WILSON NATIONAL LLC
A Real Estate & Auction Group
8845 St. Rt. 124 Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

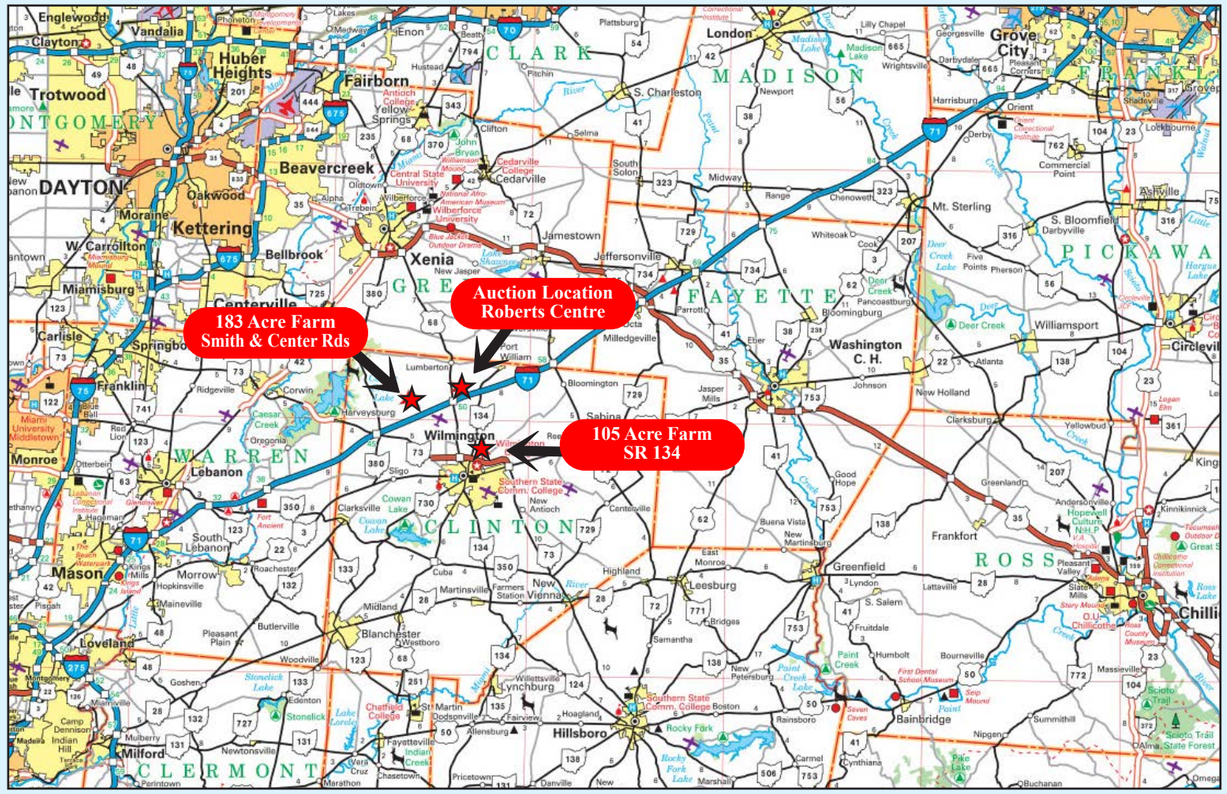
AUCTION

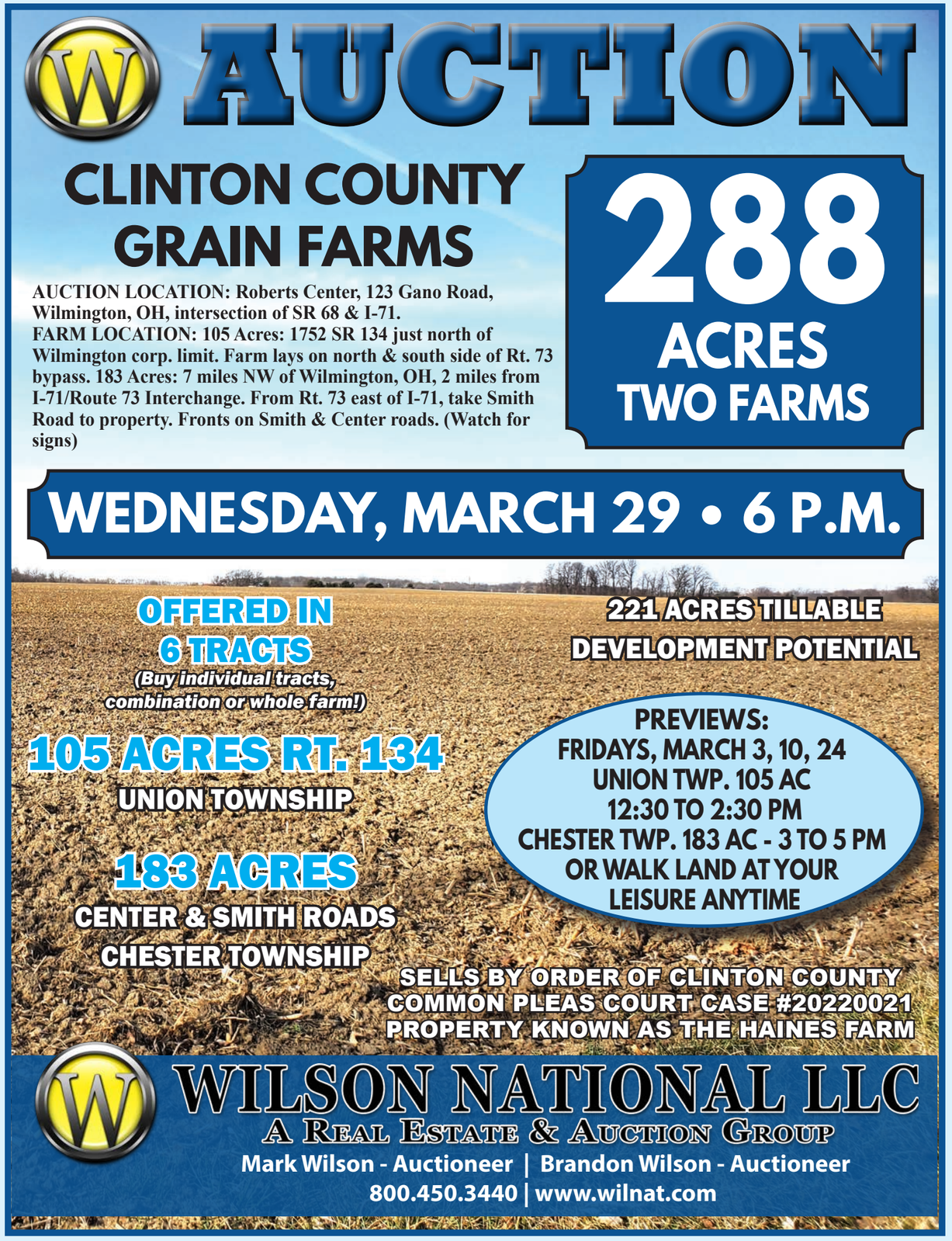
WEDNESDAY
MARCH 29, 6 P.M.

