

LIBERTY LANDS, LTD

was formerly owned by Dr. Wm. Manthey of Galion, Ohio and is likely the largest acreage offered at public auction in this area for many years.

The land is very well-drained with pattern system tile of 50' spacing and random lines where needed in order to achieve high yields.

AUCTION WILL BE HELD
WED., NOV. 12th
6:00 p.m.

For More Information
Call 800-450-3440

Auction held at Northmor Local Schools
7819 St. Rt. 19, Galion, OH
For more information call 800-450-3440

Terms & Conditions

Procedure: The Properties will be offered in 19 individual tracts, any combination of tracts and as a total 1737+ acres. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on individual tracts, tract combinations and the total property may compete.

Down Payment: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

Acceptance of Bid Prices: All successful bidders are required to sign a Purchaser's Agreement at the Auction site immediately following the close of the Auction. Your Bidding is not Conditional Upon Financing, so be sure you arranged financing, if needed, and are capable of paying cash at closing.

Deed: Seller shall provide a warranty deed. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

Closing: The balance of the purchase price is due at closing, which will take place on or before January 7, 2015, or as soon thereafter as applicable closing documents are prepared by the Seller. All lender costs shall be paid by the buyer(s).

Possession: Possession is at closing, subject to tenant's rights through December 31, 2015.

Real Estate Taxes: Seller shall pay 2014 calendar year taxes due in 2015.

Acreage: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

Survey: A new survey will be provided if necessary for recording where there is no existing

legal description or where new boundaries are created by the tract divisions in this auction. The survey will be at the seller's expense and any issues regarding the survey will be at the seller's discretion, combination purchases will receive a perimeter survey only.

Easement: Sale of the property is subject to any easements and restrictions of record.

Agency: Wilson National, LLC. and its representatives are Exclusive Agents of the seller.

Stock Photography: Animals in photos are for illustrative purposes only and were inserted into original photographs.

Mineral Rights: All mineral rights owned by the Sellers will be conveyed to the Buyers.

Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the Auctioneer at the auction podium during the time of sale will take precedence over any previously printed material or any other oral statements made. The property is sold on an "As Is, Where Is" basis and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker or the auction company. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any questions to that person's credentials, fitness, etc. All decisions of the Auctioneer are final.

New Data, Corrections, and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.



652 N. High Street, Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

WILSON AUCTION 8 FARMS

Selling in 19 Tracts *Buy any individual tract, combination of tracts or whole farm!*

WED., NOVEMBER 12th, 6 p.m.

1737 ACRES
VACANT LAND

1504 ACRES TILLABLE | HIGHLY PRODUCTIVE FARMLAND

Crawford & Morrow Counties
South of Galion, Ohio

Auction held at
Northmor Local Schools
7819 St. Rt. 19
Galion, OH

PREVIEW DATES
Sat., Oct. 18 & Nov. 1
9am-1pm

Preview Location: 286 S. Street, Galion, OH
just north of County Line Road at Farm #8

**TILLABLE
& WOODED
LAND**



Mark Wilson - 800.450.3440 | Mike Weasel - 614-774-2460
www.wilnat.com

1737

ACRES VACANT LAND

8 FARMS | 19 PARCELS

Crawford & Morrow Counties
South of Galion, Ohio

Liberty Lands, Ltd. is 8 farms, 19 parcels of productive, well-drained land ranging in size from 119 to 333 acres in Crawford and Morrow Counties, south of Galion, Ohio, 58 miles north of Columbus, Ohio.

There are no buildings on any parcel.

The farms are adequately tiled and several tracts are systematically tiled on 50' spacing as shown on aerial maps.

With different parcel sizes and various combinations, there are a number of alternatives to purchase.

AUCTION WILL BE HELD
WED., NOVEMBER 12th, 6:00 p.m.

Farms within close proximity of one another!



WILSON NATIONAL • LLC
 A REAL ESTATE & AUCTION GROUP

Tillable & Wooded Land

Productive Soils
Good Drainage

333 Acres
County Line Rd.

Tract	Acres	Tillable
16	160.9	148.9
17	95.6	79.0
18	41.7	Woods
19	35.4	Woods
Total	333.6	227.9
Real Estate Taxes		
\$4,059.70 Year		

Latitude

Longitude

Tract 16: N40°42'43.436" W82°46'42.499"

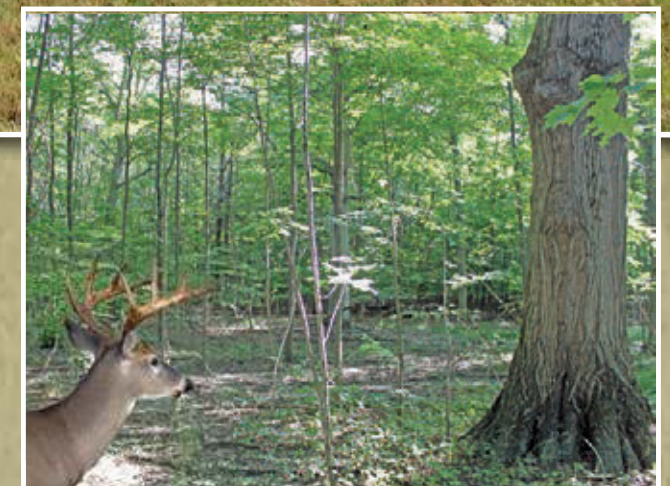
Tract 17: N40°42'42.888" W82°46'04.607"

Tract 18: N40°42'58.316" W82°47'00.447"

Tract 19: N40°43'11.888" W82°47'00.558"

FARM 8

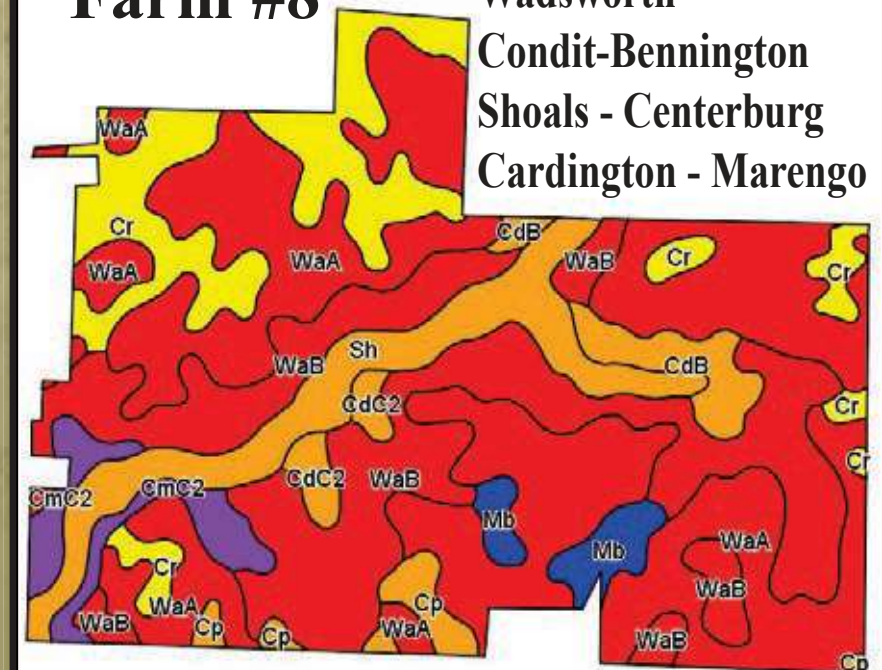
Located on Southeast side of Galion fronting on South Street, County Line Road and SR19.
 (Watch for Signs)



