



AUCTION

44 ACRES - VACANT LAND

ROSS COUNTY

THURSDAY, MAY 1ST, 6:00 P.M.



WILSON NATIONAL • LLC

A REAL ESTATE & AUCTION GROUP

Auctioneer, Mark F. Wilson

Anthony & Nickcola Carter, Owners



800.450.3440 | www.wilnat.com

44 ACRES - VACANT LAND ROSS COUNTY THURSDAY, MAY 1ST, 6:00 P.M.

42 ACRES TILLABLE

KOKOMO & CELINA SOILS

Located: 14055 Westfall Road, 5.4 miles north of Frankfort, OH, 13 miles NW of Chillicothe, OH (*Watch for signs.*)



Purchaser will have rights to till and plant crop starting May 2nd.

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. The remainder of the purchase price payable 40 days after sale.

Acceptance of Bid Prices: Once a bid is given during the Auction it cannot be withdrawn.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 June 10, 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: Seller to pay 2013 taxes, Buyer thereafter.

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.

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.



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