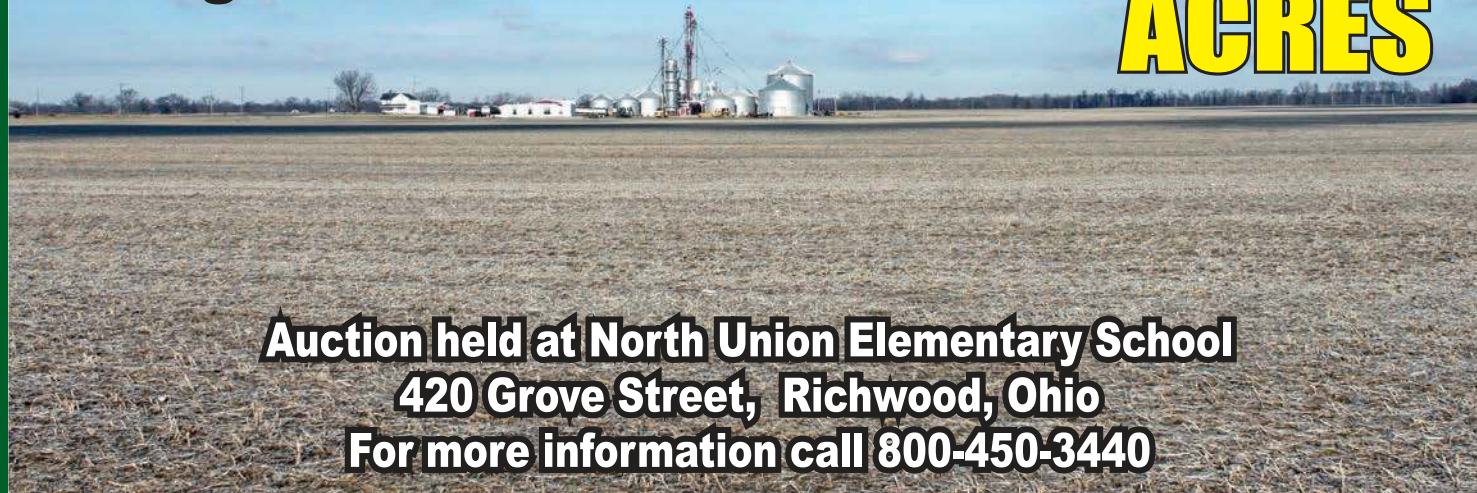


**THURS.
MARCH 12
6 p.m.**

Selling in 15 Tracts

**1430
ACRES**



**Auction held at North Union Elementary School
420 Grove Street, Richwood, Ohio
For more information call 800-450-3440**

Union County Located North of Marysville, Ohio

Terms & Conditions

Procedure: The Properties will be offered in 15 individual tracts, any combination of tracts and as a total 1430 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 April 30, 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, with a signed contract and 10% down payment the purchaser can till and plant crop before closing if so desired.

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.

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. There is approx. 29.5 acres out of 1430 acres that lacks a determination by FSA. These acres have been added to the FSA tillable acreage data. For maps reflecting the undetermined acreage go to www.wilnat.com.

Stock Photography: Some photos are for illustrated purposes only and not a part of the land being sold.

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



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

 **WILSON NATIONAL • LLC**
WILSON NATIONAL • LLC

**1430
ACRES**

- 1304 ACRES TILLABLE
- HIGHLY PRODUCTIVE FARMLAND
- 200,000 BUSHEL PLUS GRAIN SYSTEM
- 2 HOMES
- SHOP BUILDINGS

Selling in 15 Tracts

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

THURS., MARCH 12th, 6 p.m.

Richard D. Carpenter, Owner



**Auction held at
North Union
Elementary School**

PREVIEW DATES

*Inspection Headquarters on
Tract #3 Osborne Road*
Thurs., Feb. 19, March 5
3:30-5:30 p.m.
Wed., Feb. 25
3:30-5:30 p.m.
Saturday, Feb. 21
10:00 a.m.-12 Noon
Other Times by Appointment