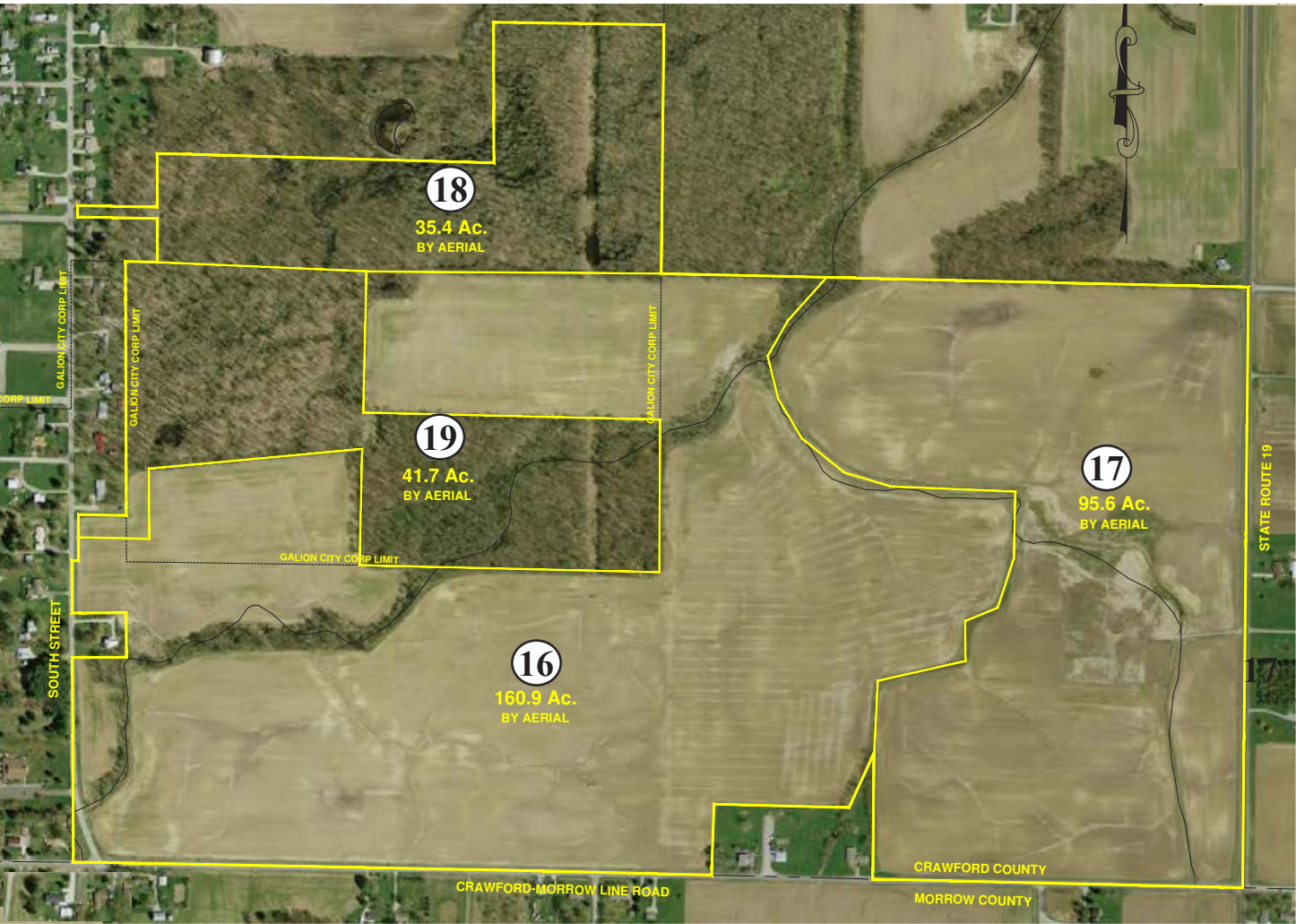
Farm #8

SOILS

Wadsworth
 Condit-Bennington
 Shoals - Centerburg
 Cardington - Marengo

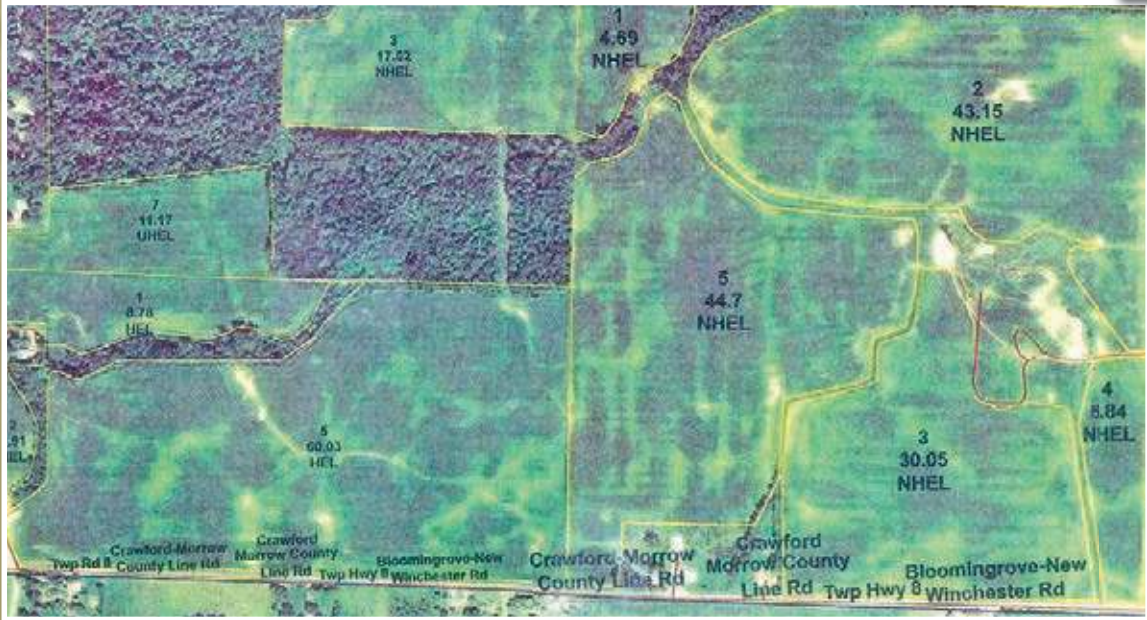


FARM 8 **333** Acres
County Line Rd.



