



AUCTION

UNION COUNTY VACANT LAND

THURSDAY, APRIL 6, 6 PM

AUCTION LOCATION: Our Lady of Lourdes Parish Life Center, 1033 W. 5th Street, Marysville, OH.

FARM LOCATION: 6 mi. S. of Marysville, OH, 8.5 mi. NW of Plain City, OH off SR 38 onto Streng & Middleburg-Plain City Roads. Just south of Fairbanks High School. (Watch for signs)

135
ACRES
96.5 ACRES
TILLABLE
Selling in 3 Tracts



PREVIEWS:
THURSDAY
MARCH 23
FROM 3 TO 5 PM
SATURDAY
APRIL 1
10 AM TO 12 NOON
OR WALK LAND
ANYTIME AT
YOUR LEISURE

TILLABLE LAND • WOODLAND
SMALL ACREAGE LIFESTYLE FARMS
NEAR FAIRBANKS SCHOOL

A NICE FARM IN EXCELLENT LOCATION WITH LEVEL TO GENTLY ROLLING TERRAIN. THERE ARE VARIOUS TRACTS THAT WOULD APPEAL TO ABOUT ANYONE WANTING TO BUY LAND.

*BUY ANY INDIVIDUAL TRACT,
COMBINATION OR WHOLE PROPERTY*

MICHAEL ROBERT McCOY, ANCILLARY ADMINISTRATOR, SELLER
ESTATE OF ROBERT DALE McCOY, UNION COUNTY PROBATE COURT CASE #2023PE017



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

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

135 Acres w/96.5 Acres Tillable

SELLING IN 3 TRACTS Buy any individual tract, combination or whole property.

88.7 ACRES

Approx: 2000' of frontage on Big Darby Creek.
 1579' Frontage on Streng Rd.
 2075' Frontage on Middleburg Plain City Rd
 Corner Location
 Largely located in FEMA Flood Plain
 1.75 Acres of Waterway

**60.42 Acres
Tillable**

TRACT #1

**28.95 Acres
Wooded**



WILSON NATIONAL LLC
 A REAL ESTATE & AUCTION GROUP

TRACT #2

**14.51 Acres
Tillable**



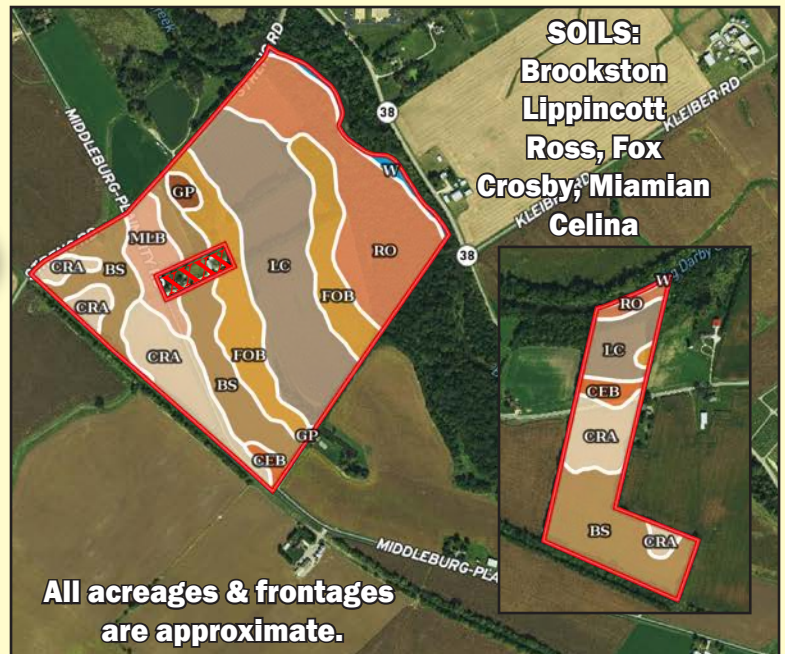
TRACT 2

19.3 ACRES

Nice Small Acreage Building Site

With All Open Tillable Land

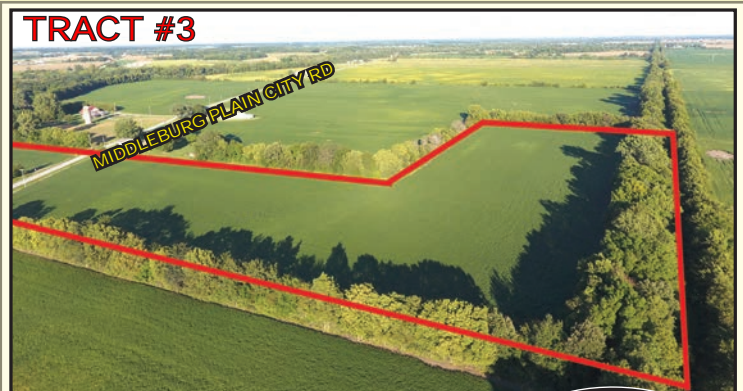
2200' Frontage on Middleburg Plain City Rd.
 820' Frontage on Streng Road



SOILS:
 Brookston
 Lippincott
 Ross, Fox
 Crosby, Miamian
 Celina

All acreages & frontages
 are approximate.