**Union County Located North
of Marysville, Ohio
5 Farms in Jackson Twp.
1 Farm in York Twp.**

For more information, call 800-450-3440

 **WILSON NATIONAL • LLC**
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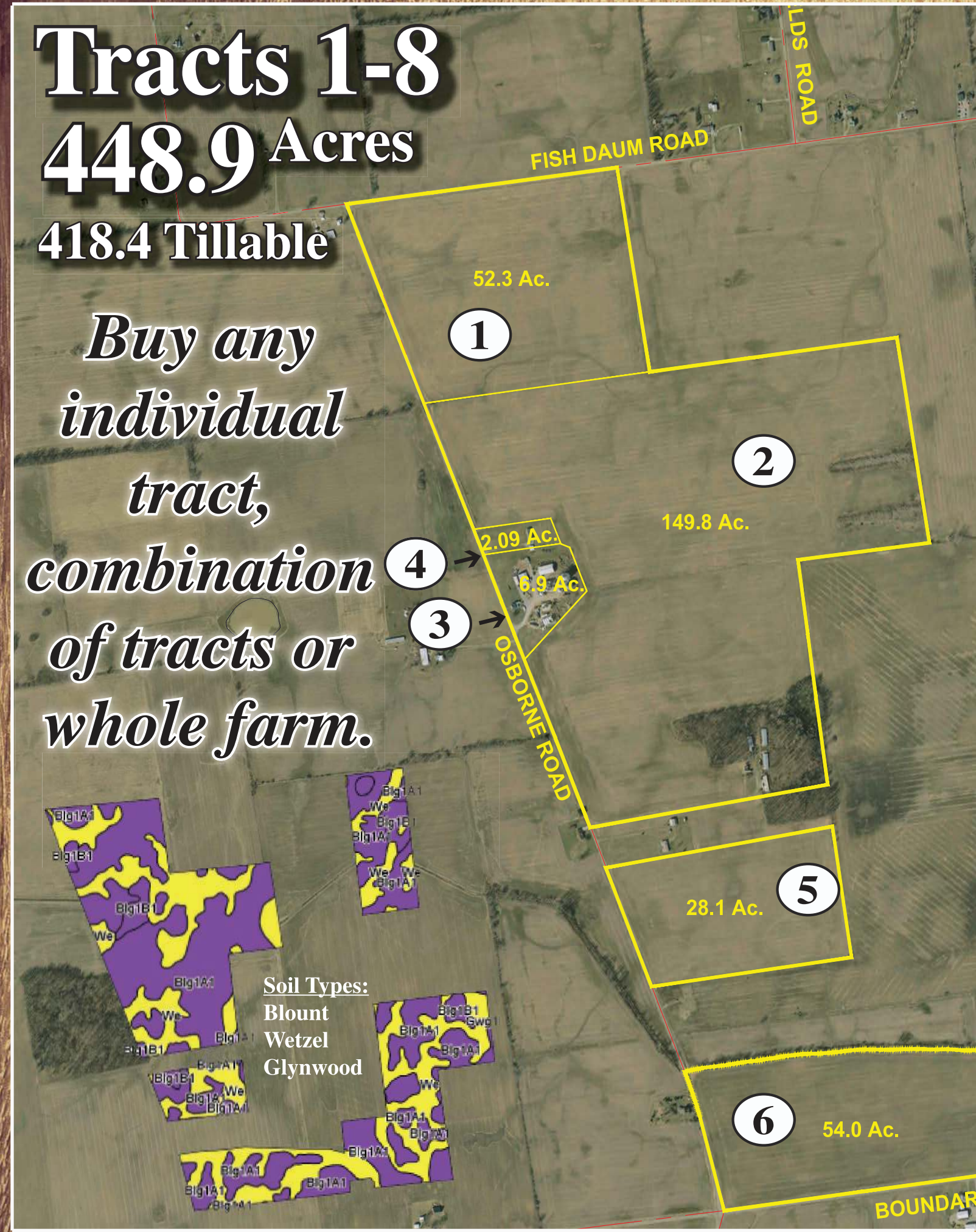
Mark Wilson - 937-402-1961 | Mike Weasel - 614-774-2460
www.wilnat.com