WILSON NATIONAL • LLC
A REAL ESTATE & AUCTION GROUP

TRACTS

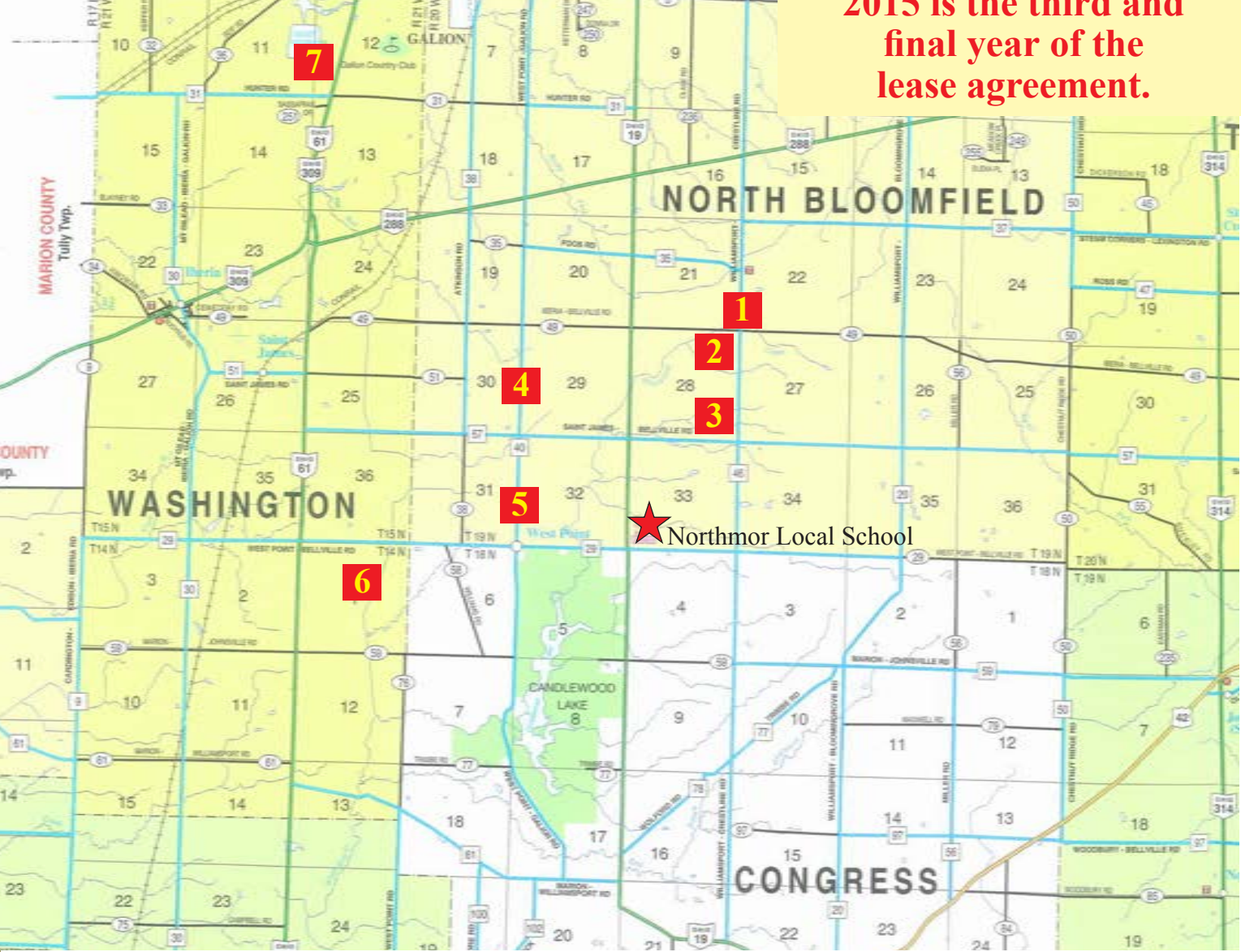


16

17

18

19



8 FARMS/19 TRACTS

1737 Acres

1504 Tillable Acres

Corn Yield

2009 - 2011 - 2013

178 Avg. Bushels Per Ac.

Soybean Yield

2010 - 2012

60 Avg. Bushels Per Ac.

(As provided by operator to owner.)

A flex lease is in place for
2015 at \$200 per acre base
rent due Dec.1st, 2014.
2015 is the third and
final year of the
lease agreement.

FARM 1 294 Acres
Williamsport-Crestline



TRACTS
1-2-3

PREVIEW DATES
Saturday
Oct. 18 & Nov. 1
9am-1pm

Preview Location: 286 S. Street,
Galion, OH just north of
County Line Road at Farm #8



WILSON NATIONAL • LLC
A REAL ESTATE & AUCTION GROUP



237 Acres
Hunter Road



Tract	Acres	Tillable
14	139.3	
15	98.6	
Total	237.9	221.3

Real Estate Taxes
\$3,852.40 Year

FARM 7

From Rt. 61 go west on
Hunter Road. Property
fronts on Rt. 61 & Hunter
Road 1 mile south of Galion.
(Watch for Signs)

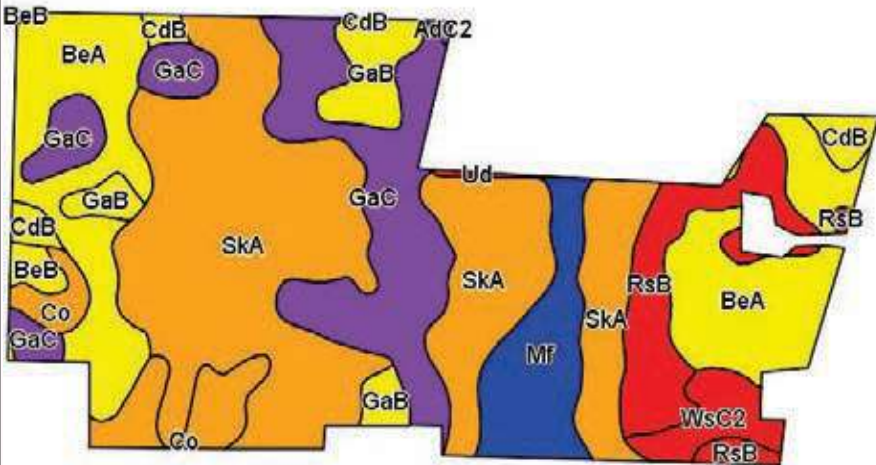
*Buy any
individual tract,
combination
of tracts or
whole farm.*

Latitude Longitude

Tract 14: N40°41'54.072" W82°49'50.690"

Tract 15: N40°41'53.940" W82°49'17.856"

