

Tract 3
4 RENTAL UNITS - COALTON, OH
9.7 ACRE CHRISTMAS TREE FARM
29 ACRES 1957 SOUR RUN RD.
SELLING IN 5 TRACTS
ACRES
181
JACKSON COUNTY
AUCTION
 845 ST. RT. 124 HILLSBORO, OH 45133
 937-393-3440 | www.wilnat.com
 WILSON NATIONAL LLC
 A REAL ESTATE & AUCTION GROUP



AUCTION

WED, MARCH 13, 6 PM

181

ACRES

W/IMPROVEMENTS

BID ON ANY INDIVIDUAL TRACT,
 COMBINATIONS OR WHOLE FARM

JACKSON COUNTY
SELLING IN 5 TRACTS
TWO FARM LOCATIONS

Auction Location for all properties at LaRosa's Restaurant Banquet Room, 966 E. Main St., Jackson, OH
Farm Location: 151 Acres - 2461 Spencer Rd., Ray, OH, 10 mi. N of Jackson, 13 mi. W of Wellston, 22 mi. SE of Chillicothe, OH. 29 Acres - 1957 Sour Run Rd, Ray, OH, 2 miles off Rt. 35 going east. (Watch for signs.)

PREVIEW:
SATURDAYS
FEB. 23 & MARCH 9
FARM 9:30-11:30 AM
RENTAL UNITS 12 NOON-1 PM

LIVESTOCK FARM - PASTURE
RECREATIONAL LAND

PINEY GROVE CHRISTMAS TREE FARM
9.7 ACRES W/IMPROVEMENTS
4 RENTAL UNITS - COALTON, OH

Patrick & Barbara Trimble, Owners - Scott Trimble, Owner of 9.7 Acres



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | 800.450.3440 | www.wilnat.com
 Brandon Wilson - Apprentice Auctioneer

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 30, 2019.
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 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 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 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.
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 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.

JACKSON COUNTY FARM

151 ACRES WITH IMPROVEMENTS

SELLING IN 4 TRACTS

LIVESTOCK FARM - PASTURE

RECREATIONAL LAND



Tract 1

Address: 2461 Spencer Road, Ray, OH

Lot/Tract Size: _____ Township: _____ County: Jackson School District: Jackson

RESIDENCE EXTERIOR: RESIDENCE INTERIOR:

Style: 1-1/2 Story Screens: Yes Living Space: 1900 sq ft Walls: Drywall

Finish: Vinyl Insulation: _____ No. Rooms: 7 Laundry Fac. In utility

Approx. Age: older Foundation: block No. Bedrooms: 3 or 4 Heating: Wood/coal/fuel

Condition: Good oil Landscaping: mature No. Baths: 2 full

Roof: metal Heating Cost: _____ Sidewalks: _____

Storm Windows: yes Fireplaces: _____ Air Cond. central

Driveway: gravel Floors: _____ Basement: partial

Kitchen Features: 1 lg eat-in w/base & wall cabinets, lots of counterpace

Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
Living	X	C					Water Supply: County Sewer: Septic
Dining							Extra Features: Nice comfortable home,
Kitchen	X	C					sliding doors off kitchen, carport, lg.
Baths	2	W					ceiling air circulation fan, nice general
Bedroom	X	C					purpose farm w/beautiful views.
Bedroom			X	C			
Bedroom			X	C			
Family			X	C			
Utility	X	V					

TRACT #1: 50.9 Acres w/3 to 4 BR home, multiple barns, pasture, fencing, 3 developed springs, woods.

TRACT #2: 48.6 Acres predominantly wooded recreational land w/ bldg site. Great for hunting.

TRACT #3: 15.7 Acres pasture and tillable land w/good building site.

TRACT #4: 26.8 Acres predominantly wooded w/approx. 3 acres of pasture, good building site.

A GREAT OPPORTUNITY TO PURCHASE A GENERAL PURPOSE FARM & CHRISTMAS TREE FARM W/GROWING ANNUAL INCOME



Tract 1



BID ON ANY INDIVIDUAL TRACT, COMBINATIONS OR WHOLE FARM



Tract 5

PINEY GROVE CHRISTMAS TREE FARM

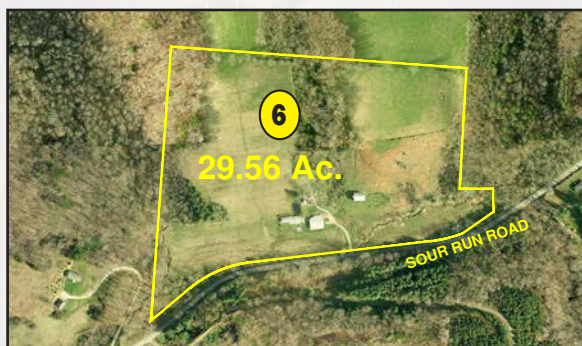
9.7 ACRES WITH IMPROVEMENTS

With approx. 5,000 growing trees, 24x40 pole building w/concrete floor and electric.



Tract 5

29.5 ACRES WITH IMPROVEMENTS



Pasture and woods w/3 septic systems, 3 separate county water taps, 14x65 mobile home, very large flat roof structure, creek frontage.

Located: - 1957 Sour Run Rd, Ray, OH, 2 miles off Rt. 35 going east. (Watch for signs.)

FOR PREVIEW INFO GO TO 2461 SPENCER RD., RAY, OH



Tract 6



Tract 2



Tract 4



4 RENTAL UNITS COALTON, OH



3 UNIT APARTMENT BUILDING

Vinyl siding, shingle roof. All units occupied with city water, sewer, trash pickup. Tenants pay all utilities.

7 Church St. - 3 or 4 BR, 1 full bath, W/D hookup, gas furnace, central air, LR, kitchen w/base & wall cabinets. Rents for \$500 per mo.

14 S. Second St. - 2 BR, 1 full bath, kitchen w/base & wall cabinets, natural gas furnace, central air, LR, W/D hookup, patio on enclosed yard. Rents for \$435 per mo.

16 S. Second St. - 1 lg. BR, lg. full bath, kitchen w/base & wall cabinets, LR, refrigerator, stove, window air. Rents for \$390 per mo.



1-1/2 STORY HOME



5 Church St. - 3 bedroom, big LR, eat-in kitchen w/base and wall cabinets, utility room with W/D hookup, full bath, natural gas heat, central air, 10x16 block building (formerly used as beauty shop). Across street from community playground. \$500 per mo. rent.