

AUCTION



MADISON COUNTY GRAIN FARM CANAAN TOWNSHIP

WEDNESDAY, MARCH 15 • 6 PM

OFFERED IN 2 TRACTS

Buy single tract or combination

AUCTION LOCATION: Der Dutchman at 445 S. Jefferson Ave. (Rt. 42), Plain City, OH.

FARM LOCATION: 5711 Killbury Huber Road, 4 miles south of Plain City, OH off Rt. 42. (Watch for signs.)

PREVIEW DATES: TUESDAYS, FEB.

21 & 28 - 3 TO 5 P.M. & SAT.

MARCH 11, 10 A.M. TO 12 NOON

202

ACRES WITH IMPROVEMENTS

185 ACRES TILLABLE

A QUALITY GRAIN FARM IN A STRONG AGRICULTURAL COMMUNITY!

CROPLANDS LLC, OWNERS



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

196 ACRES

185 ACRES TILLABLE

TRACT 1



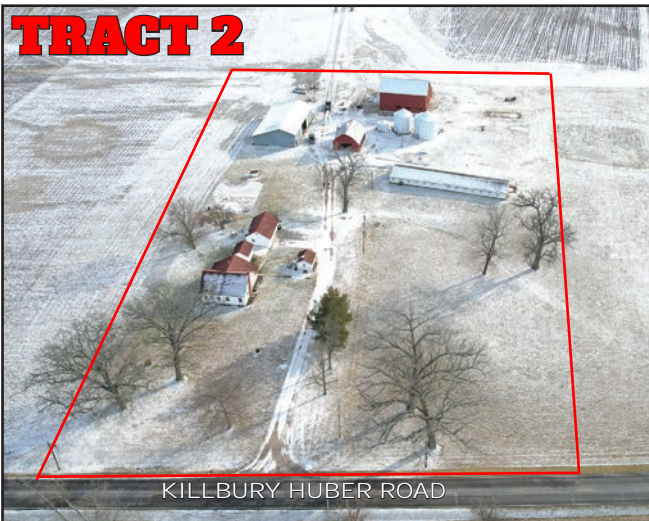
TRACT 1:

196 acres vacant land with 185 acres tillable. Level topography. Excellent soils, 45% Kokomo, certified organic.



HOME & OUTBUILDINGS ON 5.7 ACRES

TRACT 2



TRACT 2:

Nice older farmstead with 1,980 sq. ft. of living space, 4 BR, 2 BA with det. garage and other outbuildings. Excellent location! Jonathan Alder School System.



Address: 5711 Killbury Huber Road, Plain City, OH
 Lot/Tract Size: 5.7 Acres Township: Canaan County: Madison School District: Jonathan Alder

RESIDENCE EXTERIOR: Style: 1-1/2 Story Screens: Yes Finish: Vinyl Insulation: Yes Approx. Age: 90 yrs Foundation: Block Condition: Good Landscaping: Mature Air Cond.: Central Air Driveways: Gravel

