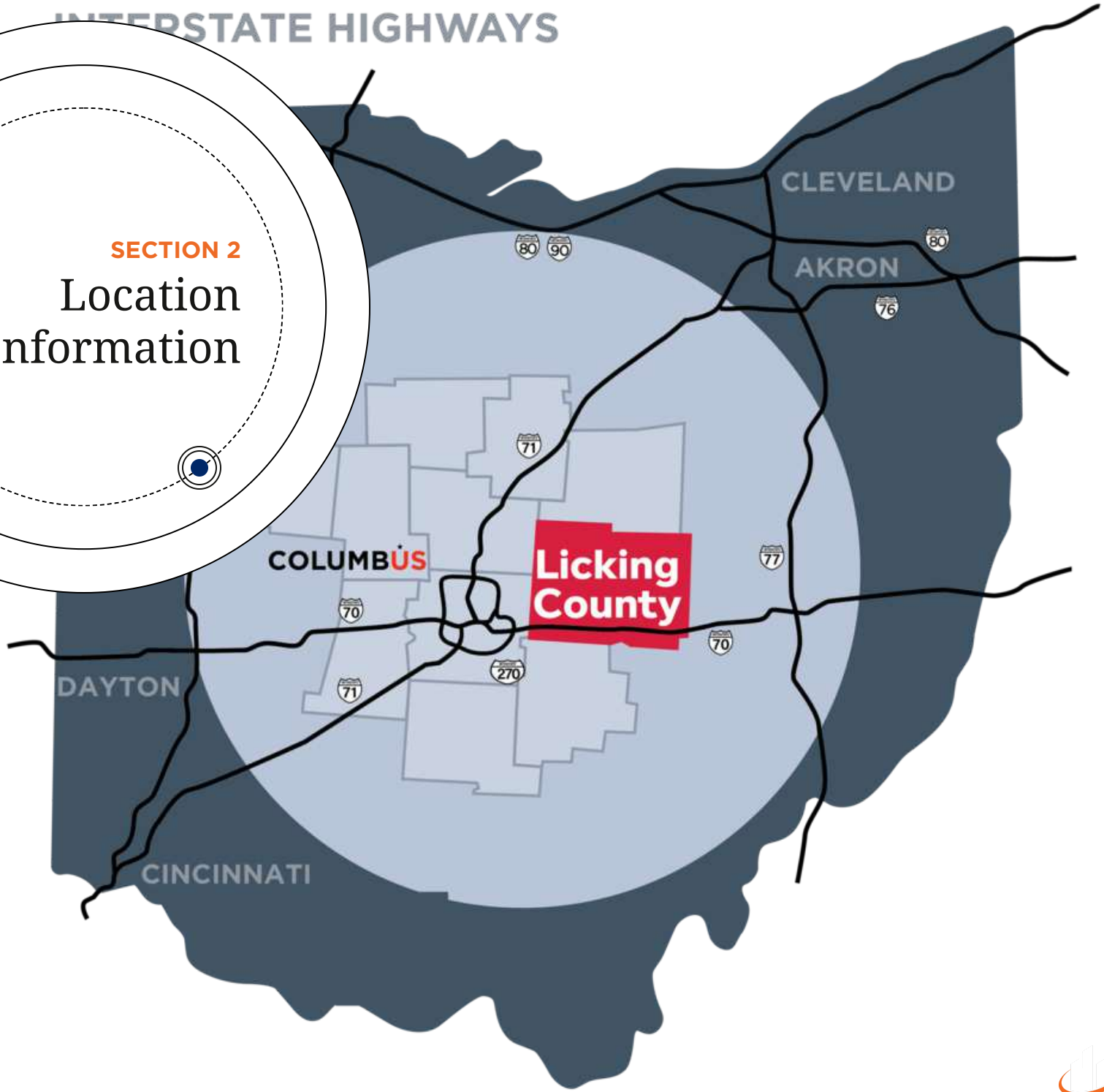
In conclusion with its strategic location within the Columbus MSA and proximity to the new Intel campus, it provides a balanced, thriving community for those seeking a rich, multi-faceted life. Its blend of scenic beauty, vibrant communities, educational opportunities, and modern conveniences make it an ideal choice for individuals, families, and businesses alike.