Tracts 1-8

448.9 Acres

418.4 Tillable

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



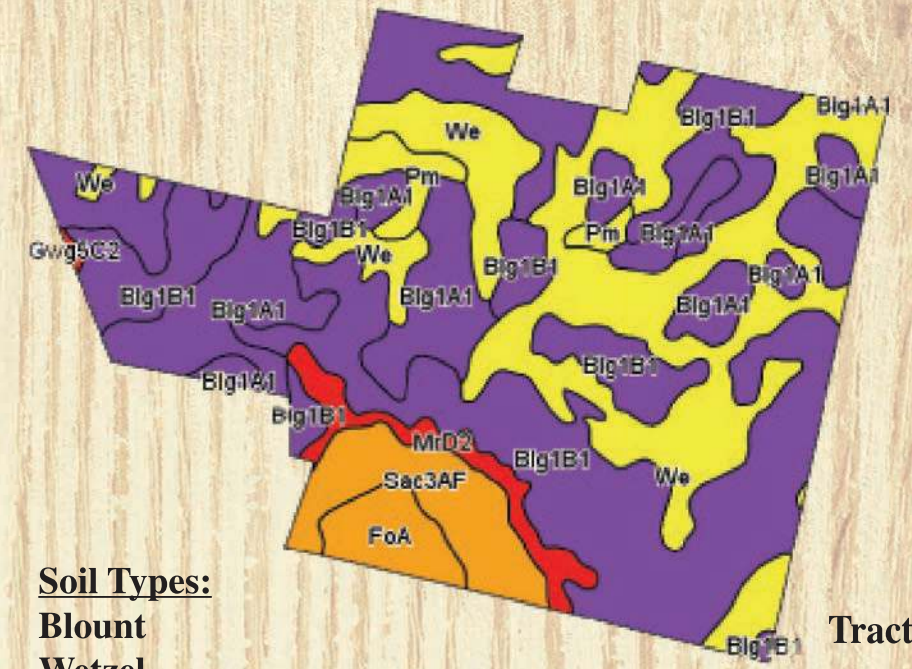
Soil Types:
Blount
Wetzel
Glynwood

Tract 15

TRACT 15:
252.8 acres
235.3 tillable

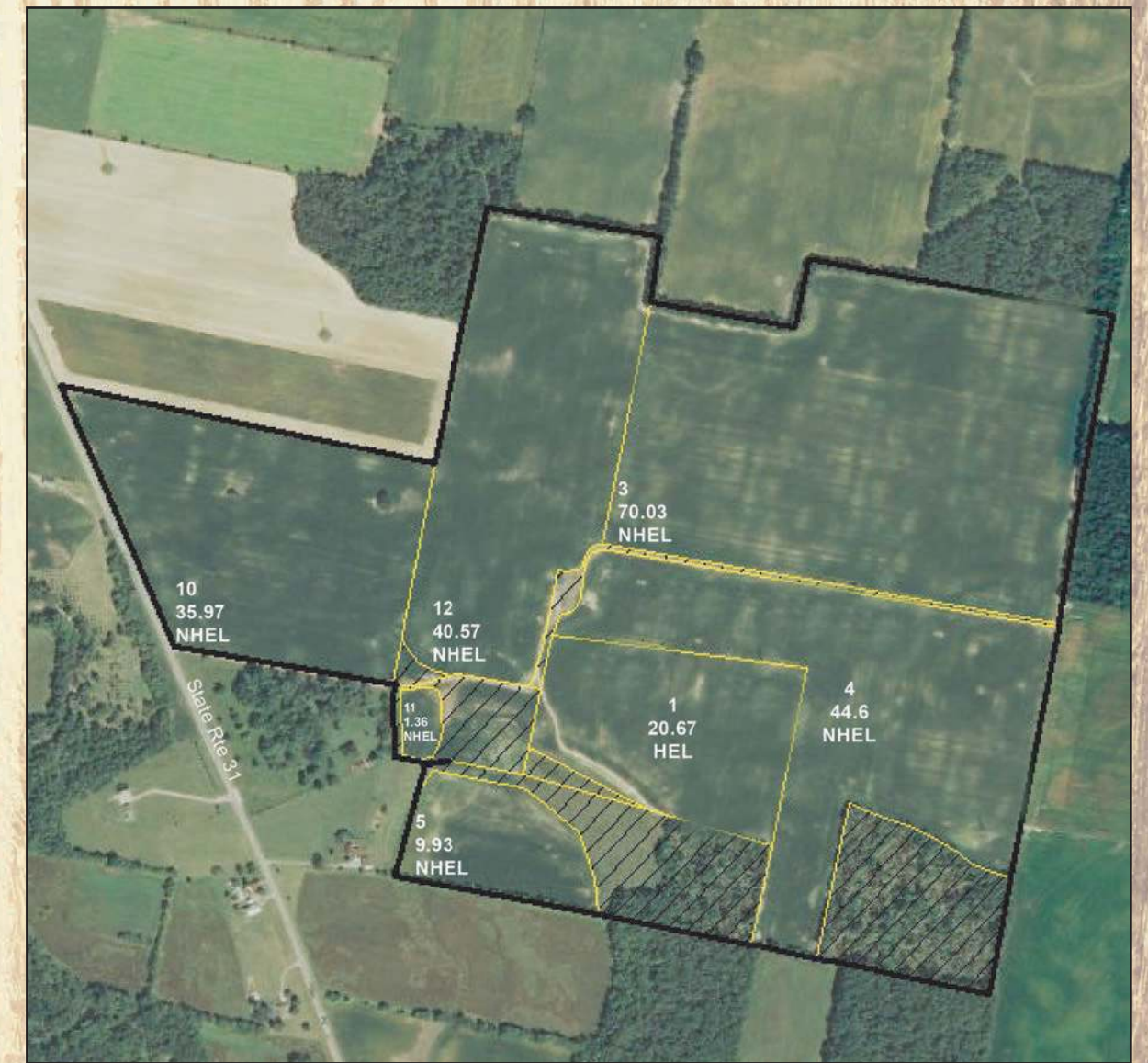
Auction to be held at North Union Elementary School

Latitude **Longitude**
Tract 15 40° 27' 46.15 83° 20' 20.73



Soil Types:
Blount
Wetzel
Shoals
Fox
Eel
Glynwood
Algiers
Kendallville

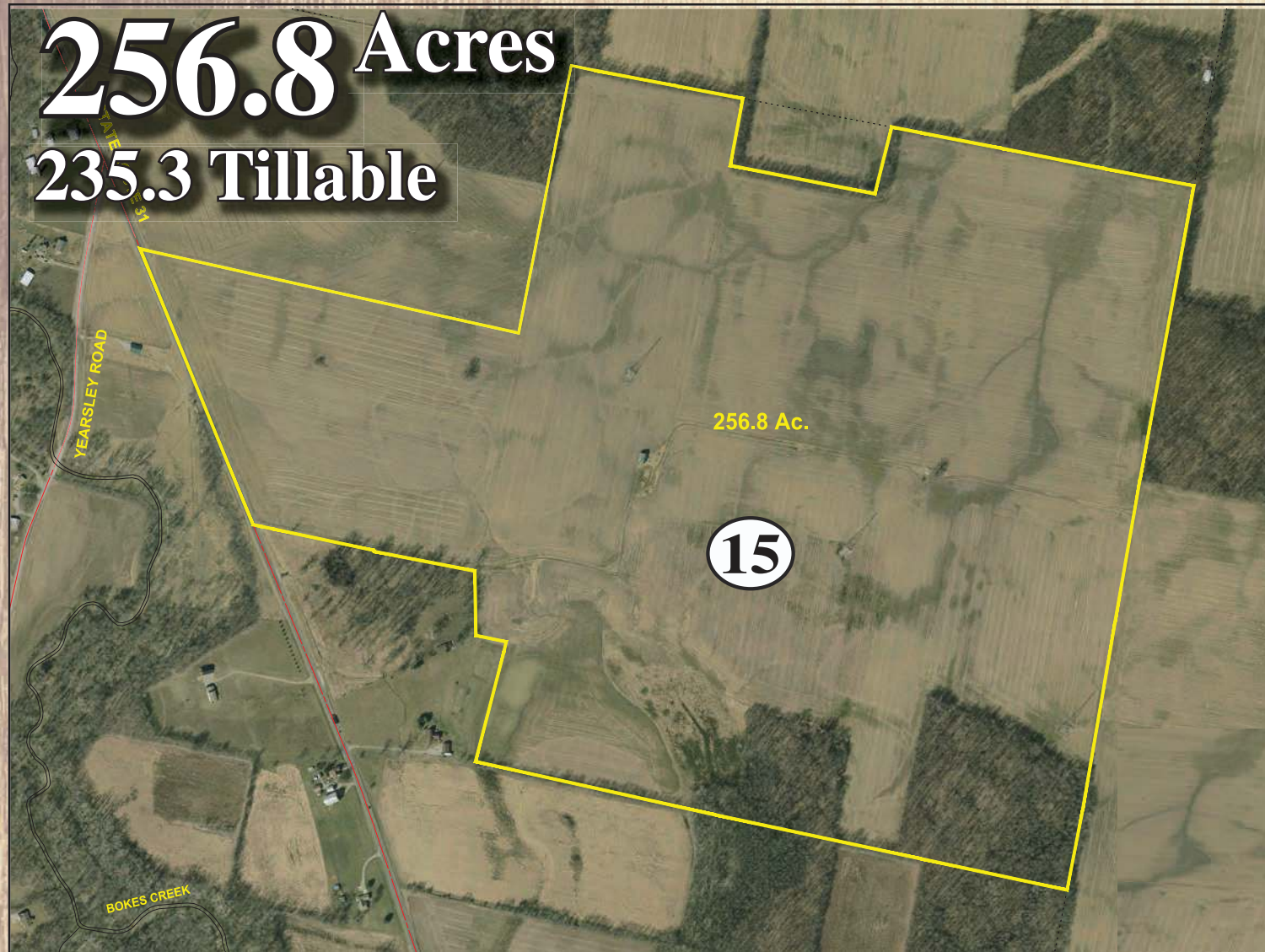
Buy any individual tract, combination of tracts or whole farm.