Farm #7



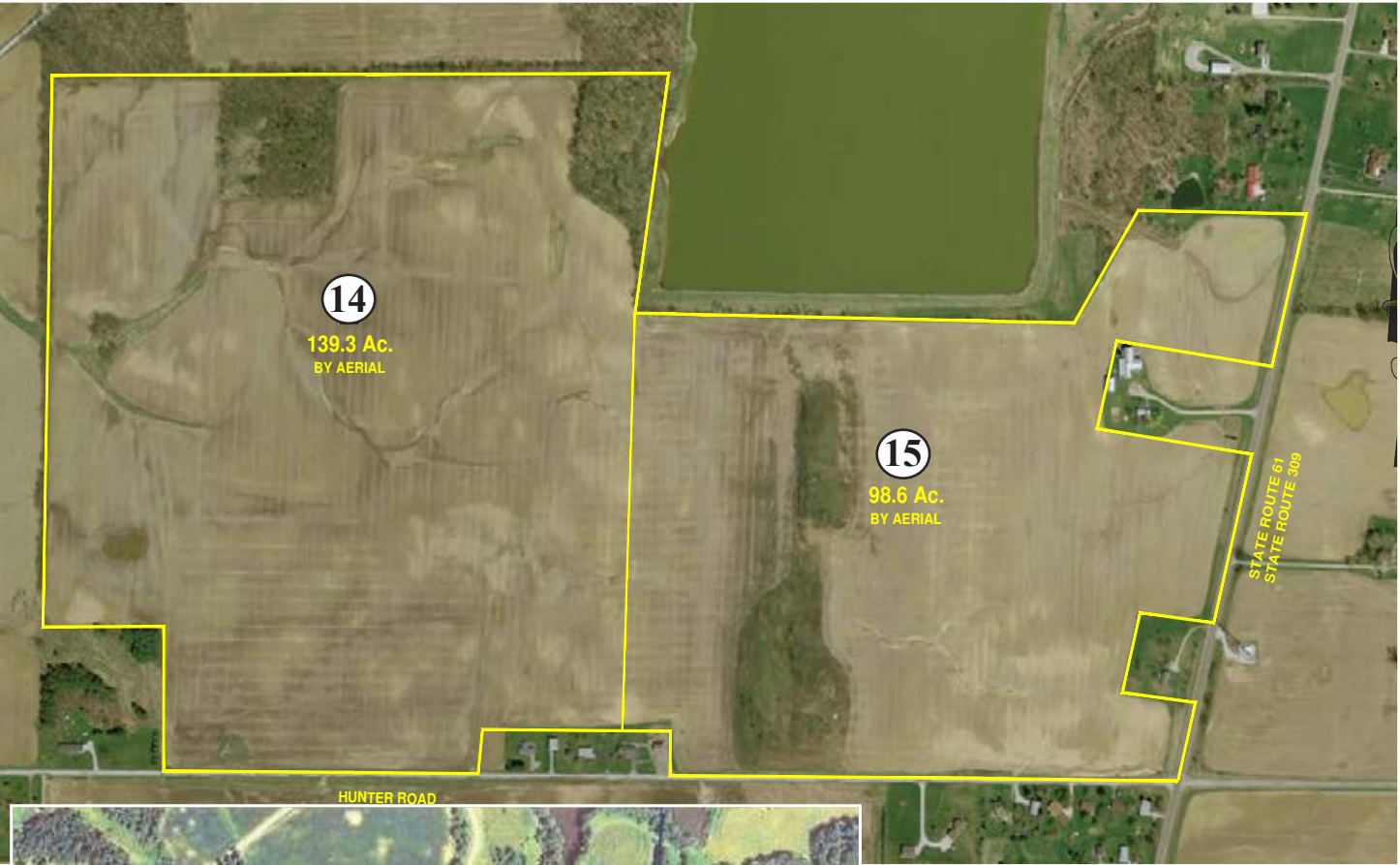
SOILS

Sleeth - Bennington - Gallman
Rittman - Milford - Condit - Wooster
Centerburg - Amanda

FARM 7

237 Acres

Hunter Road



TRACTS
14-15
PREVIEW DATES
Saturday
Oct. 18 & Nov. 1
9am-1pm

Preview Location: 286 S. Street,
Galion, OH just north of
County Line Road at Farm #8



WILSON NATIONAL • LLC
A REAL ESTATE & AUCTION GROUP

294 Acres

Williamsport-Crestline

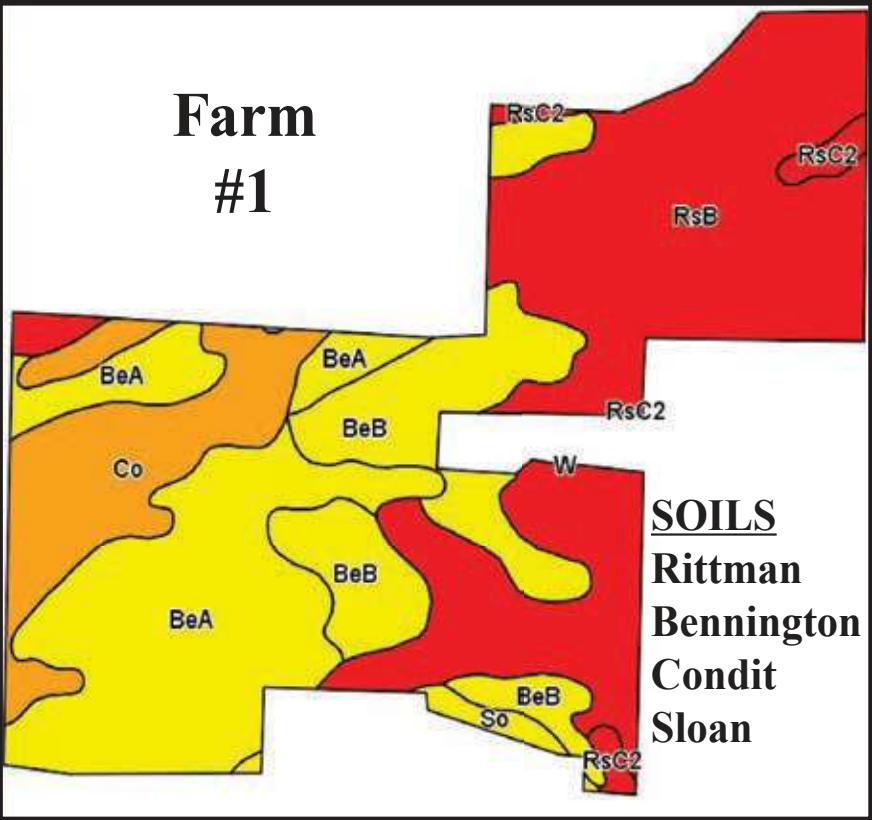
Tract	Acres	Tillable
1	145.1	138.9
2	49.7	48.1
3	100.1	89.4
Total	294.9	276.4

Real Estate Taxes
\$3,317.36 Year

Latitude **Longitude**
Tract 1: N40°40'05.487" W82°45'11.507"
Tract 2: N40°40'16.832" W82°44'47.755"
Tract 3: N40°40'28.609" W82°44'47.533"

FARM 1

From Rt. 61 go east on
Iberia-Bellville Road (T49)
4 miles. Property fronts on
Iberia-Bellville and
Crestline Road. (Watch for
Signs) Across from Tract 2



