



# Land Auction

Tuesday, March 18, 6 p.m.



## 335 acres Ross County

### 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 44 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**Acceptance of Bid Prices:** Once a bid is given during the Auction it cannot be withdrawn.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 May 1st, 2014

**Possession:** On closing date. Purchaser has the right to till and plant crop before 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 through first half of 2014, Purchaser 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.

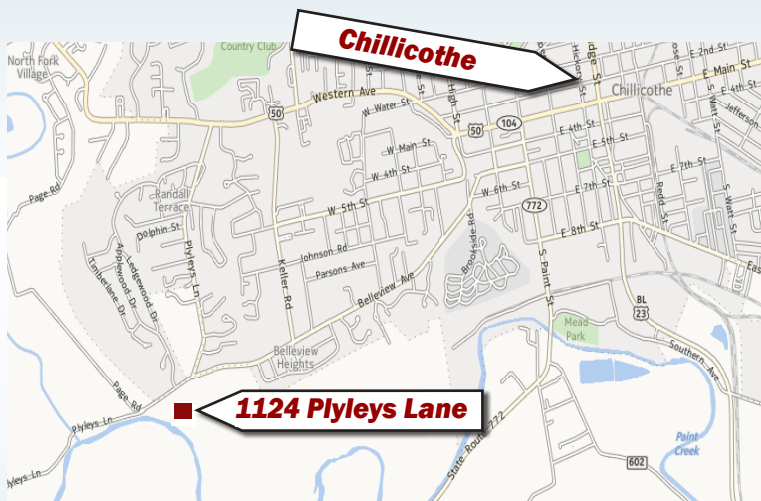
**Easement:** Sale of the property is subject to any easements and restrictions of record.

**City Land:** The city owns 10.2 acres in the interior of the farm where an old sewage treatment plant exists. This plant is no longer in operation. It is accessed by a lane off Bellevue Ave. that will be owned by tract #4. The Stark family have maintained tillage rights to the land rent free since 1963.

**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.



**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)



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**Farm Location:** At the corporation limit on the southwest side of Chillicothe, Ohio off U.S. Rt. 50 at the intersection of Pyley's Lane and Bellevue Ave. (Watch for signs.)

**Auction Location:** Christopher Conference Center off Rt. 23 on the north side of Chillicothe at 20 N. Plaza Blvd.

## 335 acres Ross County 258 Acres Tillable Land

### Hunting & Recreation Building Sites Development Potential

### Selling in 6 Tracts

**Preview Dates:**  
**Saturday**  
Feb. 22 | March 8 & 15  
10:00 a.m. to 12:00 noon  
**Thursday**  
Feb. 27 | March 13  
3:00 to 5:00 p.m.  
**Other Times**  
**By Appointment**

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

**Stark Farm, Owner**

**TRACT 1:** 89.4 acres with 87.2 acres tillable, approx. 560' frontage. A great tract for potential farming with development.

**TRACT 2:** 176.3 acres with 167.8 acres tillable, 10.3 acres in CREP with annual payment of \$2,518.00. This property is accessed by legal easement off Pyley's Lane, lots of frontage on Paint Creek

(Tracts 1 & 2 consist of high ground and bottom land with both fields laying extremely well.)

**TRACT 3:** 18.4 acres all wooded w/approx. 1050 ft. of frontage on Bellevue Ave. Super building sites, recreational hunting land and development potential, small stream borders property.

**TRACT 4:** 40.4 acres w/good access off Bellevue Ave. A super recreational tract! This is where the turkeys are.

**TRACT 5:** Nice 4 bedroom, 3 bath home on 1.1 acre at corner of Pyley's Lane and Bellevue Ave.

**TRACT 6:** 9.9 acres w/a great hilltop building site offering a panoramic view with approx. 650 ft. frontage on Pyley's Lane.



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

Marvin Wilson | Mike Weasel







Address: 1124 Plyley's Lane, Chillicothe, OH 45601  
 Lot/Tract Size: 1.5 approx. Township: Scioto County: Ross School District: Union Scioto

**RESIDENCE EXTERIOR:**  
 Style: \_\_\_\_\_ Screens: Yes \_\_\_\_\_  
 Finish: Vinyl Siding \_\_\_\_\_ Insulation: Unknown \_\_\_\_\_  
 Approx. Age: \_\_\_\_\_ Foundation: Stone/Block \_\_\_\_\_  
 Condition: Good \_\_\_\_\_ Landscaping: Yes \_\_\_\_\_  
 Roof: Metal/Shingle \_\_\_\_\_ Sidewalks: Yes \_\_\_\_\_  
 Storm Windows: Yes \_\_\_\_\_ Driveway: Yes \_\_\_\_\_  
**RESIDENCE INTERIOR:**  
 Living Space: \_\_\_\_\_ Walls: Plaster \_\_\_\_\_  
 No. Rooms: \_\_\_\_\_ Laundry Fac. Yes \_\_\_\_\_  
 No. Bedrooms: 4 \_\_\_\_\_ Heating: Hot Air new 2012/Propane \_\_\_\_\_  
 No. Baths: 3 \_\_\_\_\_ Heating Cost: Unknown \_\_\_\_\_  
 Fireplaces: Yes/Brick Mantle Hearth \_\_\_\_\_ Air Cond. Window Units \_\_\_\_\_  
 Floors: \_\_\_\_\_ Basement: Partial \_\_\_\_\_  
 Kitchen Features: \_\_\_\_\_

Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
Living	Yes	C					Water Supply: City Sewer: City
Dining	Yes	C					Extra Features: 2 Room utility building
Kitchen	Yes	T					9x15, mature trees, screened-in porch
Baths	2	V					(carpeted) with cellar entrance, privacy fence
Bedroom	(1) Yes	C					
Bedroom			Yes (3)	C			
Bedroom							
Family	Yes	C					Taxes(Annual) of record
Utility	Yes	V			1 Room	BR	

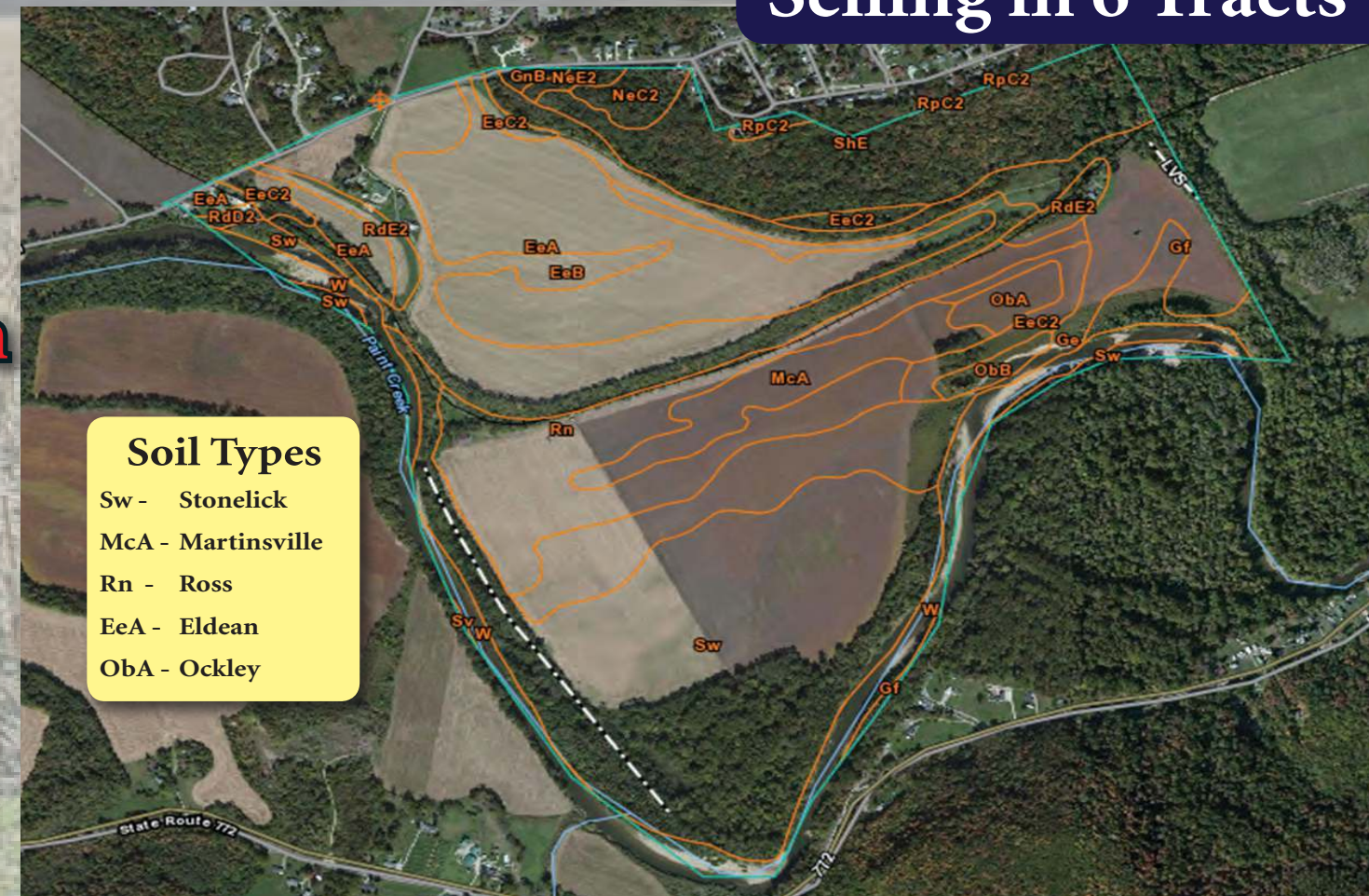
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## Hunting & Recreation



**Selling in 6 Tracts**



**Tillable Land**

**335 acres**  
**Ross County**