Tract 15

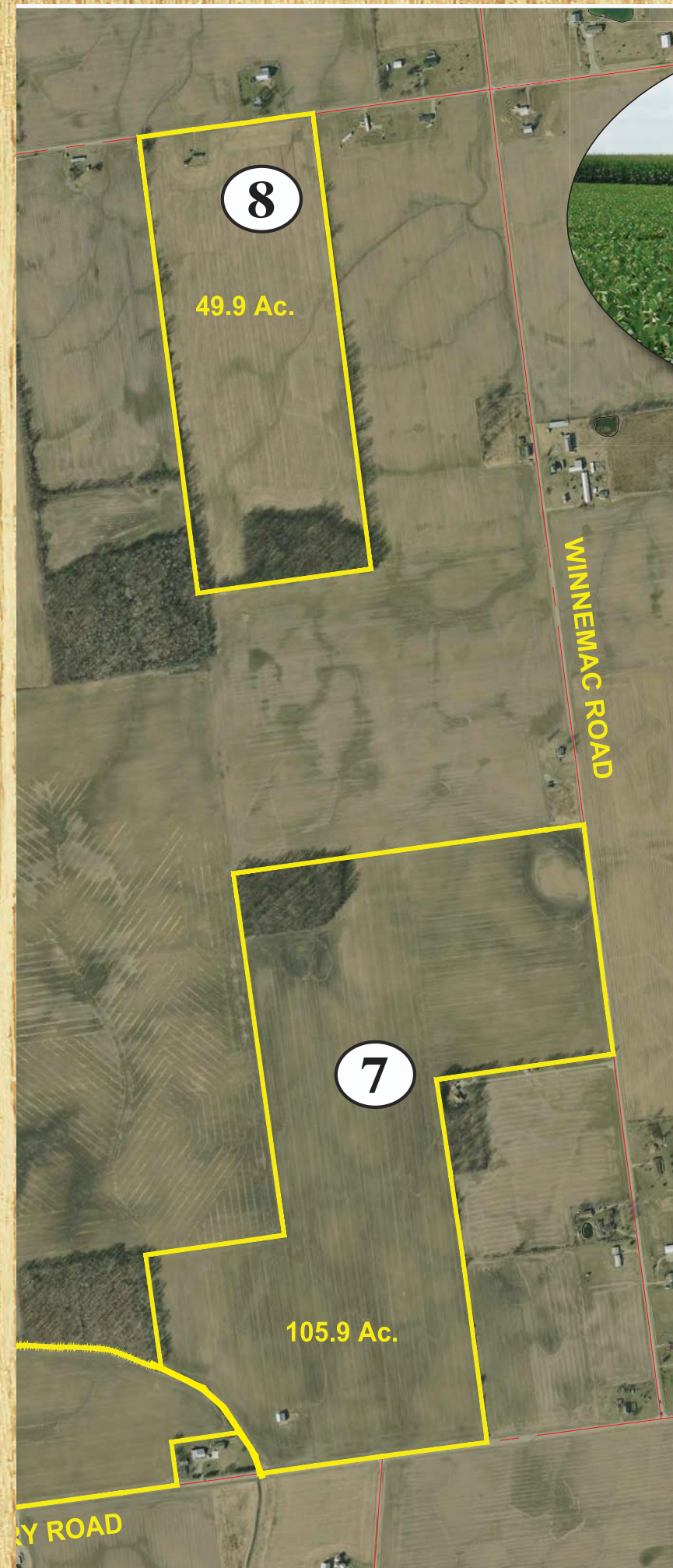
256.8 Acres

235.3 Tillable



LOCATION TRACTS 15
From Somersville, OH (intersection of S.R. 47 & S.R. 31), go south on S.R. 31 - 1/2 mile to property on east side of road.