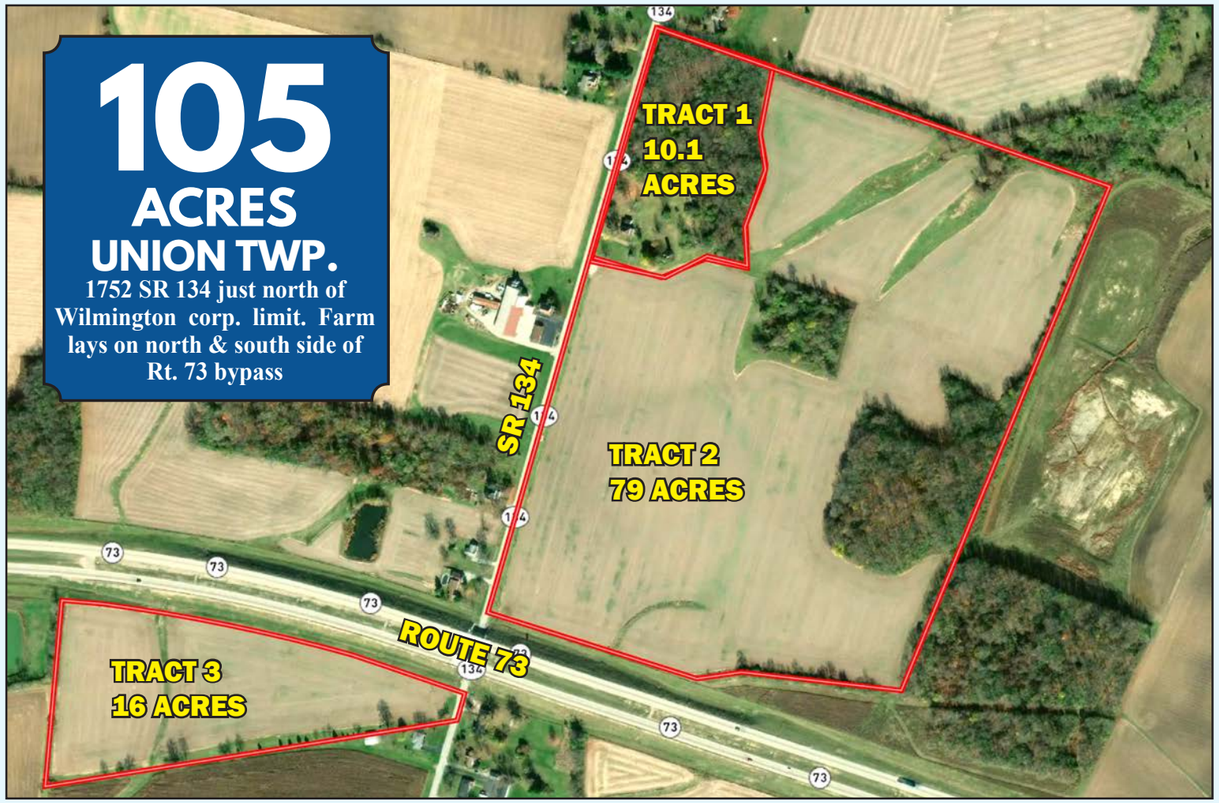
CLINTON COUNTY
UNION TOWNSHIP
CHESTER TOWNSHIP

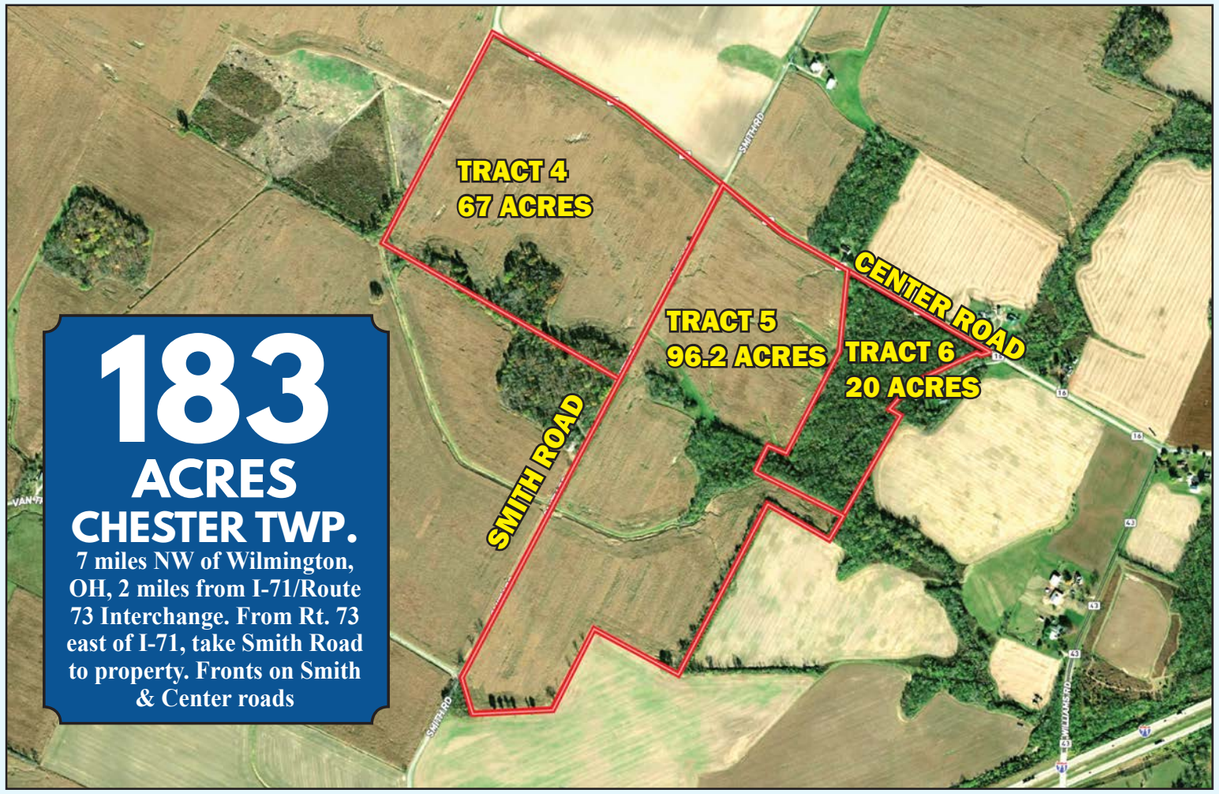
288
ACRES

TWO FARMS
SELLING IN 6 TRACTS!









NICE GRAIN FARM IN EXCELLENT LOCATION

105 ACRES
UNION TOWNSHIP

PARCEL #'S

27003030100000
27002040500000
27002030600000
27003020200000

TAXES:

$2,645.96 PER YEAR

183 ACRES
CHESTER TOWNSHIP

PARCEL #'S

030040501000000
030040519000000
030040520000000
030040713000000

TAXES & ASSESSMENTS:

$3,484.13 PER YEAR

Terms & Conditions

Real estate is selling subject to Clinton County Common Pleas Court approval Case #200220021.

105 Acres Union Township: Appraised for $1,562,085 and must bring 2/3rds of appraised value - $1,041,379.

183 Acres Chester Township: Appraised for $1,993,800 and must bring 2/3rds of appraised value - $1,329,186.

In regards to the home on the 10.1 acres, the property is selling subject to an action in the Clinton County Zoning Resolution Article 10.01 et seq Clinton County Court of Common Pleas CVN 20220289. Clinton County Zoning inspector will dismiss case and cost if parties remediate propriety through renovation or demolition by August 1st, 2023. They have stated they can be flexible so long as there is a plan.

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 before May 12, 2023 or as soon thereafter once closing documents are prepared.

POSSESSION: On closing date. Buyer has the right to plant a crop for 2023. Past tenant farmer applied dry fertilizer and deep ripping last fall. If buyer intends to farm the land this year, or rent to a tenant of their choice, a reimbursement will need to be made to past tenant farmer as follows: Tract #2: $10,910; Tract #3: $2,397; Tract #4: $10,053; Tract #5: $17,027. Lime was also added to the 35 acre field on Tract #5.

