



AUCTION

85 ACRES

83.5 ACRES TILLABLE
SELLING IN 2 TRACTS

**KNOX COUNTY
GRAIN FARM**

**THURSDAY
MARCH 17
6 P.M.**

**POTENTIAL
DEVELOPMENT
OPPORTUNITY
LIFESTYLE FARMS**

AUCTION LOCATION: Babcock Building at the Hartford Fair, 14028 Fairgrounds Road NW, Croton, OH, enter at Gate B.

FARM LOCATION: 3/4 mile NE of Centerburg on SR 314 (Johnsville Rd) and Updike Road. 3 mi. to Delaware/Licking County line; 30 min. to Polaris. (Watch for signs)

AUCTIONEER'S NOTE: A very good grain farm that's 96% tillable and has productive soils consistent with the area. An excellent location with future development potential makes this a highly desirable parcel of land.



**PREVIEW DATE:
THURSDAY, MARCH 10 • 4 TO 6 P.M.
OR WALK LAND ANYTIME AT YOUR LEISURE**

T&S FARM, OWNERS

Mark Wolfe, Sale Mgr. 740.361.6739



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

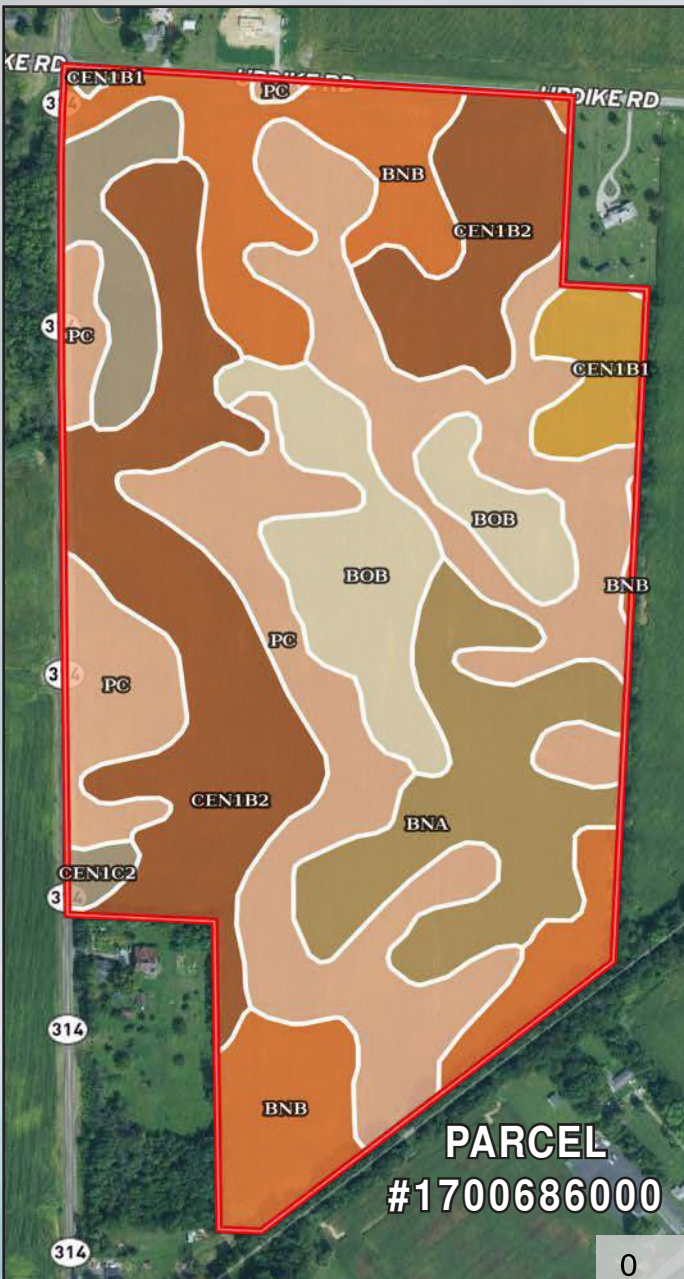
Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
800.450.3440 | www.wilnat.com

85 ACRES

83.5 ACRES TILLABLE
SELLING IN 2 TRACTS

KNOX COUNTY GRAIN FARM

Pewamo, Centerburg
& Bennington Soils



SYSTEMATIC DRAINAGE INSTALLED ON 65 ACRES, 30' SPACING DELCO WATER AVAILABLE

SELLING IN 2 TRACTS:

Buy individual tracts or whole farm!