TRACT 15
4200011560000
Annual Real Estate Tax
\$8,521.10



UNION COUNTY PARCEL #

TRACT 1

1300130010000
3500170170000

Annual Real Estate Tax
\$1,876.82

TRACT 2 & 3

1300130220000
1300130250000
1300130230000

Annual Real Estate Tax
\$8,613.22

TRACT 4

1300130231000

Annual Real Estate Tax
\$1,596.26

TRACT 5

1300130180000

Annual Real Estate Tax
\$1,057.82

TRACT 6

1300130140000
1300130140000

Annual Real Estate Tax
\$1,909.62

TRACT 7

1300130090000
1300130131000

Annual Real Estate Tax
\$4,095.16

TRACT 8

1300130050000

Annual Real Estate Tax
\$1,982.22

Tracts 1-8



Tracts 1 thru 4



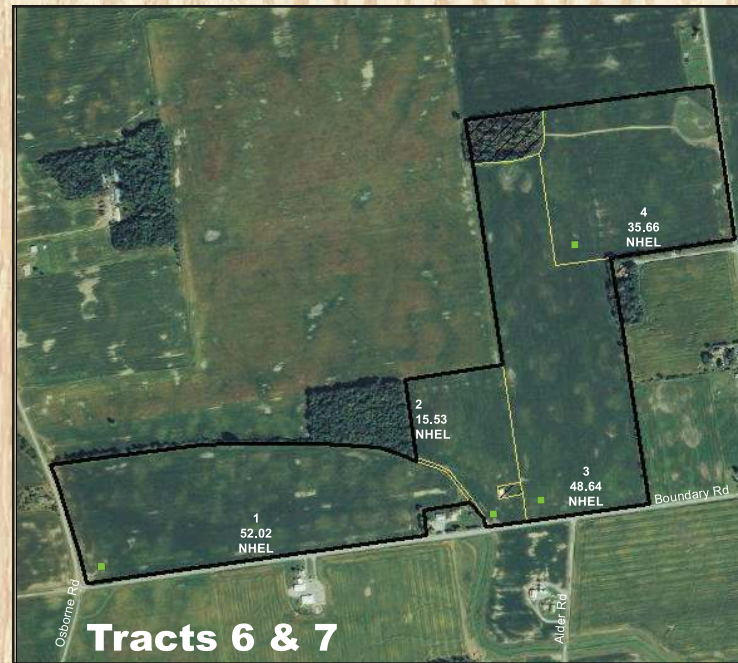
Tract 8



Part of Tract 2



Tract 5



Tracts 6 & 7

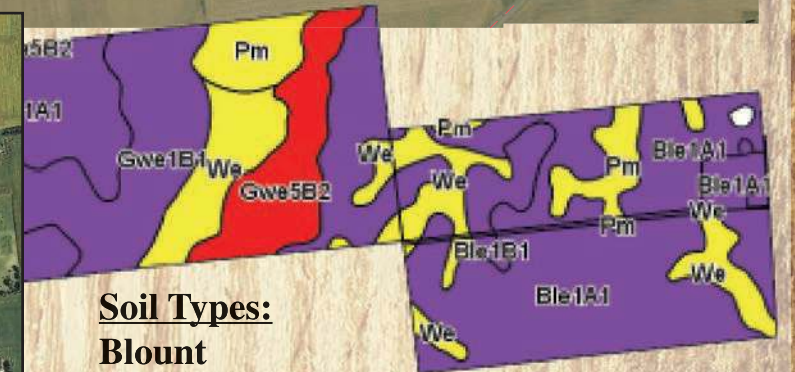
LOCATION TRACTS 1 THRU 8
 From Richwood, Ohio take Rt. 47 W to right on Miller Road to north on Osborne Road also fronting on Boundary, Winnemac and Fish Daum Roads

Auction to be held at
 North Union
 Elementary School

Tract 14

160.9 Acres

129.4 Tillable



Soil Types:
 Blount
 Wetzell
 Glynwood

LOCATION TRACTS 14
 2-1/2 miles northeast of Essex off
 S.R. 739 on Baldwin Road.

TRACT 14
1300050020010
 Annual Real Estate Tax
\$5,143.90

TRACT 14: 160.9 acres, 129.4 tillable

	<u>Latitude</u>	<u>Longitude</u>
Tract 14	40° 30' 13.44	83° 17' 44.82



Tracts 12-13



232.3 Acres

202.3 Tillable

LOCATION TRACTS 12 & 13

From S.R. 739 go south on Hamilton Road or from S.R. 37 go west on Swartz Road to property at the corner of Hamilton Road and Swartz Road.

TRACT 12: 97.8 acres, 91.7 tillable

TRACT 13: 134.5 acres, 110.68 tillable

	Latitude	Longitude
Tract 12-13	40° 27' 46.15	83° 20' 20.73

TRACT 12

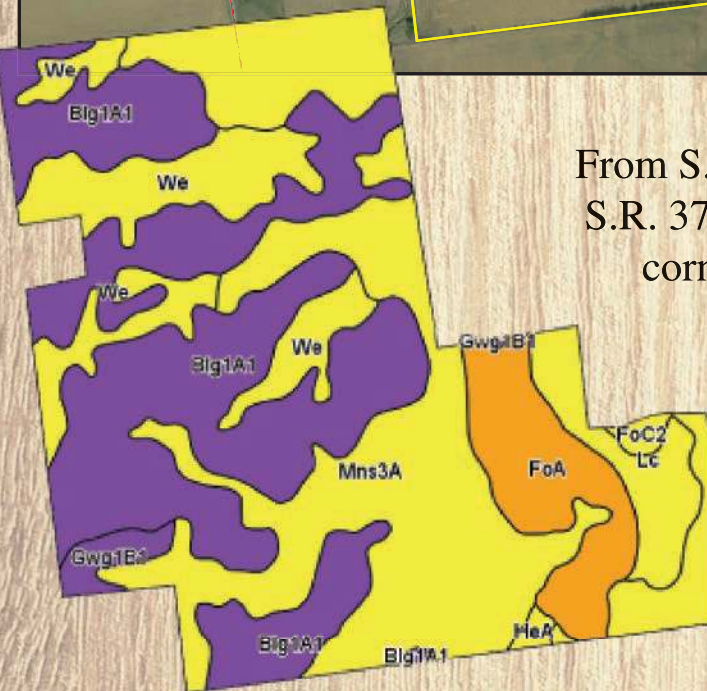
1300160030000

Annual Real Estate Tax: \$3,323.34

TRACT 13

1300160050010, 1300160241000

Annual Real Estate Tax: \$4,179.40



Soil Types:
Blount, Minster, Wetzel
Fox, Lippincott, Glynwood, Henshaw

Tracts 1-8

TRACT 1: 52.3 acres, 51.1 tillable

TRACT 2: 149.8 acres, 142.47 tillable

TRACT 3: 6.9 acres w/200,000 plus bushel grain system, industrial continuous dryer, 2 ground tanks, 2 loadout tanks, 130 ft. leg (6,500 bu. per hr.)

