

**SELLING IN 5 TRACTS**  
**ACRES**  
**247**  
**LICKING**  
**COUNTY**  
**AUCTION**  
 8845 St. Rt. 124 Hillsboro, OH 45133 | 937-393-3440 | www.wilnat.com  
 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 April 23, 2019.

**POSSESSION:** On closing date. Purchaser to have the right to till and plant crop before closing if so desired.

**TITLE:** Property is selling with good marketable Title by Warranty Deed free of any liens. Purchaser is responsible for Title insurance if desired. Seller will provide title commitment.

**REAL ESTATE TAXES:** Seller to pay 2018 taxes due and payable 2019, buyer thereafter. If usage is changed buyer is responsible for CAUV recoup.

**SURVEY:** A new survey will be provided by seller. 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.

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

Buyers.

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

**LEAD BASE PAINT DISCLOSURE:** Any home built before 1978 has the potential for lead based paint. The sellers have signed a disclosure form stating they have no knowledge or reports regarding lead base paint. Purchasers are welcome to do a test, if so desired, but will be required to sign a disclosure waiving your right to a test that would have any effect on the contract to purchase.

**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 state-

ments 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.



# AUCTION

**247**  
**ACRE**  
**GRAIN**  
**FARM**

**LICKING COUNTY**  
**190 ACRES TILLABLE**  
**36 ACRES WOODED**  
**SELLING IN 5 TRACTS**

**Auction Location:** The Hartford Fairgrounds (Babcock Building) at 14028 Fairgrounds Rd, Hartford, OH (enter Gate B).

**Farm Location:** 2 miles north of Johnstown, OH at 8868 Croton Road. Farm also fronts on Woodhaven Road. (Watch for signs.)

**GREAT OPPORTUNITY FOR FARMLAND INVESTOR**  
**AND RECREATIONAL LAND BUYER**  
**EXCELLENT LOCATION!**

**THURS., MARCH 7, 6 PM**

**PREVIEW:**  
**WEDNESDAYS**  
**FEB. 13 & 20**  
**12 NOON TO 3 P.M.**

### PEWAMO-CENTERBURG SOILS

**TRACT #1:** 76.6 Acres with 75.5 tillable.

**TRACT #2:** 75.8 Acres with homestead, 67 tillable.

**TRACT #3:** 57.9 Acres with 48.2 tillable.

### WOODED RECREATIONAL LAND

**TRACTS #4 AND #5:** 24.1 and 12.7 wooded with pond.

**Kathleen Meyer et al**



**WILSON NATIONAL LLC**  
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Mark Wilson - Auctioneer | 800.450.3440 | www.wilnat.com

Brandon Wilson - Apprentice Auctioneer



**PEWAMO-CENTERBURG**  
**BENNINGTON SOILS**

**TRACT #1**

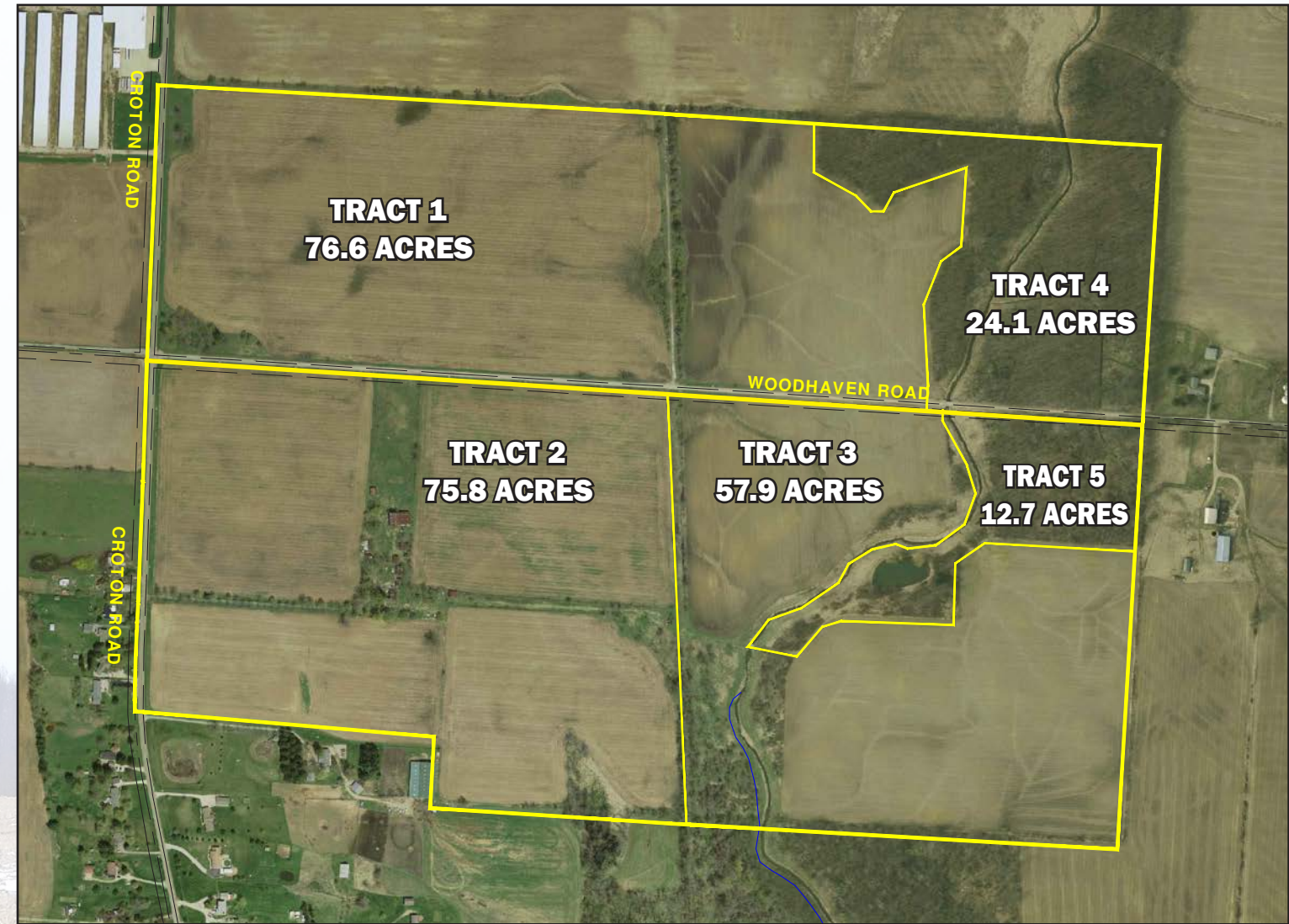
76.6 Acres with 75.5 tillable

**TRACT #2**

75.8 Acres with homestead  
67 tillable

**TRACT #3**

57.9 Acres with 48.2 tillable



**GREAT OPPORTUNITY FOR FARMLAND INVESTOR  
 AND RECREATIONAL LAND BUYER  
 EXCELLENT LOCATION!**



**WOODED RECREATIONAL LAND**

**TRACTS #4 AND #5**

24.1 & 12.7  
wooded  
with pond