SOILS
Rittman
Bennington
Condit
Sloan

FARM 2 221 Acres

Williamsport-Crestline



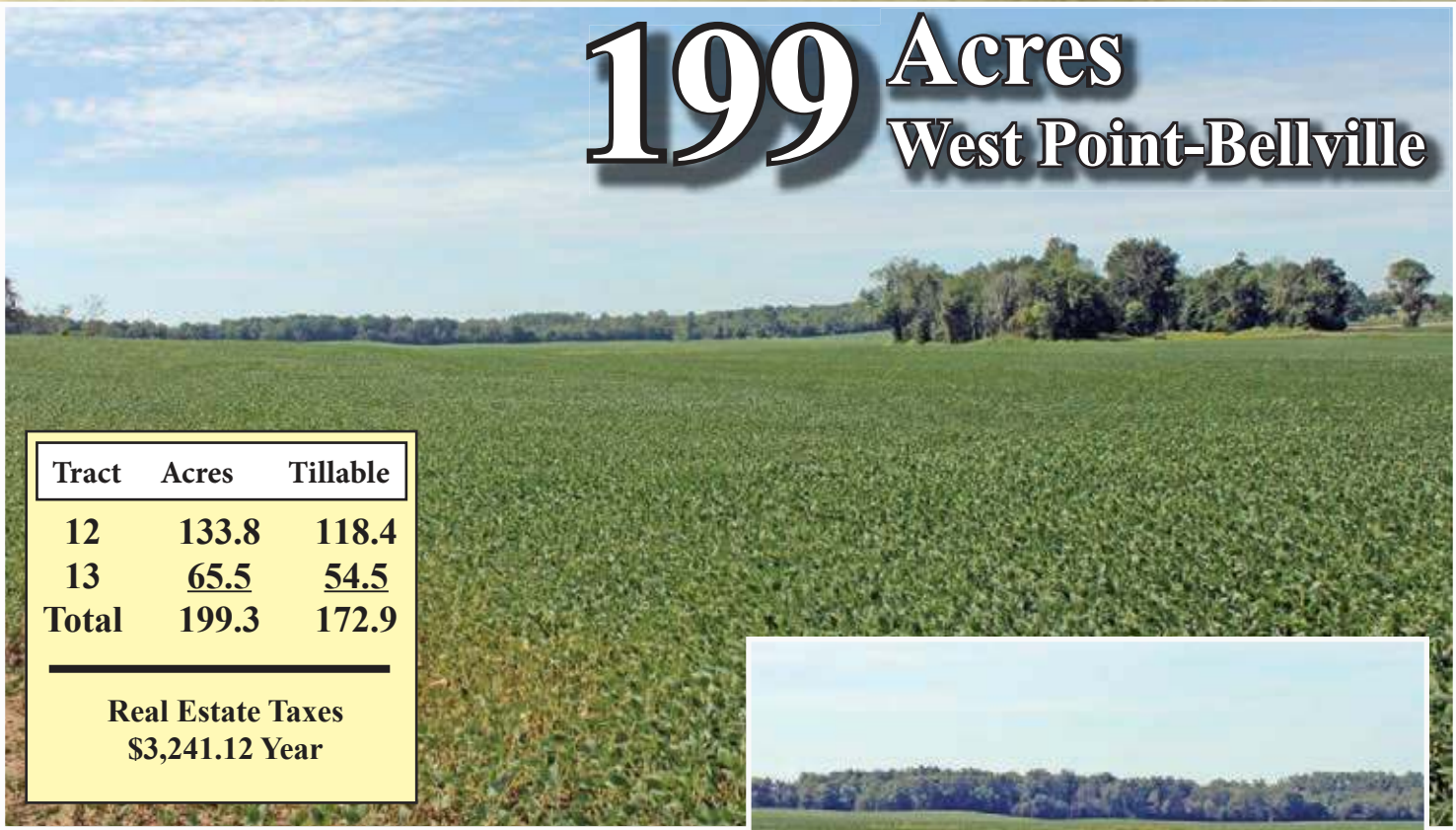
TRACT 4

PREVIEW DATES
Saturday
Oct. 18 & Nov. 1
9am-1pm

Preview Location: 286 S. Street,
Galion, OH just north of
County Line Road at Farm #8

199 Acres

West Point-Bellville



Tract	Acres	Tillable
12	133.8	118.4
13	65.5	54.5
Total	199.3	172.9

Real Estate Taxes
\$3,241.12 Year

Latitude Longitude
Tract 12: N40°38'03.146" W82°48'13.356"
Tract 13: N40°38'23.056" W82°48'26.239"



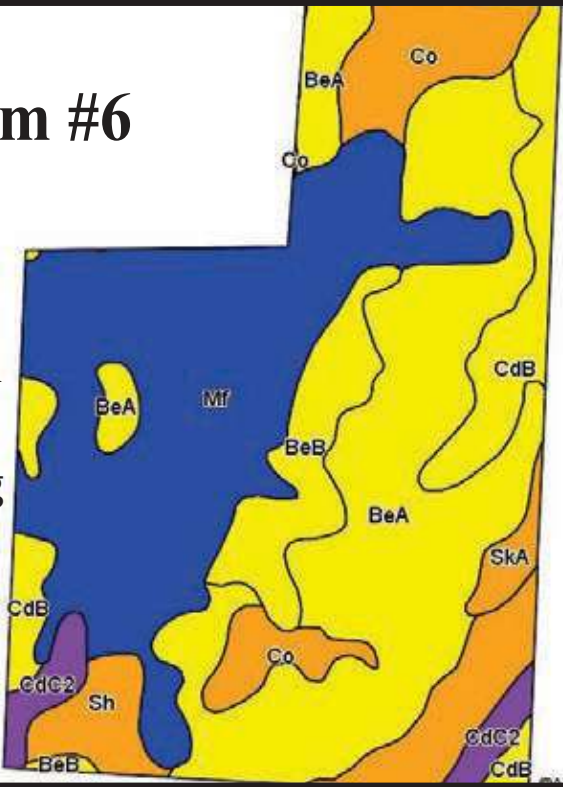
FARM 6

From Rt. 61 go east on
West Point Road (C29) to
farm on right.
(Watch for Signs)



Farm #6

SOILS
Bennington
Milford
Centerburg
Condit
Shoals
Sleeth



FARM 6

199 Acres

West Point-Bellville



221 Acres

Williamsport-Crestline


Tract	Acres	Tillable
4	221.2	214.4

Real Estate Taxes
\$2,503.88 Year

TRACT 4

Latitude Longitude

N40°39'52.221" W82°44'48.113"

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FARM 2

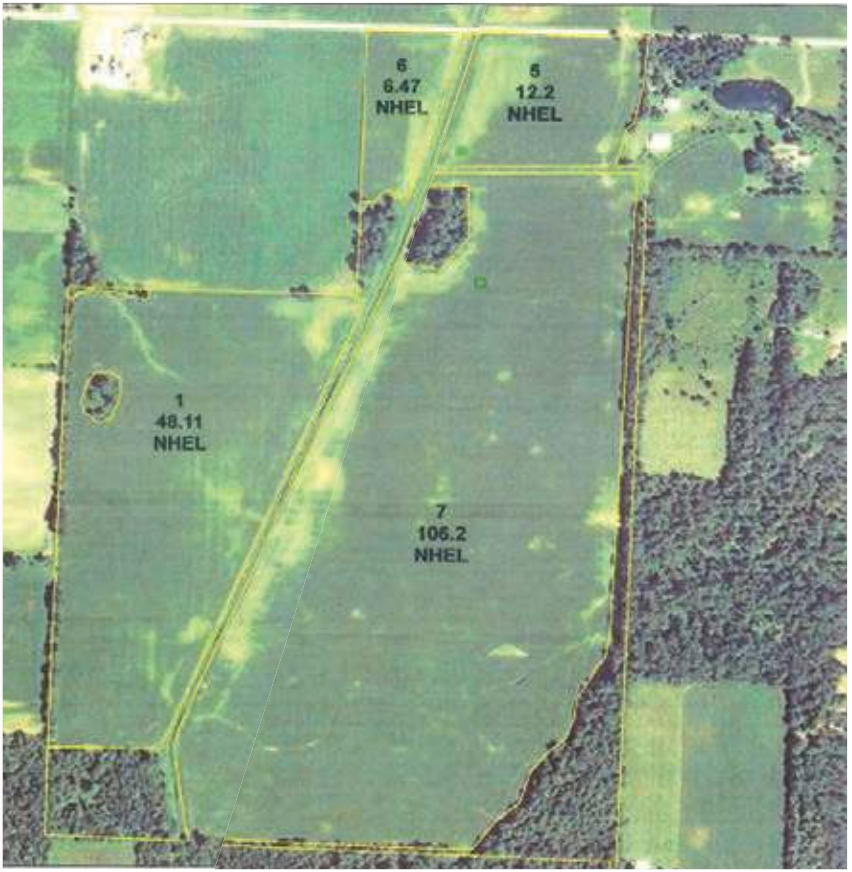
From Rt. 61 go east on Iberia-Bellville Road (T49) 4 miles. Property fronts on Iberia-Bellville and Crestline Road. (Watch for Signs) Across from Tract 1