18,000 GALLON LP TANK

FERTILIZER TANKS Three 30,000gal. tanks; one 13,000 gal. tank; two 6,000 gal. tanks.

54X80 HEATED SHOP BUILDING with concrete floor, 3 phase electric, LP gas heat, 2 overhead 16' doors.

60X80 EQUIPMENT STORAGE BLDG. with electric and sliding doors. Older 1-1/2 story frame home with 3 bedrooms and 2 baths.

TRACT 4: Ranch home with 3 bedrooms, 2 baths on 2 acres.

TRACT 5: 28.1 acres, 27.9 tillable

TRACT 6: 54.0 acres, 52.0 tillable

TRACT 7: 105.9 acres, 99.8 tillable

TRACT 8: 49.9 acres, 45.2 tillable
Includes mobile home paying \$400 per month rent.

	Latitude	Longitude
Tract 1-8:	40° 28' 39.31	83° 23' 19.35



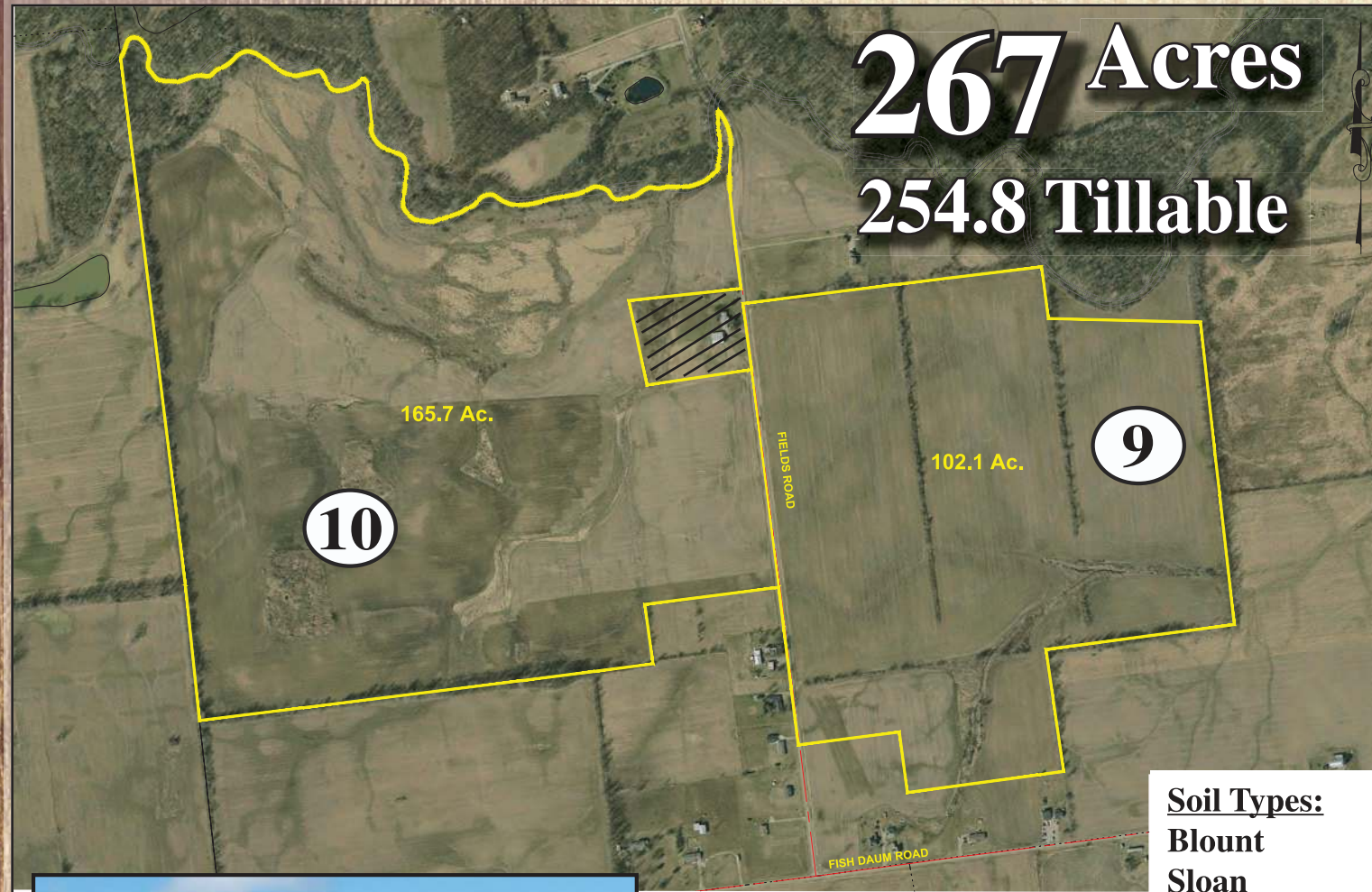
448.9 Acres



418.4 Tillable



Tracts 9-10



Soil Types:
Blount
Sloan
Wetzel
Glynwood

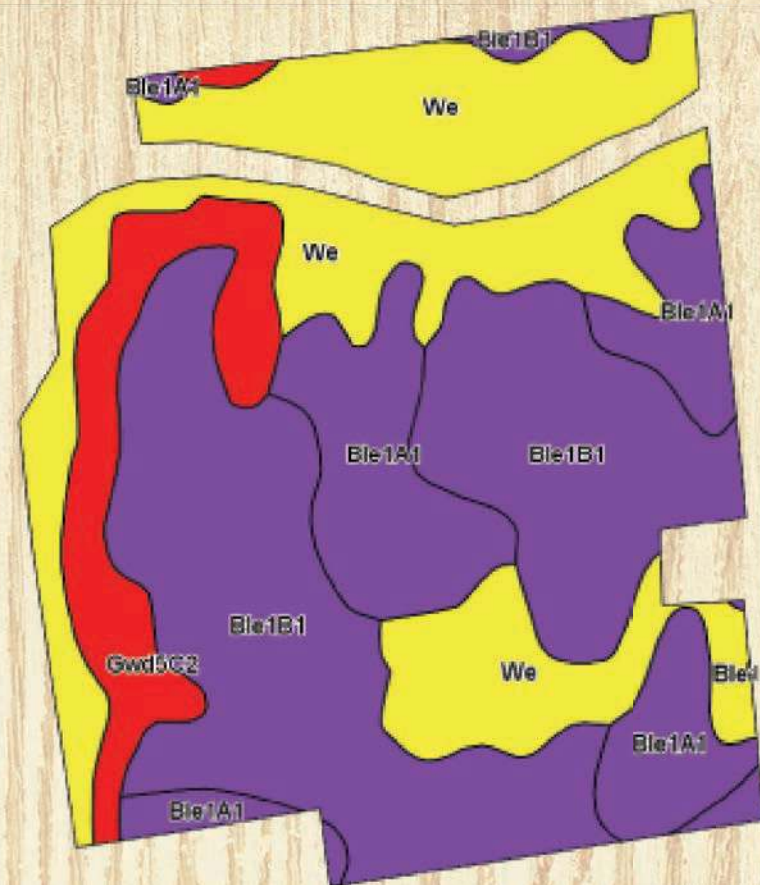
*Auction to be held at
North Union
Elementary School*



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Tract 11



TRACT 11
66.5 acres
64.1 tillable

Latitude **Longitude**
Tract 11: 40° 29' 6.19 83° 23' 5.15

Soil Types:
Blount *Auction to be held at*
Wetzel *North Union*
Glynwood *Elementary School*

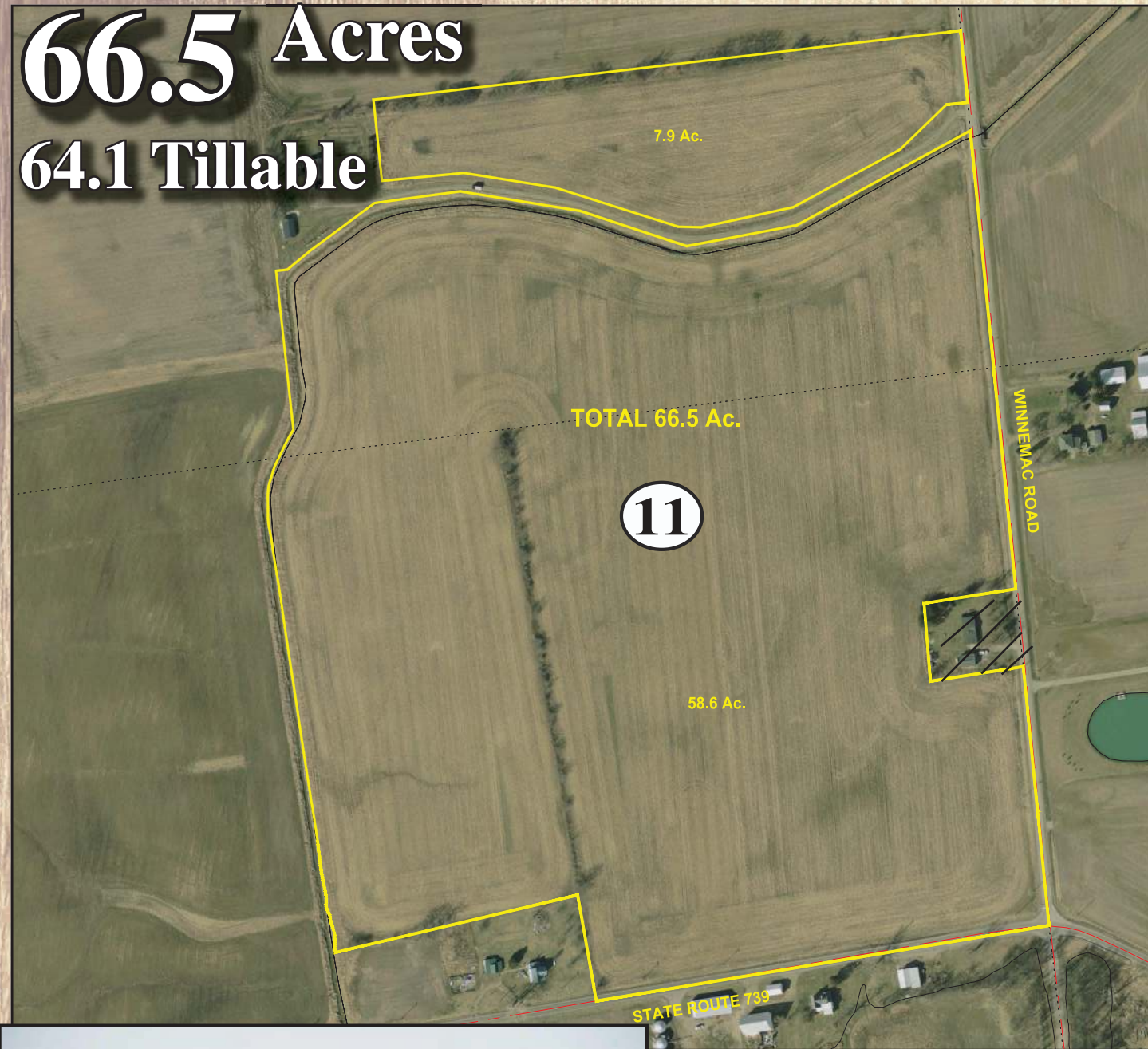
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*Buy any
individual
tract,
combination
of tracts or
whole farm.*