TRACT #3

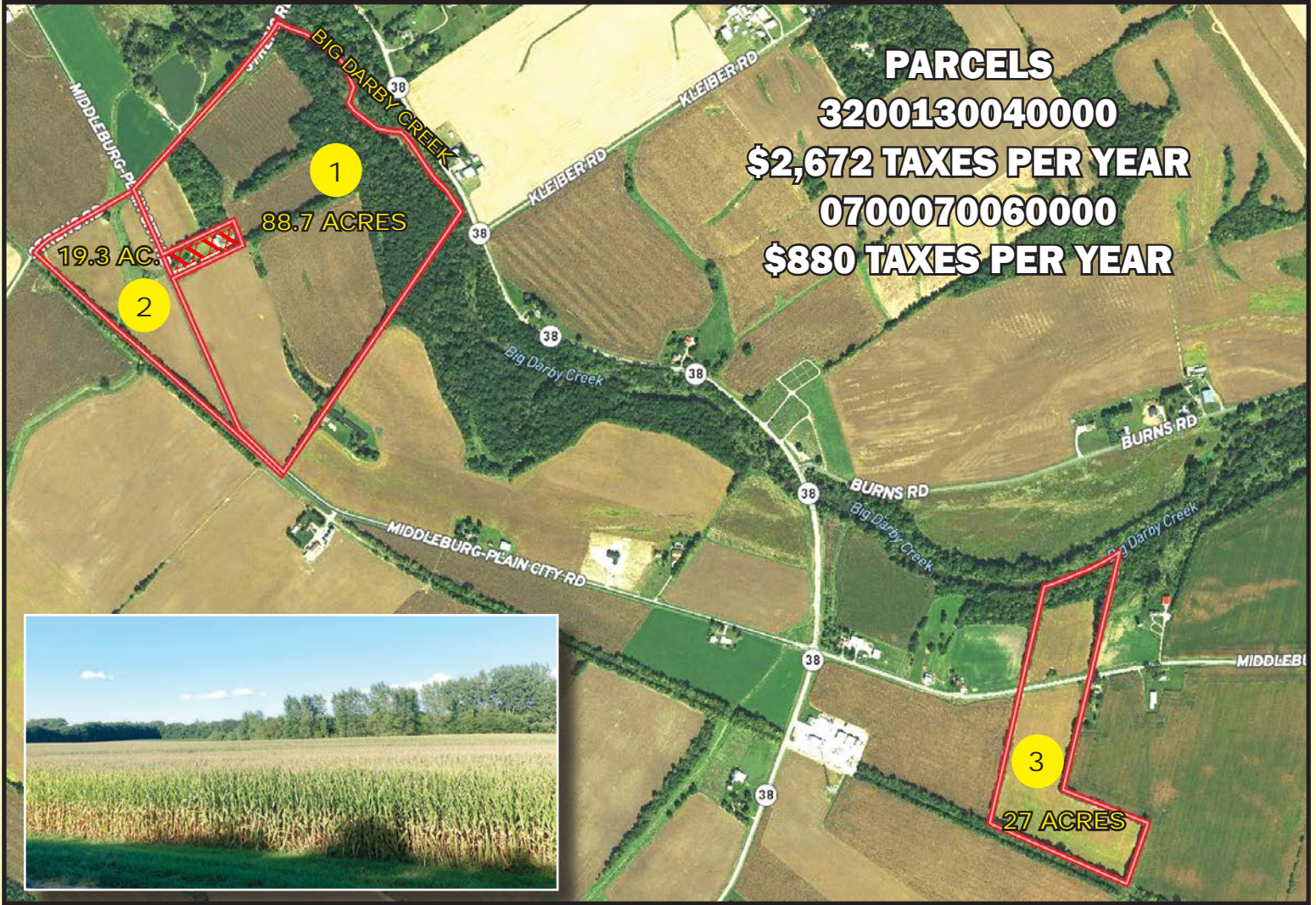


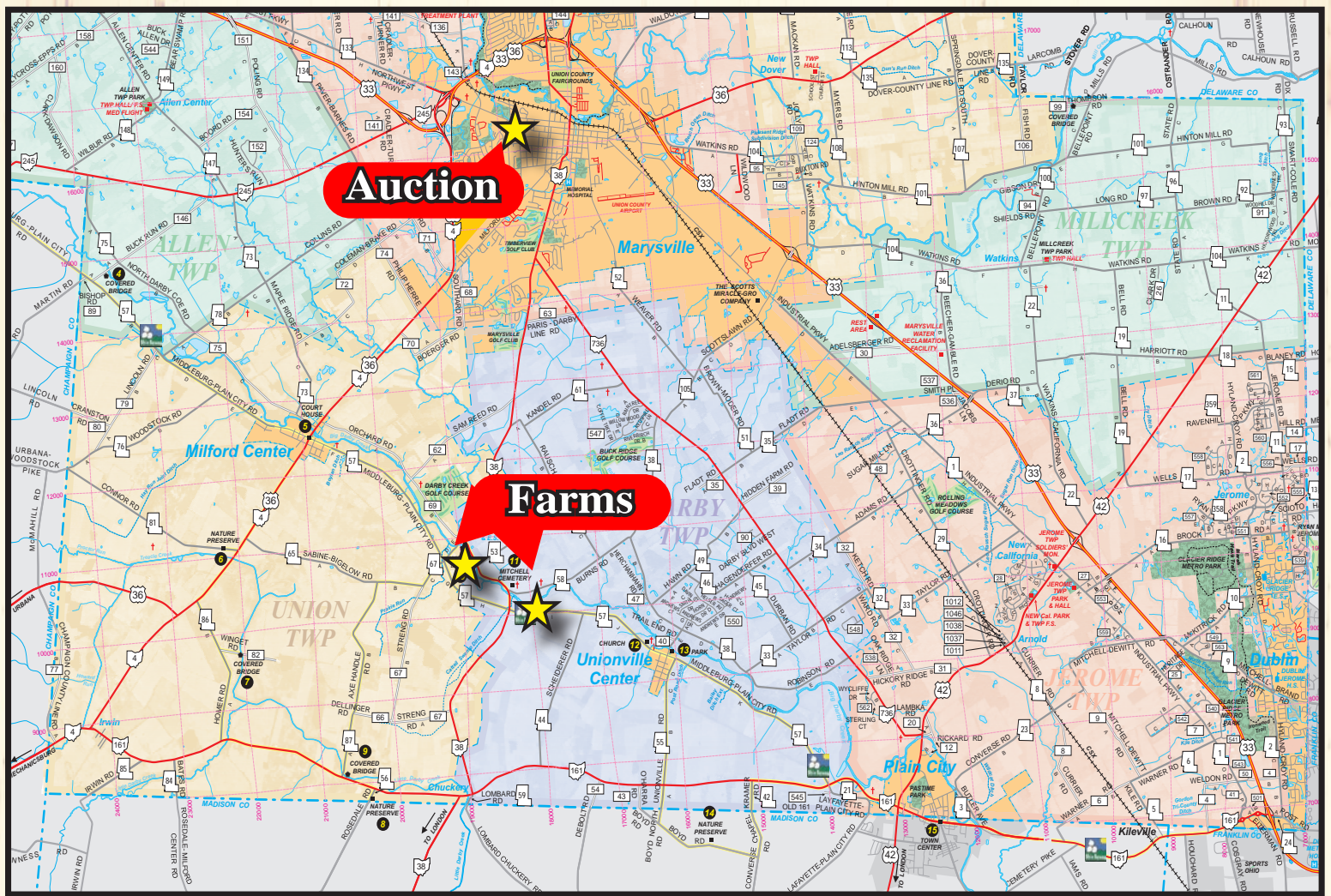
27 ACRES

**23.30 Acres
Tillable**

Nice Laying Parcel of Land
 Property lays on both sides of Middleburg Plain City
 Road and also fronts on Big Darby. 1000' Frontage

GRAIN FARMING | SMALL ACREAGE LIFESTYLE FARMS RECREATIONAL LAND





Terms & Conditions

Tract #1 & #2 in it's entirety has been appraised for \$780,000 and must bring 80% of appraised value which is \$624,000. Tract #3 has been appraised for \$250,000 and must bring 80% of appraised value which is \$200,000.

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 23, 2023. All closings to be conducted by Richwood Title Agency LLC.

POSSESSION: On closing date. Buyer has right to plant crop before closing.

TITLE: Property is selling with good marketable title by Fiduciary Deed. Title commitment will be provided. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay 2022 taxes due and payable 2023. If usage is changed buyer is responsible for CAUV recoup.

SURVEY: A new survey will be provided by seller if necessary for transfer. 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.

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.