Buy any individual tract, combination of tracts or whole farm.

Farm #2

SOILS

Bennington - Condit - Rittman - Sloan



TRACT

12-13

PREVIEW DATES

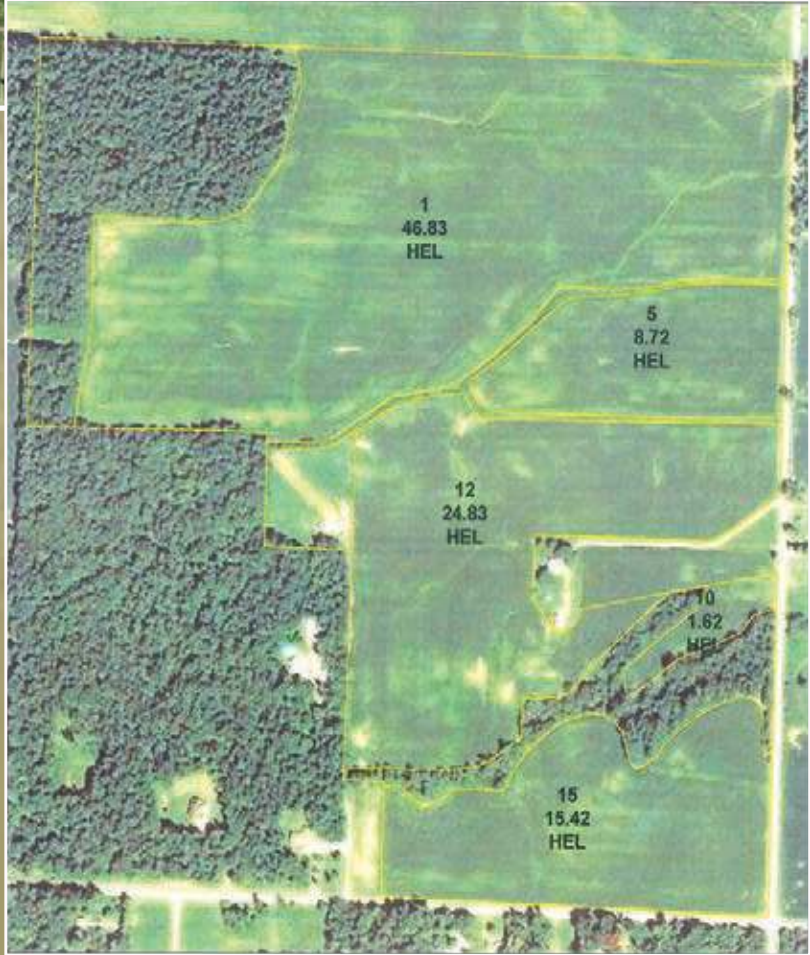
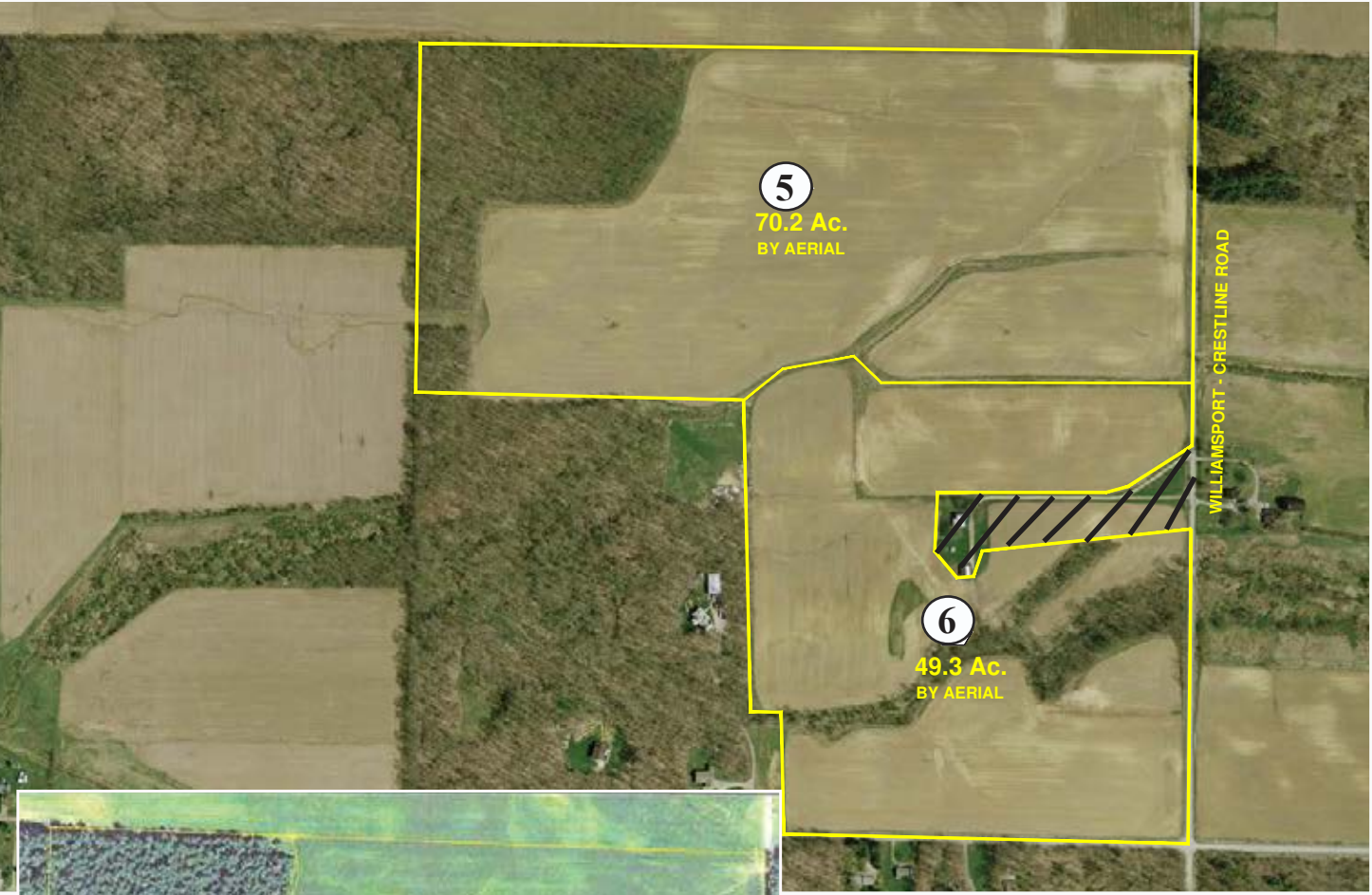
Saturday