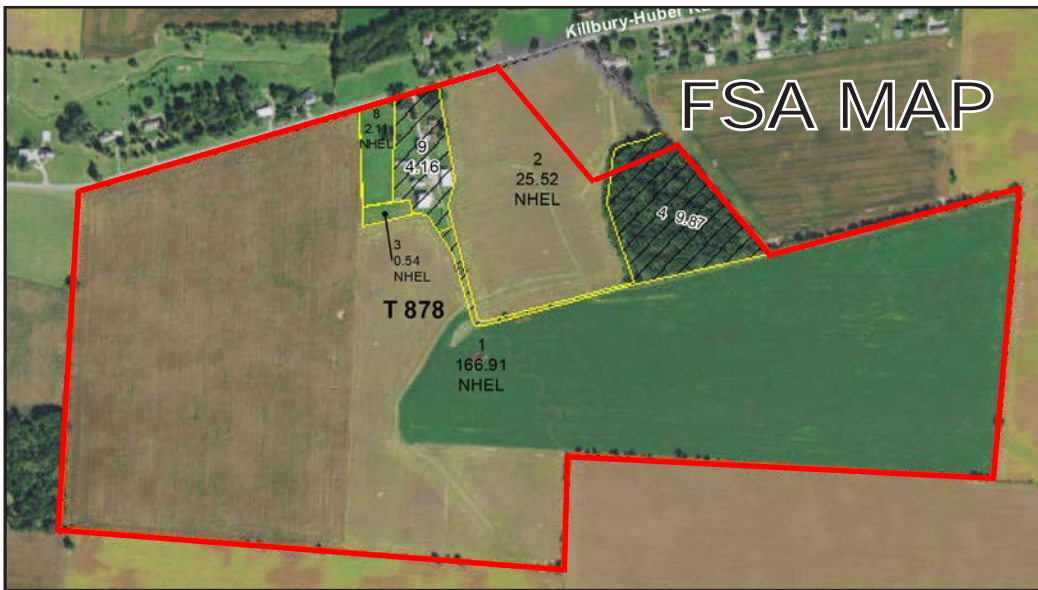
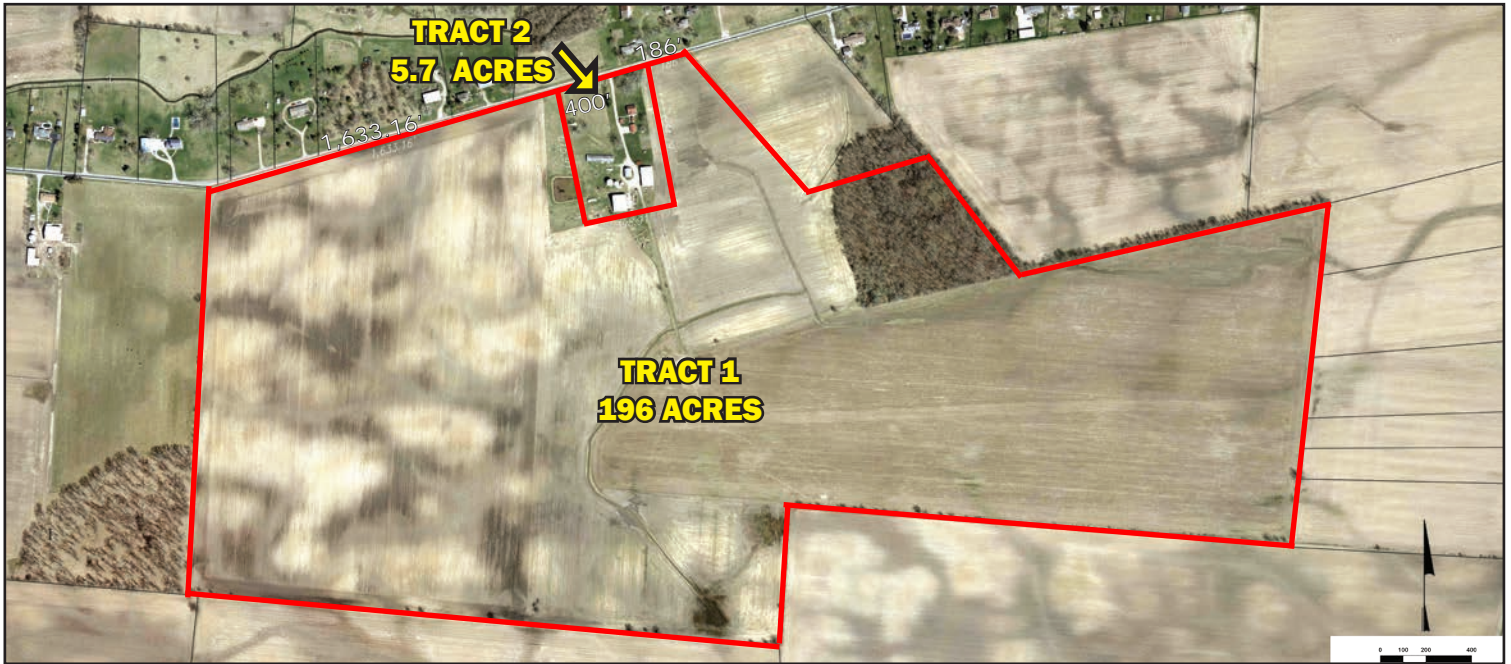
RESIDENCE INTERIOR: Living Space: 1,980 sq ft No. Rooms: 7 No. Bedrooms: 4 No. Baths: 2 Floors: Carpet & Vinyl Basement: Crawl Space

Kitchen Features: Lots of base & wall wood cabinets, 6' island, large dining area, no appliances



Box Codes	Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
C- Carpet	Living	16x15	V					Septic & Water Supply: Well Sewer: Leachfield
T - Tile	Dining							Extra Features: 30x21 detached garage, 48x80 pole bldg., older hog confinement bldg. w/manure pit, other outbuildings. 2 grain bins, 27' w/dryer fan stirator 9000 bu., 21' w/partial aeration floor, 5500 bu. Lots of updates to home in recent years: furnace & CA 2020; new drilled well December 2019, Wood windows w/screens, many other updates.
W - Hardwood	Kitchen	18x18	V					
V - Vinyl	Baths	Full	V	Full	V			
	Bedroom	12x13	C	16x13	C			
	Bedroom			13x12	C			
	Bedroom			11x17	C			
	Family							
	Utility	7x7	V					

MADISON COUNTY GRAIN FARM



PARCEL #
01-00264.000

TAXES
\$7,527.03
PER YEAR
WHOLE FARM

SOILS
45% KOKOMO
55% CROSBY
CERTIFIED ORGANIC



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A REAL ESTATE & AUCTION GROUP

AUCTION

Auction

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Farm



Inspections: If potential buyer desires any inspection on home we encourage you to do so before day of auction. There will be no contingencies on confirmation of sale agreement.

2022

**ACRES WITH IMPROVEMENTS
185 ACRES TILLABLE**

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 1, 2023.

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. Title commitment will be provided by seller. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay 2022 taxes due and payable 2023. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if applicable.

SURVEY: A new survey will be provided and paid for by sellers.

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.

CONDITIONAL USE PERMIT: There are no CU permits selling on Tract #1.

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.