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Acceptance of Bid Prices: Once a bid is given during the Auction it cannot be withdrawn.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 allowable 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 farm and plant crop before closing.

Title: Property is saleable with good mortgageable 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 the 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.

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

City Land: The city owns 0.2 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 Belleview 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. Amendments made by the Auctioneer at the auction postum 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 express 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 Wilson National Trust, LLC, Wilson National, LLC, and its representatives.

Seller to pay through first half of 2014, Purchaser thereafter.

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.

Acceptance of Bid Prices:

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

Stark Farm, Owner

WILSON NATIONAL • LLC
A Real Estate & Auction Group
652 N. High St. Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

Mark Wilson - Auctioneer | 800.450.3440 | www.wilnat.com
Marvin Wilson | Mike Wessel
335 Acres
258 Acres Tillable

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

335 acres
Ross County

Tillable Land

Hunting & Recreation

Selling in 6 Tracts

Address: 1124 Plyley's Lane, Chillicothe, OH 45601
Lot/Tract Size: 1.5 approx.

RESIDENCE EXTERIOR:
Style: Vinyl Siding
Finish: Vinyl Siding
Condition: Good
Roof: Metal/Shingle
Storm Windows: Yes

RESIDENCE INTERIOR:
Screen: Yes
Insulation: Unknown
No. Rooms: 4
Living Space: Laundry Fac: Yes
No. Bath: 3
Heating: Hot Air 2012/Propane

Soil Types
Sw - Stonelick
McA - Martinsville
Rn - Ross
EeA - Eldean
ObA - Ockley

Address: __________________________________________________________________________________
Lot/Tract Size: _______________ Township: _____________County: ___________ School District: __________
RESIDENCE EXTERIOR: RESIDENCE INTERIOR:
Style: ________________  Screens: ______________  Living Space: _____________ Walls: ________________
Finish: _______________  Insulation: ____________  No. Rooms: ______________ Laundry Fac: __________
Condition: Good        Heating: ______________
No. Bath: ____________ Heating Cost: __________
Roof: ________________  Fireplaces: ______________
Storm Windows: Yes     Air Cond. _____________

Floor Codes
C - Carpet
T - Tile
W - Hardwood
V - Vinyl
BR - Brick

Box Codes
Water Supply: City
Sewer: City
Extra Features: 2 Room utility building

Utilities
Water Supply: City
Sewer: City
Extra Features: 2 Room utility building

335 Acres
Tillable

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Hunting & Recreation

Chillicothe City sewer line runs under lane going to Tract #4.
Red lines indicate access easements.