Oct. 18 & Nov. 1

9am-1pm

Preview Location: 286 S. Street,
Galion, OH just north of
County Line Road at Farm #8

FARM 3 119 Acres
Williamsport-Crestline



TRACTS
5-6
PREVIEW DATES
Saturday
Oct. 18 & Nov. 1
9am-1pm

Preview Location: 286 S. Street,
Galion, OH just north of
County Line Road at Farm #8



208 Acres
West Point-Galion

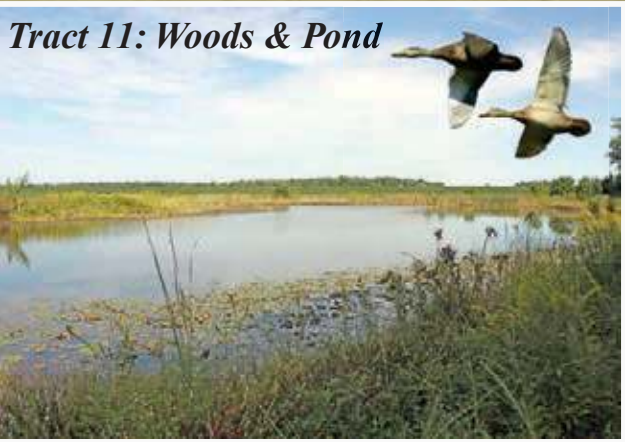
Tract	Acres	Tillable
9	52.1	51.3
10	140.2	134.5
11	16.0	Woods & Pond
Total	208.3	185.8

Real Estate Taxes
\$2,671.18 Year

Latitude **Longitude**
Tract 9: N40°38'39.639" W82°47'05.209"
Tract 10: N40°38'21.694" W82°46'47.329"
Tract 11: N40°38'21.529" W82°46'29.331"

FARM 5

From Rt. 61 go east on West Point Road (C29) to West Point. Property fronts on West Point-Galion and West Point (C29) (Watch for Signs)

