

78 ACRE LIFESTYLE FARM BROWN COUNTY



36X60 BARN
WITH TWO
14X60 LEAN-TO'S

LOCATED ON
EDEN ROAD,
LEWIS TWP,
BROWN COUNTY

 WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

8845 St. Rt. 124, Hillsboro, OH 45133
Plain City Ohio Branch

AUCTION
78 ACRES
BROWN COUNTY
THURSDAY
MARCH 29
6:00 PM

 **AUCTION**

78 ACRE LIFESTYLE FARM BROWN COUNTY

AUCTION LOCATION:
Brown County Fairgrounds (Rhonemus Hall)
off Rt. 125 at 325 State St., Georgetown, OH

BARN
SEPTIC
WATER

30 ACRES
TILLABLE
BALANCE IN
WOODS &
PASTURE

THURSDAY
MARCH 29
6 P.M.

Property located 4 miles west of
Georgetown OH off Rt. 125 on Eden Road
Secluded back lane.

PREVIEW DATES:
THURSDAY, MARCH 8
FROM 4 TO 6 P.M.
SATURDAY, MARCH 24
FROM 10 A.M. TO 12 NOON
Other times by appointment

The Worthington Family Trust, Owner

 **WILSON NATIONAL LLC**
A REAL ESTATE & AUCTION GROUP
Mark Wilson 937-402-1961 | Brandon Wilson 937-763-1993
800-450-3440 | www.wilnat.com

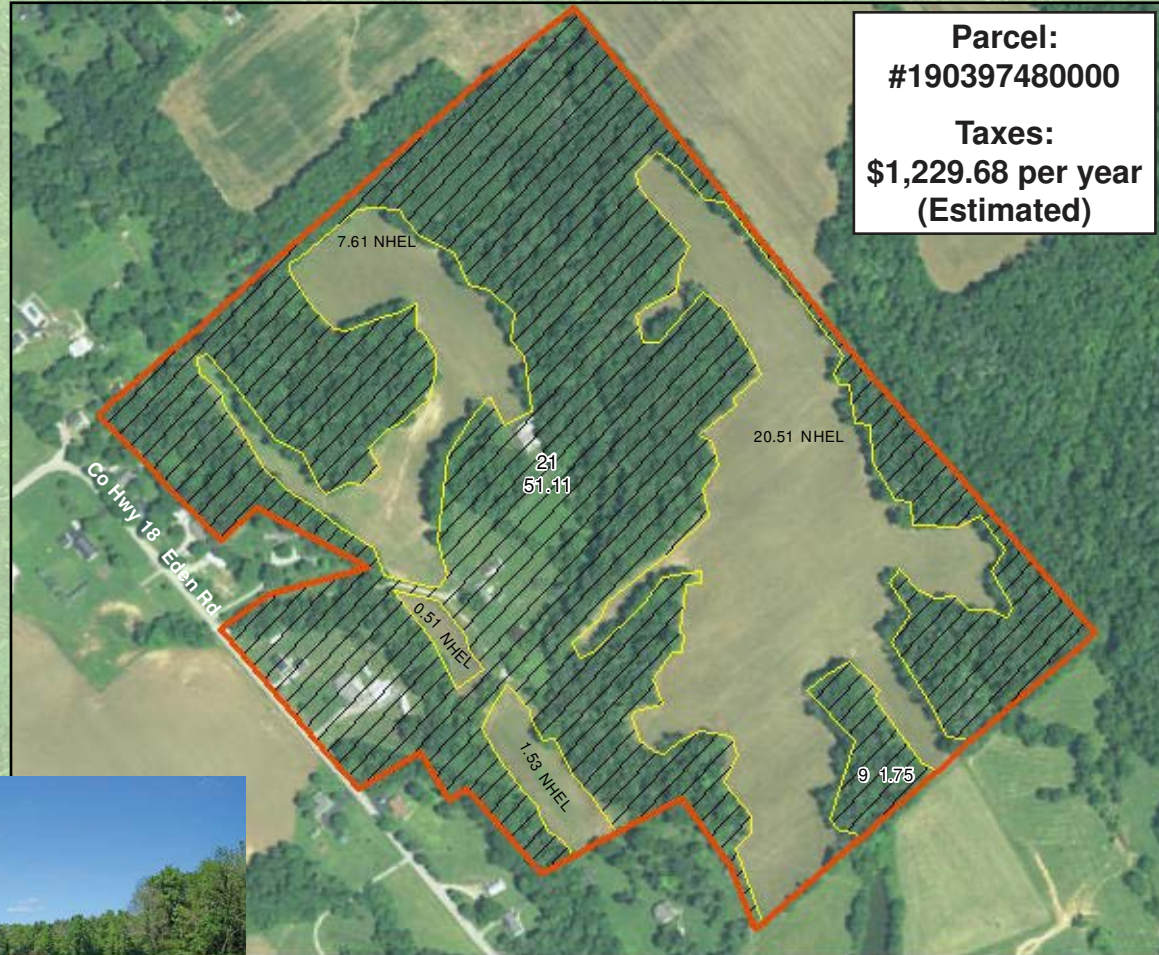
Fantastic lifestyle farm in excellent location!

