THURSDAY, APRIL 9, 6 P.M.

WILSON NATIONAL, LLC
A Real Estate & Auction Group
652 N. High St. Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

AUCTION

SELLING IN 2 TRACTS
Buy either individual tract or combination of tracts.

Auction Location: Shamrock Vineyard, 111 County Road 25, Waldo, OH. Located west of Rengert Road and Denzer Road intersection, back lane. (Watch for signs.)
Farm Location: 4.5 miles east of Waldo, OH on Denzer Road. From US. Rt. 23 go west on Rt. 98 to right on Waldo-Fulton Road, to left on Gearhiser Road to right on Rengert Road to left on Denzer Road to property. (Watch for signs.)

112 ACRES
MARION COUNTY

THURSDAY, APRIL 9, 6 P.M.

PREVIEW DATES:
THURSDAY, MARCH 19
From 3:00 to 6:00 p.m.
SATURDAY, APRIL 4
From 10:00 a.m. to 12:00 noon

81 ACRES
TILLABLE LAND
WOODS
RECREATIONAL
HUNTING LAND

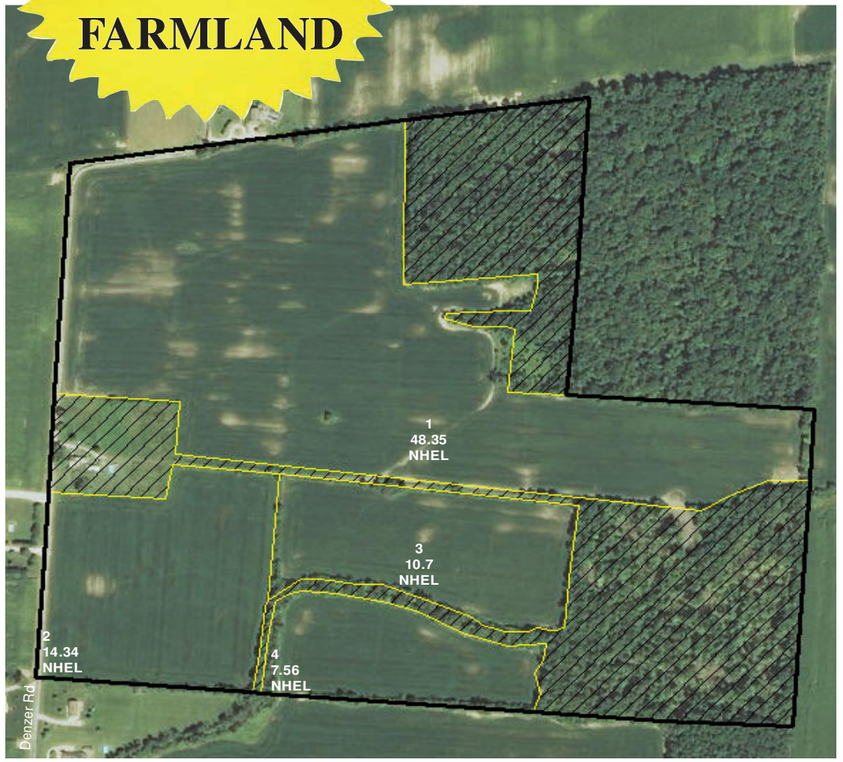
Doug & Marjory Denzer
Marilyn Wozniak, Owners