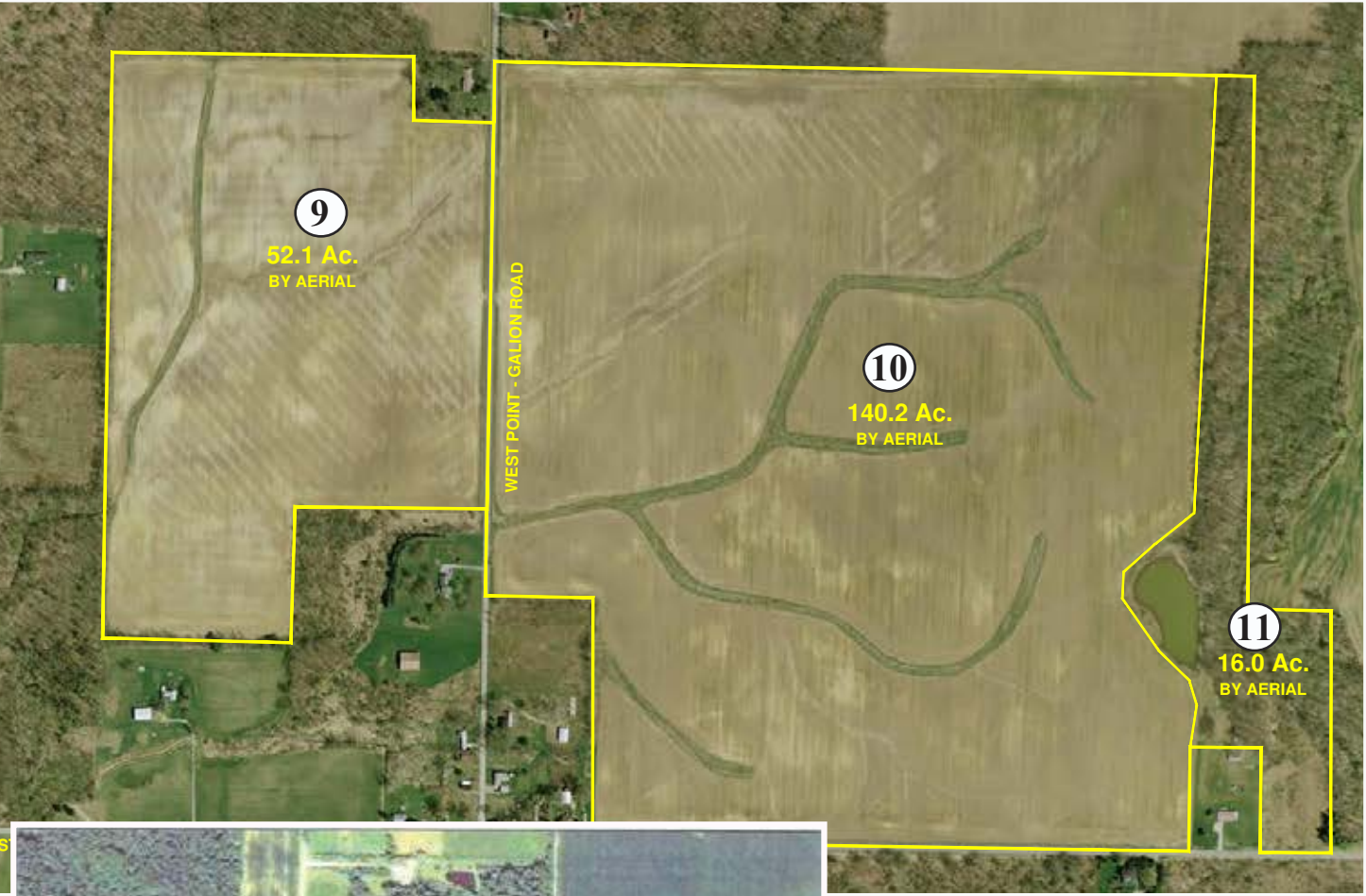


Farm #5

SOILS
Bennington - Centerburg - Lobdell
Shoals - Condit - Chili

FARM 5 208 Acres

West Point-Galion



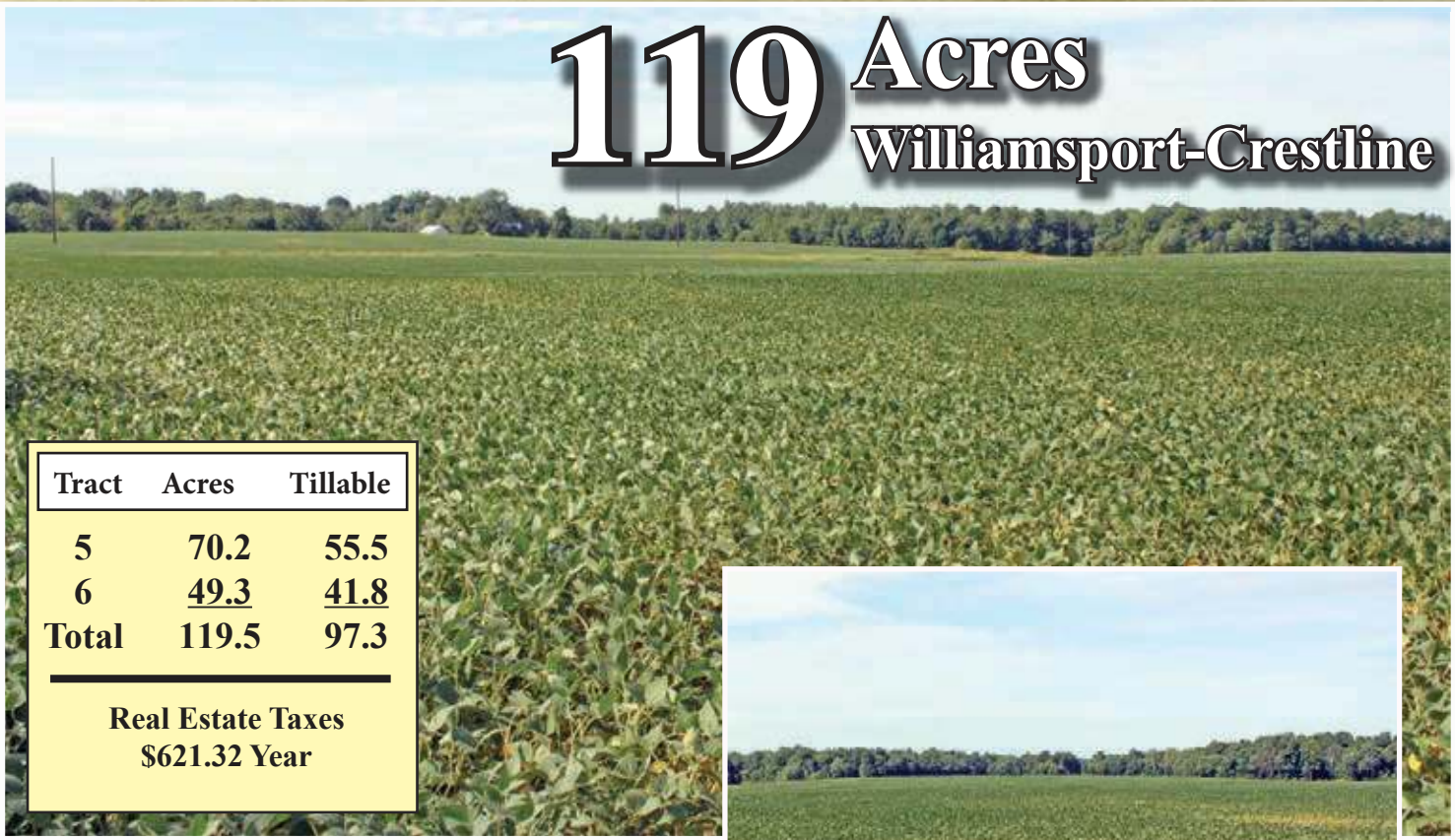
TRACTS 9-10-11

*Tillable Land
Hunting Land
Building Site*



119 Acres

Williamsport-Crestline



Tract	Acres	Tillable
5	70.2	55.5
6	49.3	41.8
Total	119.5	97.3

Real Estate Taxes
\$621.32 Year

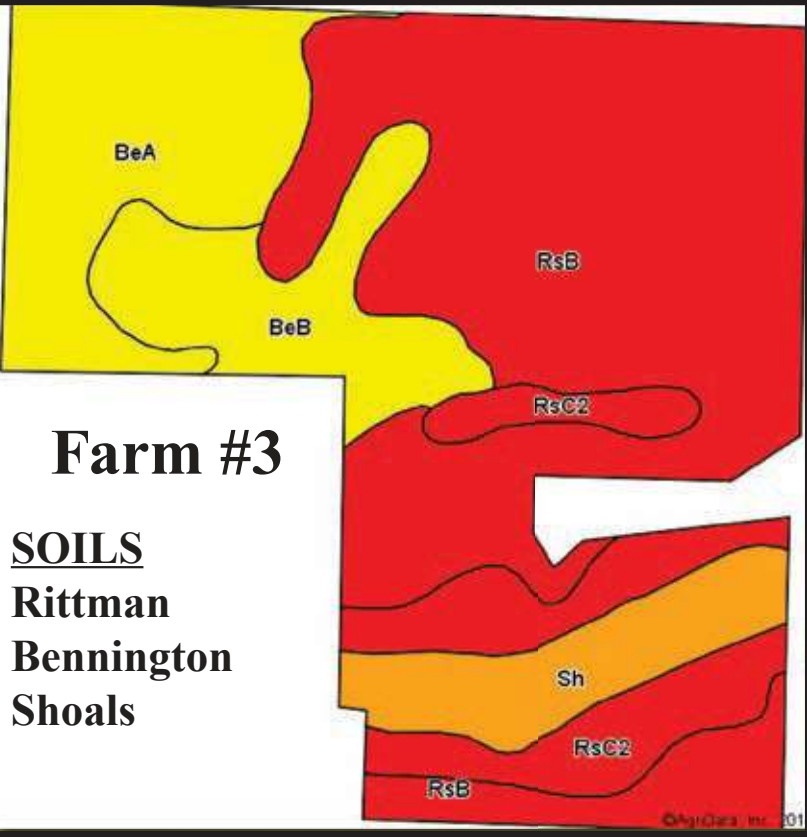


Latitude Longitude
Tract 5: N40°39'32.575" W82°44'48.303"
Tract 6: N40°39'12.672" W82°44'57.447"

FARM 3

From Rt. 61 go east on Saint James-Bellville 4 miles to property at the corner of St. James-Bellville and Crestline or 1/2 mile south of Tract 2.
(Watch for Signs)

*Buy any
individual tract,
combination
of tracts or
whole farm.*



FARM 4 **122 Acres**
West Point-Galion



TRACTS
7-8

PREVIEW DATES
Saturday
Oct. 18 & Nov. 1
9am-1pm

Preview Location: 286 S. Street,
Galion, OH just north of
County Line Road at Farm #8

122 Acres
West Point-Galion

Tract	Acres	Tillable
7	46.3	44.6
8	76.2	63.7
Total	122.5	108.3

Real Estate Taxes
\$1,452.30 Year

Latitude **Longitude**
Tract 7: N40°39'43.393" W82°47'03.758"
Tract 8: N40°39'50.326" W82°47'03.659"



FARM 4

From Rt. 61 go east on
Iberia-Bellville (T49) to West
Point-Galion Road (CR40)
go south to property.
(Watch for Signs)

*Buy any
individual tract,
combination
of tracts or
whole farm.*

Farm #4

SOILS
Bennington - Rittman
Condit - Pewamo