THIS FARM HAS IT ALL!

Tillable land, woods, pasture, stream, good spring water, county water, septic system.

ABUNDANT WILDLIFE!

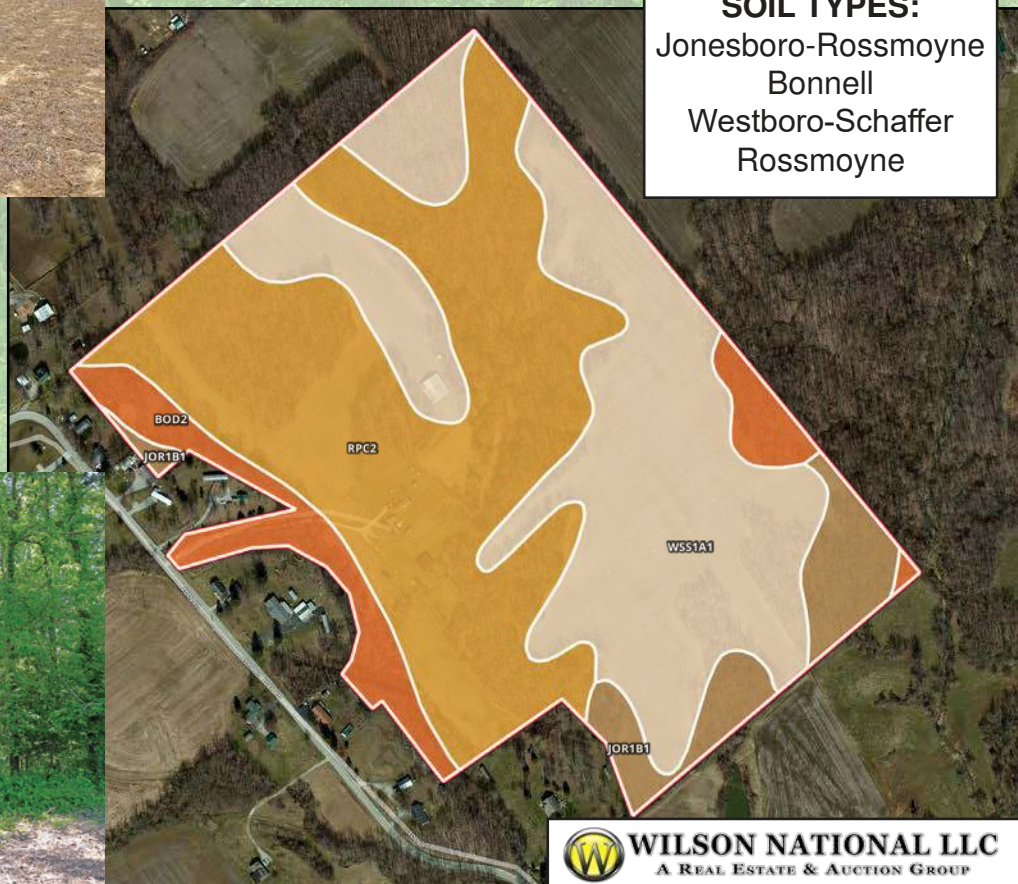
36x60 Barn with two 14x60 lean-to's.



Parcel:
#190397480000
Taxes:
\$1,229.68 per year
(Estimated)



A HARD TO FIND PARCEL OF LAND!



SOIL TYPES:
Jonesboro-Rossmoyne
Bonnell
Westboro-Schaffer
Rossmoyne

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



Terms & Conditions

DOWN PAYMENT: Purchaser required to pay Ten Percent (10%) down payment of the total bid price on the day of the auction. The down payment may be paid in the form of personal check, business check, or cashier's check. Checks will be made payable to Wilson National Trust Account. Balance of purchase price due at closing.

CLOSING: Closing shall occur on or before May 15, 2018.

POSSESSION: On closing date. **TITLE:** Property is selling with good marketable Title by Warranty Deed free of any liens. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay 2017 taxes due and payable 2018, buyer thereafter. If usage is changed buyer is responsible for CAUV recoup.

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

SURVEY: A new survey will be provided by seller if necessary for

transfer, otherwise a new survey will not be provided. 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. We know based upon present legal description and GIS mapping the advertised acreage is exact or extremely close, however, if new survey is needed and acreage is different than what was advertised by more than 1% the price will adjust to the new surveyed acre based upon the price per acre paid at the auction.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to sign a Confirmation of Sale Agreement and disclosures at the Auction site immediately following the close of the Auction. This is a cash on delivery of deed sale. Your Bidding is not Conditional Upon Financing, so be sure you

arranged financing, if needed, and are capable of paying cash at closing.

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 marketing materials are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Auction firm has the right to take phone bids, bid on behalf of absentee buyers or sellers. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question to that person's credentials, fitness, etc. All decisions of the Auctioneer are final. **For FSA 156EZ info, additional documents and disclosures go to www.wilnat.com.** **New Data, Corrections, and Changes:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.