



# AUCTION

## 34 ACRES VACANT LAND

### THURSDAY, JUNE 26, 6:00 PM

**Located:** 2-1/2 miles west of Wilmington, OH off Rt. 22 on Webb Rd. (Watch for signs.)  
Auction will be held at property located next to land at 480 Webb Road.

WEBB ROAD

**WOODS  
STREAM  
HUNTING LAND  
BUILDING SITE**

34.311 Ac.



**Auction Location**

**PREVIEW:**  
*Thursday  
June 5 & 19 from  
5:00 to 6:30 p.m.  
or walk land  
at your leisure*

A super parcel of land for hunting, recreation or building site. Land is level to rolling with stream, wildlife and seclusion. Good road frontage in excellent location.



**WILSON NATIONAL • LLC**  
A REAL ESTATE & AUCTION GROUP

Auctioneer, Mark F. Wilson

Estate of Burtis Gene Craft aka Burtis G. Craft, Chad Craft, Executor  
Clinton County Probate Case #20121123

**800.450.3440 | [www.wilnat.com](http://www.wilnat.com)**

# THURSDAY, JUNE 26, 6:00 PM

## Terms & Conditions

**Down Payment:** Ten Percent (10%) down payment on the day of the auction. The down payment may be paid in the form of cash, personal check, business check, or cashier's check. Checks will be made payable to Wilson National Trust Account.

**Acceptance of Bid Prices:** Once a bid is given during the Auction it cannot be withdrawn. 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.

**Closing:** Closing shall occur as soon as possible after applicable closing documents have been completed. Projected closing date is to be on or about August 1st, 2014.

**Possession:** At Closing

**Title:** Property is selling with good marketable Title by Deed. Purchaser is responsible for Title insurance if desired

**Real Estate Taxes:** Pro-rated to closing.

**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 sellers 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.

**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 at 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.



**WILSON NATIONAL • LLC**  
A REAL ESTATE & AUCTION GROUP

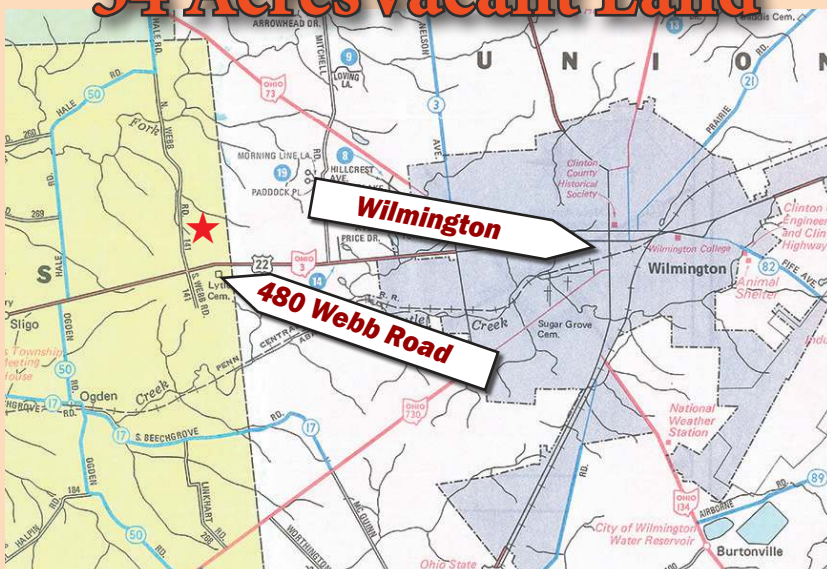


**WILSON NATIONAL, LLC**  
A REAL ESTATE & AUCTION GROUP

652 N. High St. Hillsboro, OH 45133

937-393-3440 | [www.wilnat.com](http://www.wilnat.com)

## 34 Acres Vacant Land



**THURSDAY, JUNE 26**  
at 6 pm