



# **AUCTION**

## **ONLINE ONLY**

### **@WILNAT.COM**

PROPERTY LOCATION: 3.8 miles west of Hillsboro  
on Rt. 50 in Hoagland, OH. (Watch for signs)

**PREVIEW DATES**  
**THURS., MAY 16 &**  
**MAY 30 5:00-7:00 PM**  
OR OTHER TIMES BY APPOINTMENT!

Tract #1

## **CAPE COD HOME ON 1.6 ACRES**

**BIDDING BEGINS MAY 29 | 12 NOON**  
**BIDDING ENDS JUNE 5 | 12 NOON**

Tract #2

## **COMMERCIAL BUILDING WITH STORAGE UNITS ON 2.32 ACRES**

*Southern Hills Community Bank, Owners*



# **WILSON NATIONAL LLC**

**A REAL ESTATE & AUCTION GROUP**

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

Brandon Wilson - Apprentice Auctioneer



**TRACT #1: Parcel #30-09-000-427.00**  
**Taxes: \$1,632.50/year**  
**TRACT #2: Parcel #23-09-000-059.00**  
**Parcel #23-09-000-058.00**  
**Taxes: \$1,408.86/year**

**TRACT #1: 7097 MAD RIVER RD, HILLSBORO, OH**



Cape Cod style home, 2,870 sq. ft., 4 bedrooms, 2.5 baths with 2 car attached garage situated on 1.64 acres. Outside features include mature shade trees, 60'x120' tennis court with nice lawn and garden area. Home is in need of a remodel and has deferred maintenance.



**TRACT #2: COMMERCIAL BUILDING & STORAGE UNITS**  
**5547 U.S. Rt. 50, Hillsboro, OH 45133**



Commercial building is 3,180 sq. ft. with concrete floor, attached 24'x24' garage, metal siding and roof. Storage buildings consist of 30'x48' with 10 rental units and a 24'x152' with 38 rental units. There is also a mobile home on the property. All situated on 2.346 acres. Some units are currently rented and will transfer to the new owner.

Mobile home on property does not have title.

**A super investment opportunity with great income potential. An excellent corner location on US Rt. 50 with commercial building conducive to many uses. Call if you need help bidding - we can submit bid for you.**

**TERMS & CONDITIONS:**

**Down Payment:** Ten Percent (10%) Nonrefundable Deposit due within forty eight (48) hours of the completion of the auction. The Nonrefundable deposit may be paid in form of cash, personal check, business check, or cashier's check. Checks will be made payable to Wilson National LLC Trust Account. Earnest Money can also be wire transaction.

**Acceptance of Bid Prices:** Once you place a bid, it cannot be removed, even if you bid incorrectly. Please verify all bids before submitting. If you hold the highest bid at the conclusion of the auction and do not execute and return Confirmation of Sale and your nonrefundable deposit within forty eight (48) hours of the conclusion of the auction then you will be considered in default. If your closing is delayed for any reason, by you, or anyone working on your behalf, including lenders, you may be declared in breach of this contract, forfeit all deposits made, and will be liable for any and all costs incurred by the seller and Wilson National LLC incurred in a subsequent resale of the property. All successful bidders are required to sign a Confirmation of Sale, Consumer Guide to Agency Relationship, and Agency Disclosure Statement, within 24 hours of the end 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. This auction is subject to seller confirmation.

**Closing:** Closing shall occur on or before July 12, 2019.

**Possession:** On closing date.

**Title:** Property is selling with good marketable Title. Purchaser is responsible for Title Insurance if desired.

**Real Estate Taxes:** Seller to pay first half 2019 taxes, buyer thereafter.

**Survey:** Tract #1 does not require a new survey, however, the back line to the property has been marked by a surveyor. Tract #2 is getting a new survey at seller's expense.

**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, which successful Purchaser will sign Agency Disclosure Statement stating said Agency.

**Auction Process:** This is a soft close auction. If a bid is placed within the last five (5) minutes of the auction then the auction will extend (5) minutes from the time the last bid was placed. If you are outbid you will have at least five (5) minutes to outbid the previous bid.

**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. 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 bid on behalf of 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 additional documents and disclosures go to [www.wilnat.com](http://www.wilnat.com).