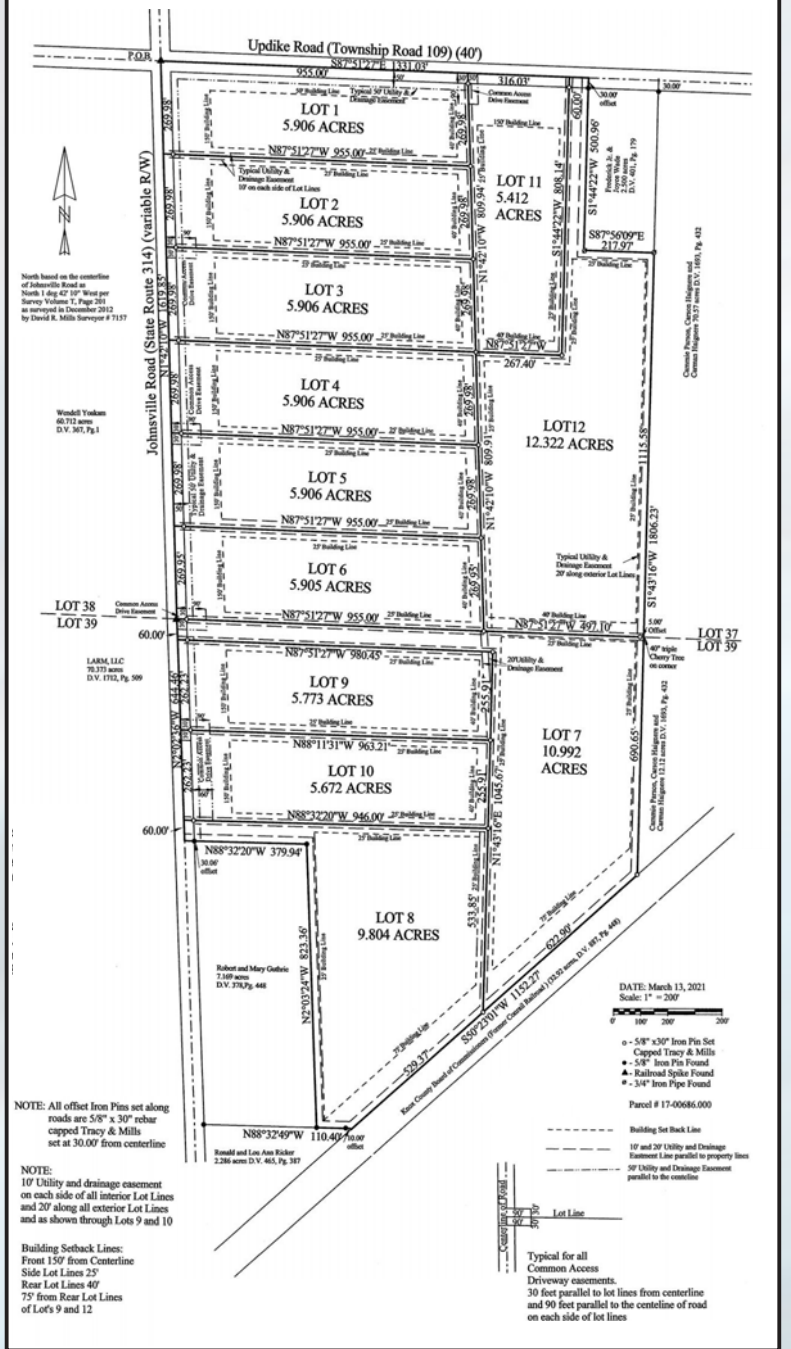
TRACT 1: 53.1 acres of vacant/till-able land with 2900 ft. road frontage on SR 314 and Updike Road.