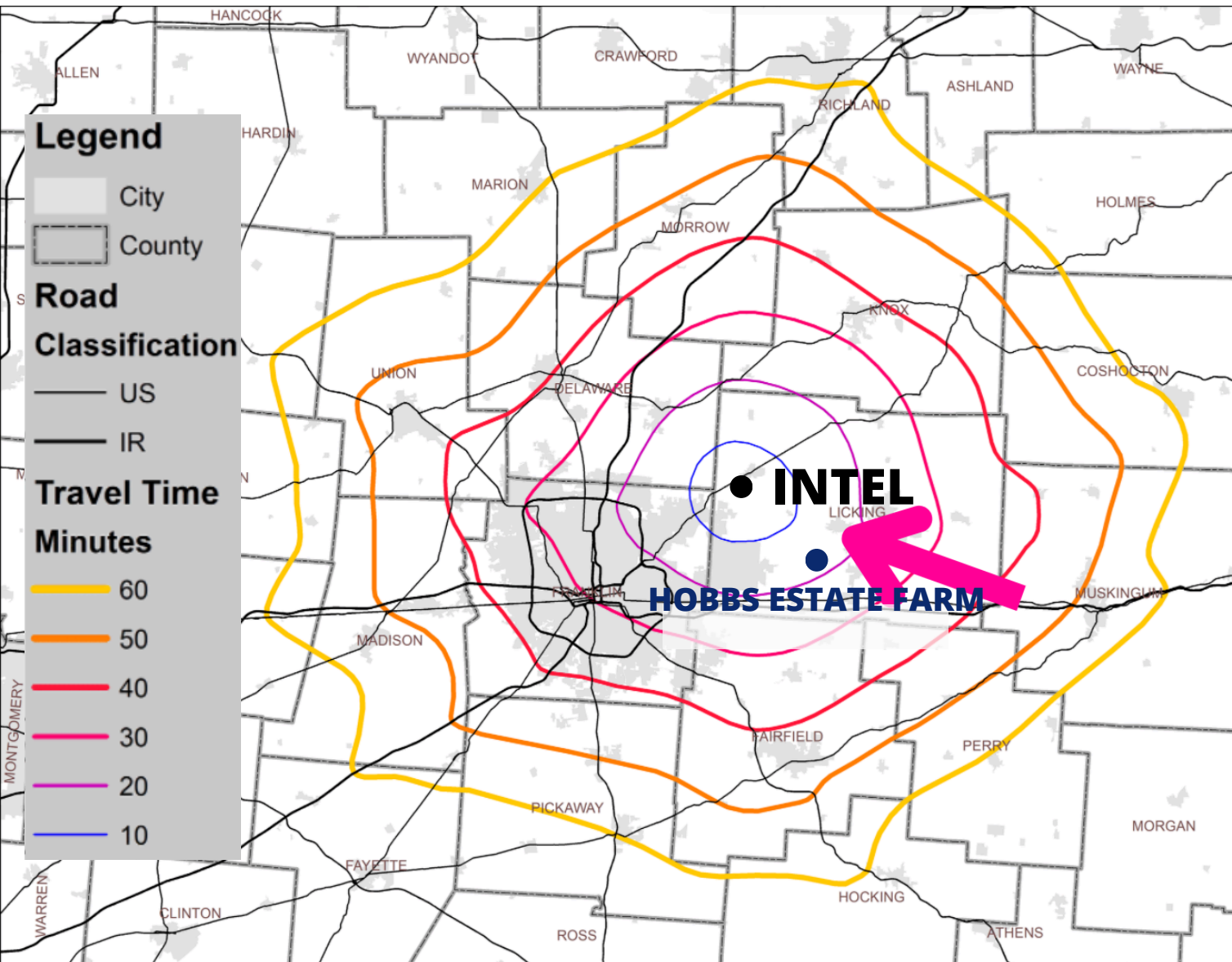
ADDITIONAL PHOTOS



INTERSTATE HIGHWAYS

SECTION 2
Location Information





INTEL DRIVE TIMES



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Managing Director

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Source: Granville Ohio Chamber of Commerce

Innovating and Investing in Ohio

We are excited to be building the Silicon Heartland in Ohio and we're committed to creating a better tomorrow for our community.



<https://www.intel.com/content/www/us/en/corporate-responsibility/intel-in-ohio.html>

Our newest U.S. manufacturing investment

Intel is planning to invest more than \$28 billion in the construction of two new leading-edge chip factories in Ohio to boost production to meet demand for advanced semiconductors, power a new generation of innovative products from Intel, and serve the needs of foundry customers.

Spanning nearly 1,000 acres in New Albany, Licking County, just outside of Columbus, the “mega-site” can accommodate a total of eight chip factories as well as supporting operations and ecosystem partners.

