



AUCTION

**RANCH HOME • 2.2 ACRES
9400 MORROW ROAD**

THURSDAY, APRIL 1 • 6 PM



LOCATION: 4 miles N.E. of Hillsboro off SR 138 at 9400 Morrow Road.

*Very nice, well maintained
doublewide home w/replacement
windows, nice cabinets
and metal roof
in an excellent location.
Hillsboro School District.
Agent-Owned.*

**ROGER & JANET EPLEY
AGENT OWNED**

PREVIEW DATES

THURSDAY, MARCH 11

THURSDAY, MARCH 25

4:00 TO 6:00 P.M.

SATURDAY, MARCH 20

11 A.M. TO 1 P.M.

Other times by appointment



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

**Mark Wilson - Auctioneers - Brandon Wilson
800.450.3440 | www.wilnat.com**

9400 MORROW ROAD



Parcel #23-11-000-036.12

Parcel #23-11-000-056.03

Taxes: \$985.60/year



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- ★ 3 Bedroom, 2 Baths
- ★ 1536 sq. ft.
- ★ 36x24 Pole Barn
- ★ 16x24 Rear Deck
- ★ Large Yard & Garden Area

Terms & Conditions

DOWN PAYMENT: Purchaser required to pay \$5,000 earnest money down 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, 2021

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: Taxes will be pro-rated to closing date.

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.

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

SELLER is licensed real estate agent in State of Ohio.

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.