

# 169 ACRES

# VACANT LAND

## MORROW COUNTY, OHIO

### 127 ACRES TILLABLE RECREATIONAL 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**Acceptance of Bid Prices:** Once a bid is given during the Auction it cannot be withdrawn.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 July 30th, 2015.

**Possession:** On closing date subject to tenant's rights thru 2017.

**Go to [www.wilnat.com](http://www.wilnat.com)** for farm lease or call 1-800-450-3440. Cash rent is paid based upon FSA tillable acreage not recently cleared land.

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

**Real Estate Taxes:** Seller to pay first half 2015 taxes, buyer thereafter.

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

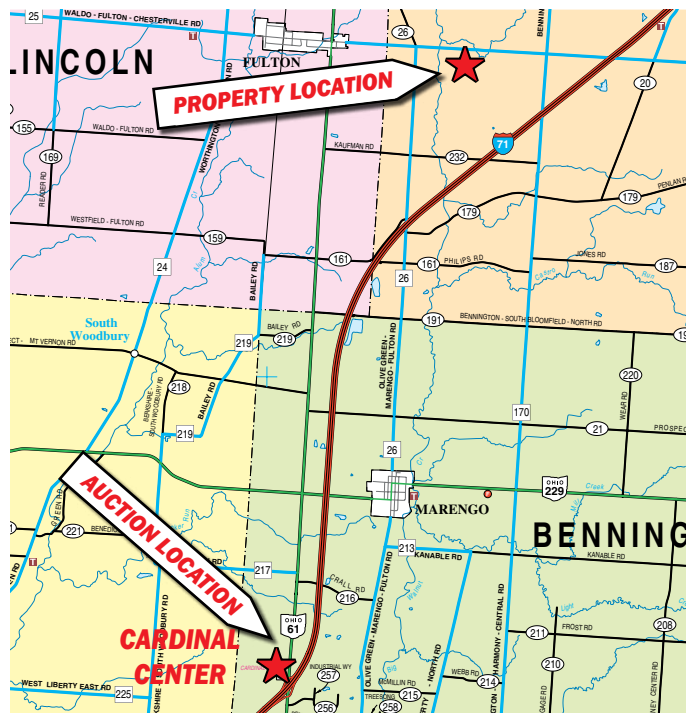
**Survey:** A new survey will be provided if necessary for recording where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. The survey will be at the Sellers expense and any issues regarding the survey will be at the Seller's discretion, combination purchases will receive a perimeter survey only. Acreage and purchase price will be adjusted after auction based on new survey if one is needed.

**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.

**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 St. Hillsboro, OH 45133  
937-393-3440 | [www.wilnat.com](http://www.wilnat.com)



# W AUCTION

Selling in  
3 Tracts  
Buy any individual tract,  
combination of tracts  
or whole farm!

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## MORROW COUNTY, OHIO

### 127 ACRES TILLABLE RECREATIONAL LAND

AUCTION LOCATION:  
CARDINAL CENTER  
I-71, EXIT 140 AT ST. RT. 61, MARENGO, OH

# WEDNESDAY JUNE 10 6 P.M.

PREVIEW DATES:  
**THURSDAY, MAY 21  
& THURSDAY, JUNE 4**  
FROM 3:00 TO 6:00 P.M.  
*Other Times By Appointment*

Property Located 7 miles south of  
Mt. Gilead, OH. From I-71, Exit 40, 6 miles  
north off Rt. 61 on County Road 25  
*Stephen Shoup & Kenneth Haring, Owners*

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

Mark Wilson - Auctioneer | 800.450.3440 | [www.wilnat.com](http://www.wilnat.com)  
Marvin Wilson | Mike Weasel



# SELLING IN 3 TRACTS



Tract #1 = 81 Acres  
 Tract #3 = 74 Acres  
 With 127 Acres Tillable



Tract #2 = 13.5 Acres  
 Woods, Pasture, Creek



Tract #2 and  
 Front End of  
 Tract #1



There has been approximately 5 acres of land cleared on Tract #1 and 20 acres of land cleared on Tract #3 that is going into production in 2015. We intend on having a more exact number of tillable acres after planting. You can see the area that's been cleared on the recent aerial photos in this brochure.

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



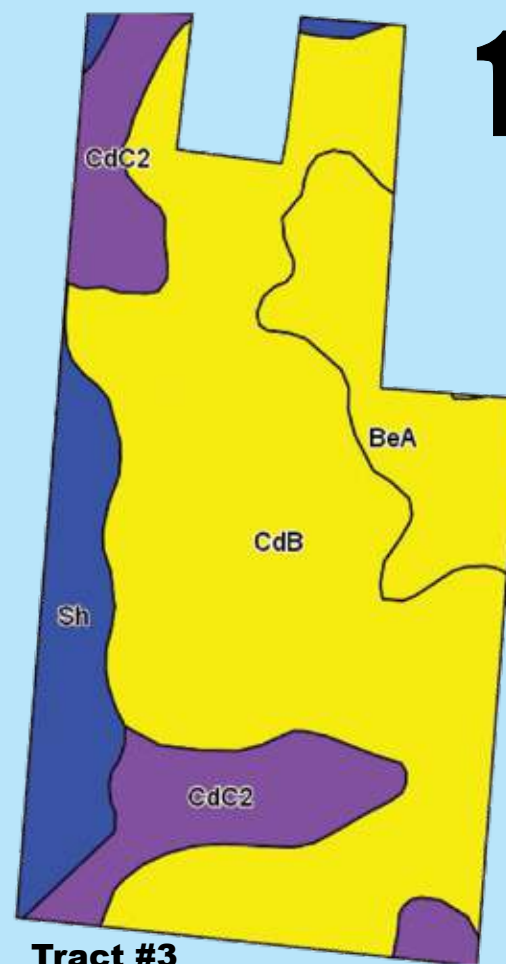
Back End  
 of  
 Tract #1



# 169 ACRES

Updated  
 Aerial  
 Photography

## 127 ACRES TILLABLE



Tract #3

**SOILS**  
 Centerburg  
 Bennington  
 Shoals  
 Sleeth  
 Condit



Tracts #1 & #2