Tract 11

66.5 Acres
64.1 Tillable



LOCATION TRACT 11
From S.R. 739 go north on
Winnemac Road to
property on left.

TRACT 11
1300070071000
Annual Real Estate Tax
\$2,255.98



Tracts 9-10

LOCATION TRACTS 9 & 10
From Tract #8 on Fish Daum Road
go north on Fields Road to property
on both sides of road.

TRACT 9: 102.1 acres, 98 tillable

TRACT 10: 165.7 acres, 156.8 tillable

	<u>Latitude</u>	<u>Longitude</u>
Tract 9-10:	40° 28' 39.31	83° 23' 19.35

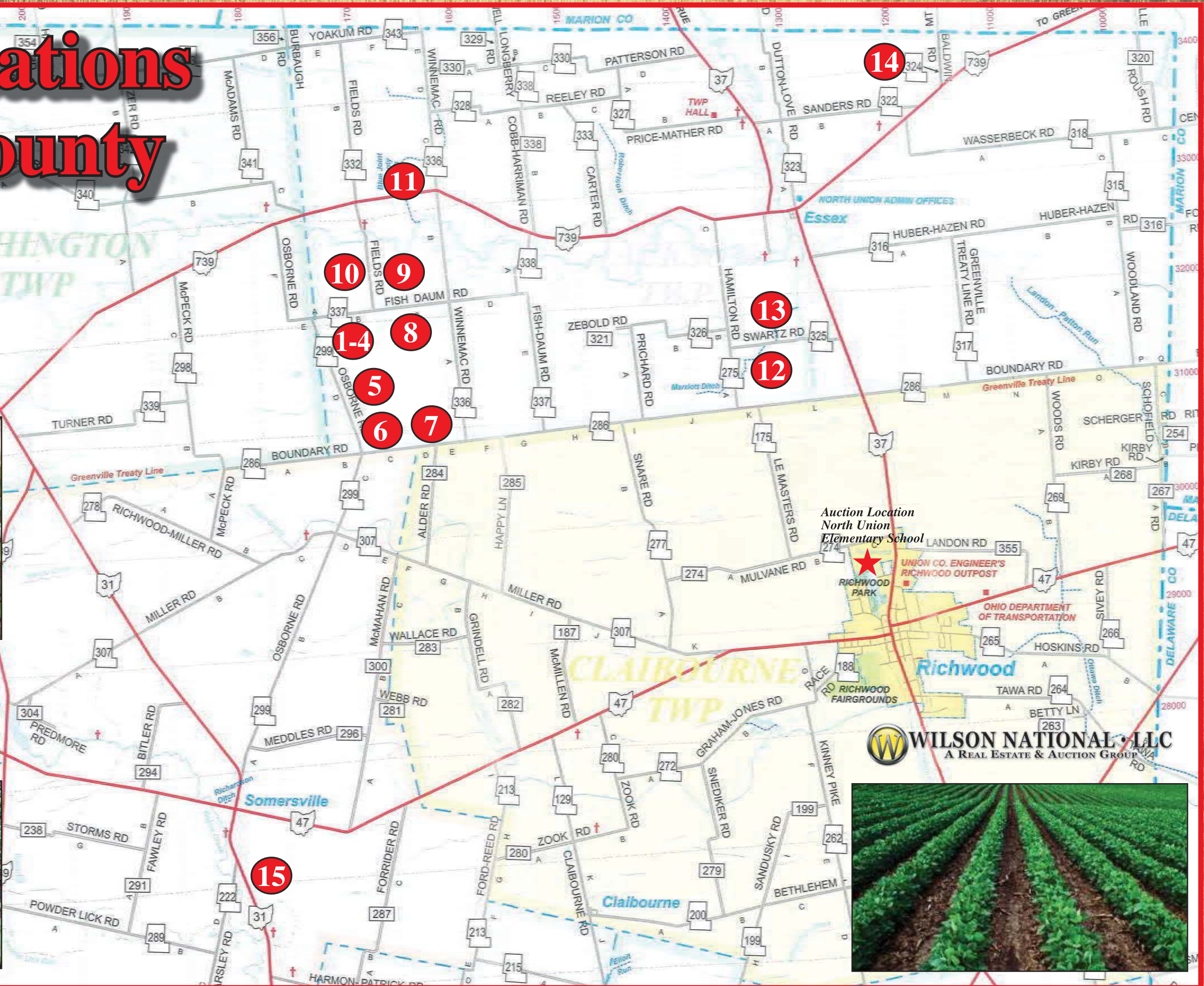
TRACT 9
1300070350030
Annual Real Estate Tax
\$3,457.54

TRACT 10
1300070310000
Annual Real Estate Tax
\$5,111.22



*NOTE: There are approx. 13 acres in production
that has no FSA determination.*

Tract Locations Union County



Auction Location
North Union
Elementary School

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