TITLE: Property is selling with good marketable Title by Sheriff's Deed & Partition free of any liens. Title commitment will be provided by Washington Title Agency. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay 2022 taxes due & payable 2023. If buyer does not continue in the CAUV program, buyer will be responsible for any CAUV recoupment.

SURVEY: A new survey will be provided, 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.

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.

105 ACRES UNION TOWNSHIP

LOCATED: 1752 SR 134 just north of Wilmington corp. limit. Farm lays on north & south side of Rt. 73 bypass.

10.1 ACRES

A SUPER BUILDING SITE

Older homestead with a 4 bedroom in need of refurbishing or torn down is situated on property. Predominately wooded with 848' road frontage

79 ACRES

VACANT LAND

With 64 Acres Tillable

Balance in Woods

1,472' road frontage

Xenia & Treaty soils

16 ACRES

VACANT LAND

With 14.1 Acres Tillable

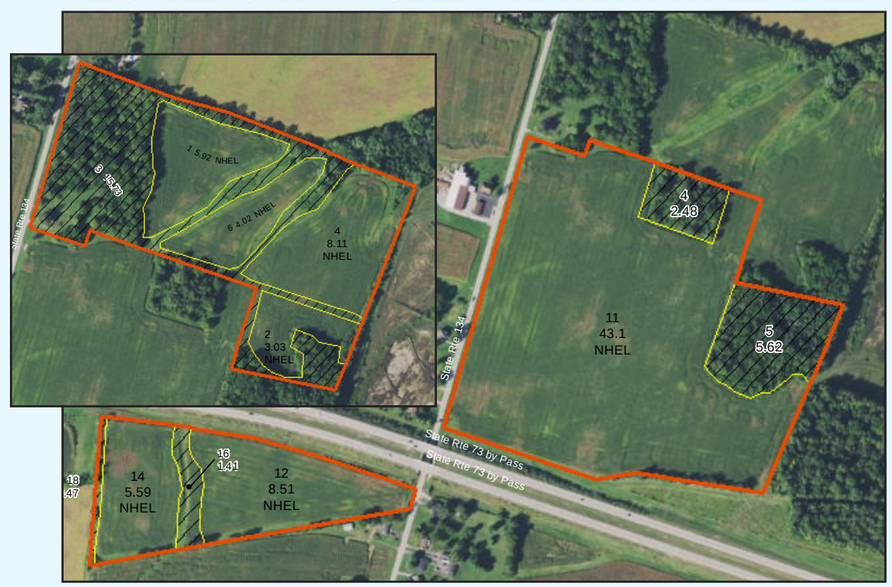
Balance in Woods

1,472' road frontage

Xenia & Treaty soils

CLINTON COUNTY GRAIN FARM

NEAR CORPORATION LIMIT
POSSIBLE DEVELOPMENT POTENTIAL
ZONED S-R • PUBLIC WATER AVAILABLE



183 ACRES

LOCATED: 7 miles NW of Wilmington, OH, 2 miles from I-71/Rt 73 Interchange. From Rt. 73 east of I-71, take Smith Road to property. Fronts on Smith & Center roads.

67 ACRES

VACANT LAND
Fronting on Smith & Center Roads
59 acres tillable,
6 acres wooded
2,684' of road frontage

96.2 ACRES

VACANT LAND
93.8 acres tillable
4,233' of road frontage

20 ACRES

ALL WOODED
Great for building site or recreational hunting land
1,138' road frontage
Tributary of Dutch Creek runs thru property

CHESTER TOWNSHIP

CLINTON COUNTY GRAIN FARM
VACANT LAND
REESEVILLE, TREATY, XENIA SOILS
ZONED A-3

CURRENT REGIONAL COMPREHENSIVE PLAN SUPPORTS CHESTER TOWNSHIP FOR RESIDENTIAL GROWTH OPPORTUNITIES

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