INTEL'S IMPACT ON THE ECONOMY:

Intel's economic influence is already being felt in Licking County, Ohio, and the surrounding region. In 2019, Intel's \$11.7 billion in employee compensation resulted in an additional \$46 billion in labor income across the U.S. economy. The company also contributed \$25.9 billion to U.S. GDP, generating a further \$76 billion in economic activity. This level of investment is driving local property markets, with land prices in Licking County rising dramatically from \$20,000 per acre in 2021 to \$45,000 per acre in 2022. Home prices are also increasing, with estimates suggesting a potential 30% to 40% rise in residential property values.

These trends are creating strong demand for land and real estate in the area, as seen in the broader region's growth.

The Intel effect: How Licking County land and housing prices are rising

As housing prices and land soar, eventually higher taxes will follow.

Author: Kevin Landers

Published: 6:23 PM EDT October 17, 2022

Updated: 6:43 PM EDT October 17, 2022

COLUMBUS, Ohio — Thanks to Intel the price of an acre of land in Licking County near the future [home of the semiconductor facilities](#) is higher than it's ever been.

“We are seeing increases in farmland from \$20,000 an acre in 2021 to \$45,000 in 2022,” Licking County Auditor Michael Smith said.

When the New Albany Company assembled the pieces of land to acquire the site, even Intel had to pay more for the land than what it was worth.

“New Albany ended up purchasing it for \$70,000 an acre and then ended up selling it to Intel for about \$110,000 an acre,” Smith said.

It's not only land that's going up. Home prices are also on the rise.

“We are seeing probably 30% to close to 40% increase just in residential value,” Smith said.

Realtor Andrew Guanciacle runs one of the largest realtor companies in the area. He says low prices Licking County is becoming a thing of the past.

“[The] best time to buy land in Licking County was five to 10 years ago,” he said.

Guanciacle says most realtors used to know what homes would sell for a year or two out, but Intel changed that.

“That crystal ball has sort of gone out the window,” he said.

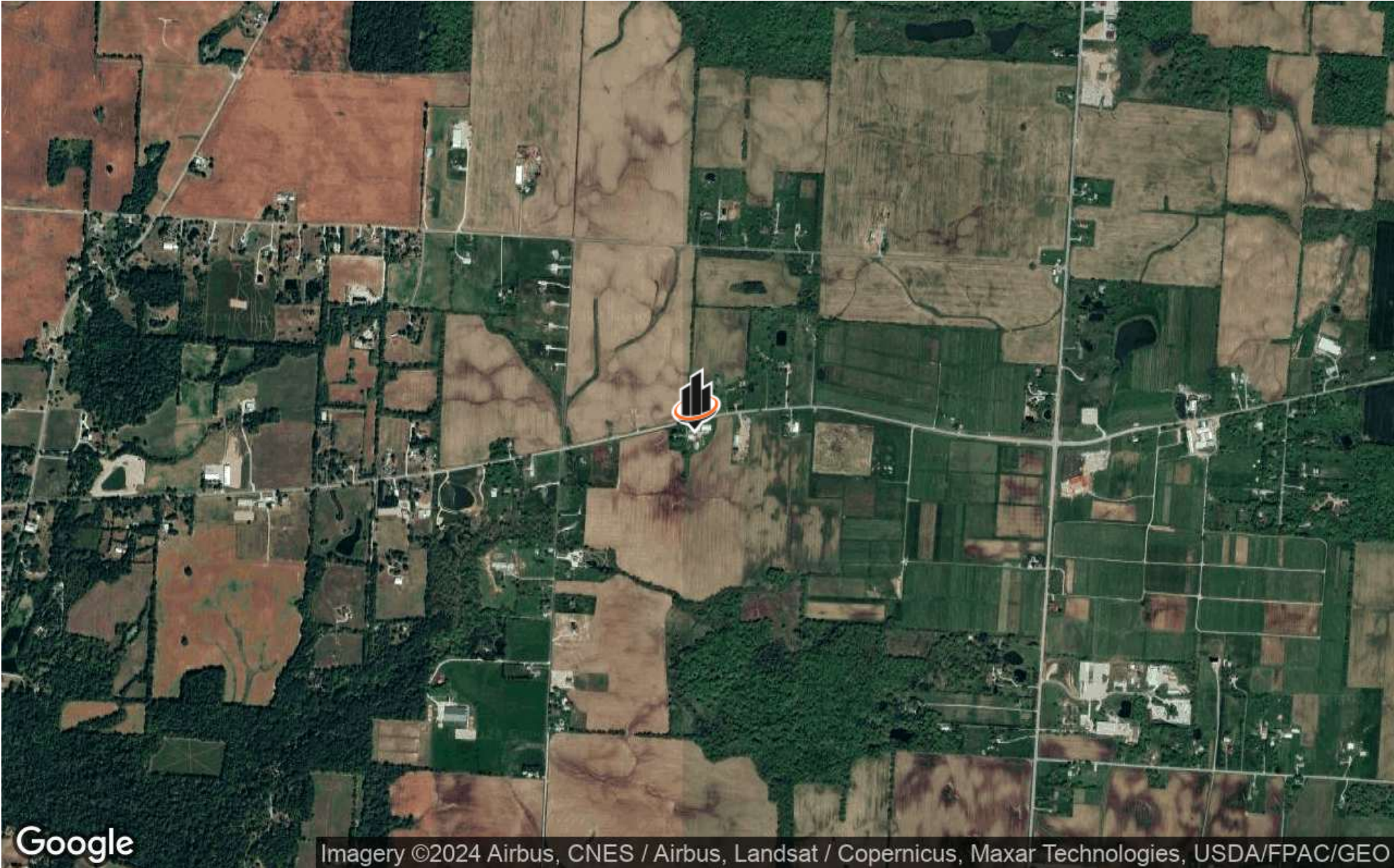
He says the reason is more people are moving to the area, but the supply of homes isn't keeping up with the demand. Guanciacle adds homes are selling for much more after Intel's announcement.