CALL FOR BROCHURE
800-450-3440

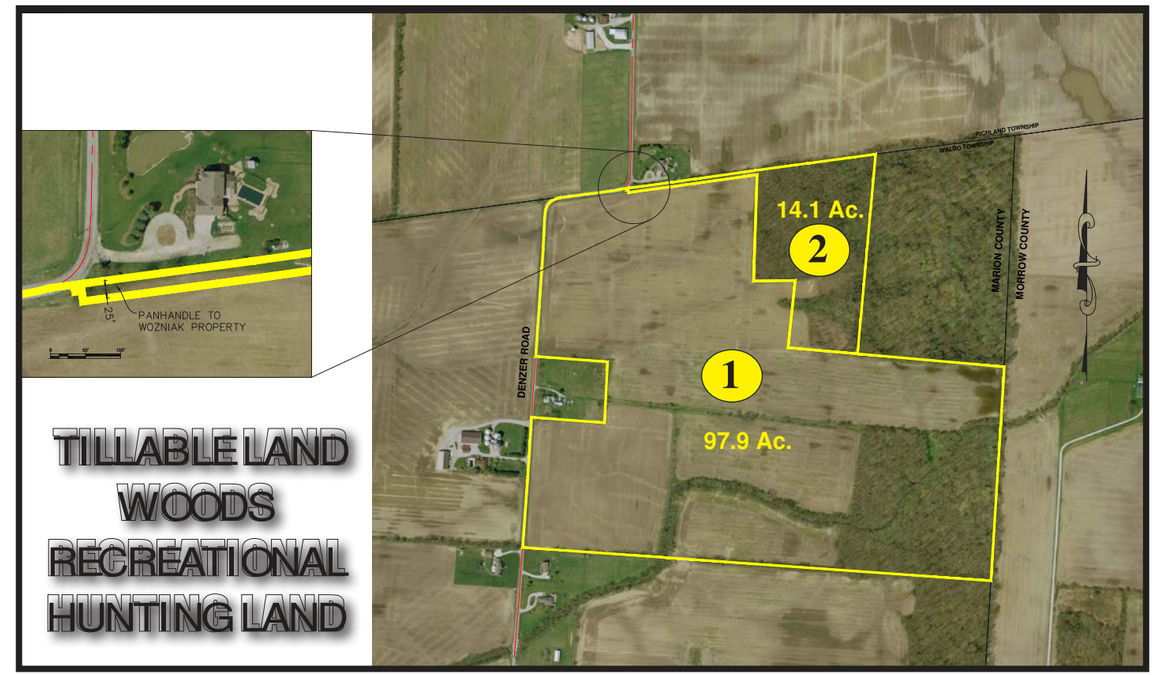
WILSON NATIONAL • LLC
A Real Estate & Auction Group
Mark Wilson - Auctioneer | 800.450.3440 | www.wilnat.com
Marvin Wilson | Mike Weasel

HIGHLY PRODUCTIVE FARMLAND

SELLING IN 2 TRACTS



Buy either individual tract, or combination of tracts.



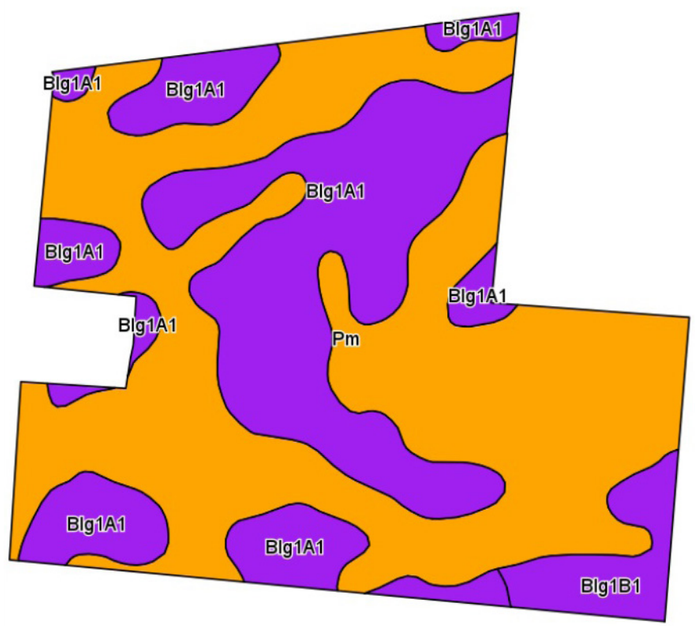
TILLABLE LAND
WOODS
RECREATIONAL
HUNTING LAND

TRACT #1

97.9 acres with 81 acres tillable. Balance in woods.
59% Pewamo Soil
41% Blount Soil

TRACT #2

14.1 acres wooded land.
Secluded.
Great building site or recreational/hunting land.



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 on or before May 20th, 2015.

Possession: On closing date. Subject to tenant's rights. The tillable land is rented for 2015 at $200 per tillable acre. Buyer will receive all cash rents for 2015. The tenant's rights will end after 2015 crops is harvested.

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

Real Estate Taxes: Seller to pay 2014 taxes due & payable 2015, buyer thereafter.

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 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.

Stock Photography: Photos are for illustrative purposes only.

WILSON NATIONAL • LLC
A Real Estate & Auction Group