

Fairfield County, OH
 Canal Winchester
 Commercial Development Land
 Tillable Farmland

THURS., AUG. 7 - 6 PM

116 acres
 Two Farms



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

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Acceptance of Bid Prices: Once a bid is given during the Auction it cannot be withdrawn.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 September 15, 2014

Possession: On closing date.

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 date.

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

Lead Base Paint Disclosure: Any home built previous to 1978 has the potential of lead base paint being present. Seller has no knowledge or reports indicating the presence of lead base paint. Purchaser can have an inspection if so desired but will sign a disclosure waiving their right to an inspection that would have any effect on the agreement to purchase.

Property Owners Disclosure Statement: Home on Farm #2 is in very poor condition and selling without a disclosure statement.

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.

W AUCTION

116 acres
 Two Farms

Farm #1 - 57 Acres
 Vacant Land

Farm #2 - 59 Acres
 With Improvements

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Auction Location: Canal Winchester High School
 at 300 Washington St., Canal Winchester, Ohio.

Schiefer Trust

Sara C. Bott
 Co-Trustee

Kathleen A. Leppert
 Co-Trustee

In Cooperation With



PREVIEWS:

WEDNESDAY,
 JULY 23 & 30

BASIL WESTERN RD.
 FROM
 5:00 TO 6:00 P.M.

ALSPACH RD.
 FROM
 6:15 TO 7:30 P.M.

OR WALK LAND
 AT YOUR LEISURE

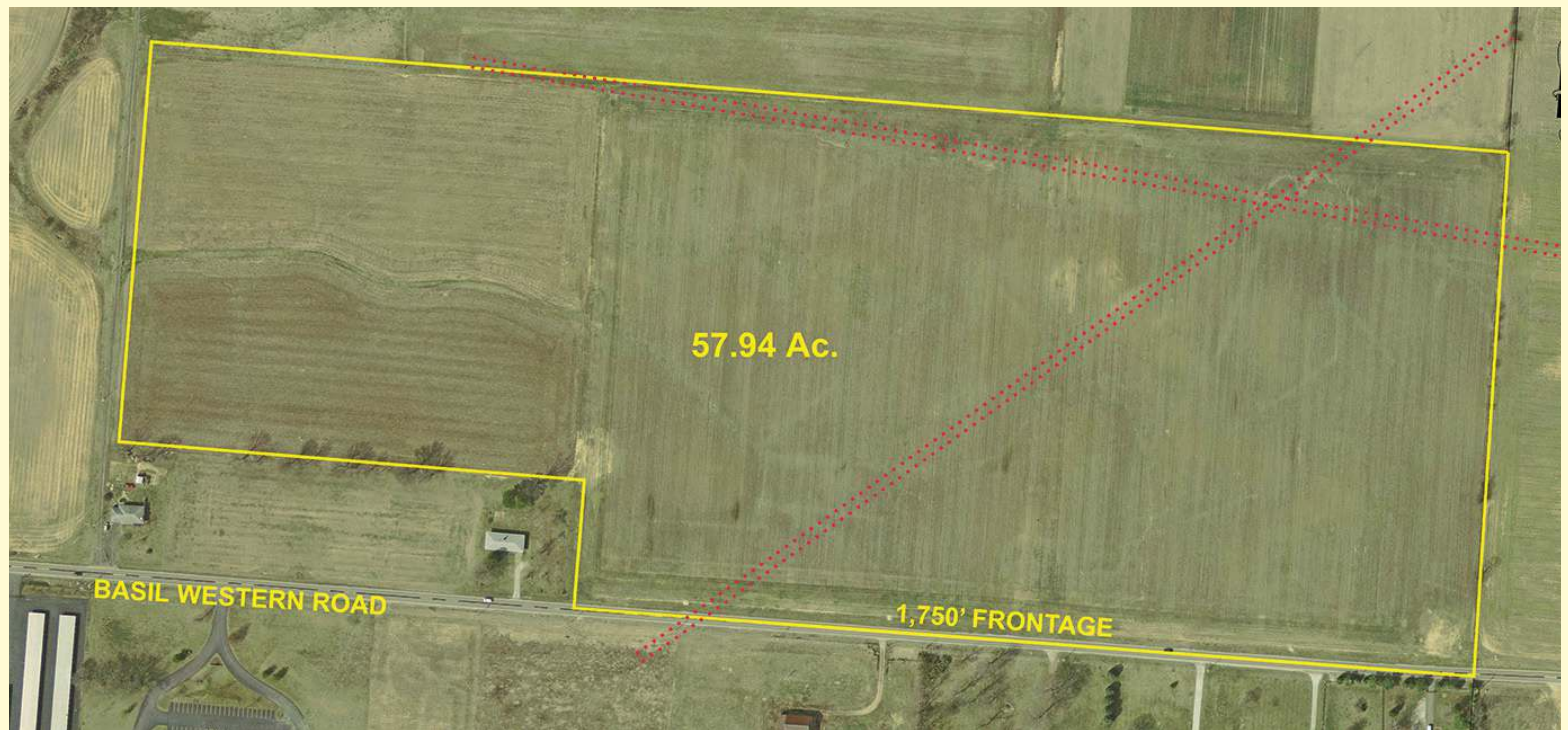


Mark Wilson - Auctioneer | 800.450.3440 | www.wilnat.com
 Marvin Wilson | Mike Weasel



Farm #1

Located: From Rt. 33 and Diley Road go east on Basil Western Road 1/2 mile, property on north side of road. (Watch for signs.)



..... Denotes Approximate Location of Gas Transmission Lines

Basil Western Road

Parcel #00370211710
 Zoned: R-2
 Taxes = \$2,255.40 per year

This property has an R-2 zoning which is for single family residential. Also, the Violet Twp. land use plan has this property designated as potential business and industrial. This property is located in the Violet Twp. and Canal Winchester co-operative economic development agreement area.

- ★ 1,750' Frontage
- ★ Public Utilities Available
- ★ Tillable Land

Soil Types

- Be - Bennington
- Ca - Cardington
- Km - Kokomo
- Pe - Pewamo



Located: From Rt. 33 and Rt. 674 go south on Rt. 674 to Alspach Road, turn left, property on left back lane. (Watch for signs.)

Farm #2



11400 Alspach Road

Soil Types

- Am - Amanda
- Be - Bennington
- Cf - Centerburg
- Ma - Marengo

Alspach Road

Parcel #0090181400
 Zoned: Agriculture
 Taxes = \$4,574.52 per year

- ★ 37 ac. Tillable
- ★ Woods
- ★ Secluded Back Lane
- ★ Home in Need of Repair