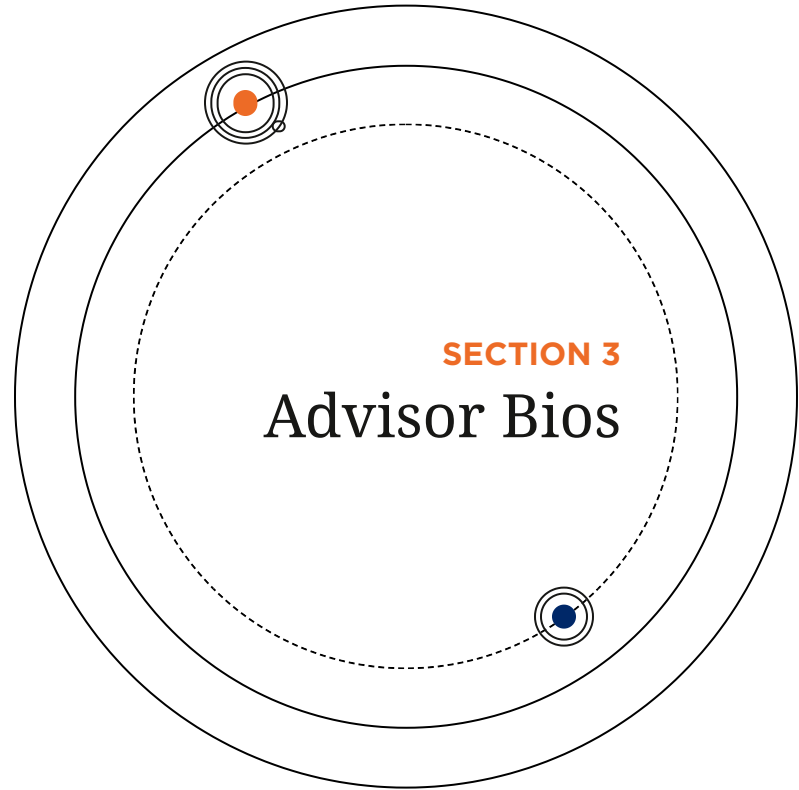
He says even if you don't own a home near the site, the impact on the housing market will be felt in neighboring counties.

“They are already seeing it,” he said.

And as housing prices and land soar, eventually higher taxes will follow. That could price some people out of their homes.

AERIAL MAP





ADVISOR BIO 1



DOUG WILSON

Managing Director

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Direct: **614.206.3881** | Cell: **614.206.3881**

OH #0000350178

PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

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Phone: 614-206-3881

EDUCATION

Bachelor's of Arts (Economics), The Ohio State University

MBA, Global Management, Arizona State Graduate School of International Management.

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ADVISOR BIO 2



SETH ASMAN

Senior Advisor

seth.asman@svn.com

Direct: **614.747.2052** | Cell: **614.747.2052**

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.

Business Management

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