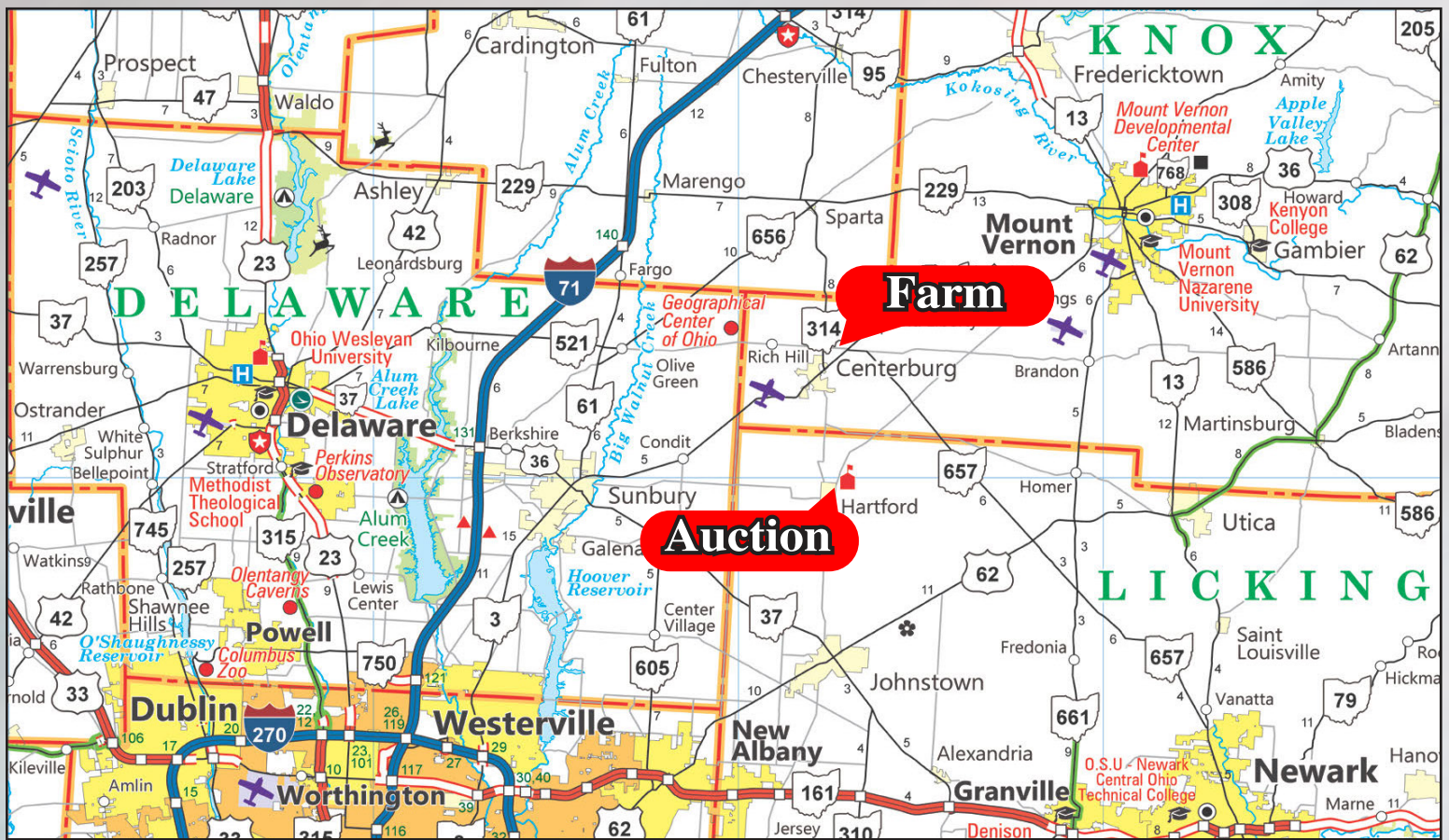
TRACT 2: 32.2 acres of vacant/till-able land with 650 ft. road frontage on SR 314. 1150 ft. frontage along Heart of Ohio Trail.



MOUNT OLIVE FARMS SUBDIVISION DEVELOPMENT POTENTIAL

This is a proposed 12 lot development that has been surveyed. Reapplying to Knox County Regional Planning would be necessary if you want to develop. Health Dept. has approved septic systems. Go to wilnat.com for health dept. comments. For more info call sale agent. Part of Lots 37, 38, and 39, Quarter 1, Township 5 North, Range 15 West, Hilliar Township, U.S.M.L. Knox County, OH Being 85.407 acres. Official Record Volume 1376, Page 316, Knox County Recorder's Office





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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 or business check. Checks will be made payable to Wilson National Trust Account. Balance of purchase price due at closing.

CLOSING: Closing shall occur on or about May 3, 2022.

POSSESSION: On closing date. Buyer to have 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.

REAL ESTATE TAXES: Buyer to pay 2021 taxes due and payable 2022. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if applicable.

SURVEY: A new survey will be paid for by sellers if needed for transfer.

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.

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.