



# Auction

# 180 Acres

*Selling in 4 Tracts  
With Improvements*

*Buy any individual tract, combination of tracts or whole farm.*

**Wednesday, Nov. 29, 6 P.M.**  
*Franklin County, Indiana  
Grain Farm*

**AUCTION LOCATION:** American Legion Post #77 at 1290 Fairview Ave., Brookville,  
IN 47012. Follow signs off St. Rd. 52 in downtown Brookville onto  
10th St. to Fairview Ave.

**FARM LOCATION:** 8 miles east of Brookville, IN,  
10 mi. west of Millville, OH at 2160 St. Rd. 252,  
Cedar Grove, IN, Springfield Township.  
Land also fronts on  
Dickson Road.

**Online Bidding  
Available**

**149 ACRES TILLABLE**

**HOME W/SMALL ACREAGE**

**WOODED BUILDING SITE**

**Preview Dates:**  
**SATURDAY, NOV. 11**

**10:00 TO NOON**

**WEDNESDAY**

**NOV. 15 & 22**

**3 TO 5 P.M.**

**SALE AGENT WILL BE  
LOCATED ON TRACT #1**

**Lillian W. Fitzgerald Farm, Owner**



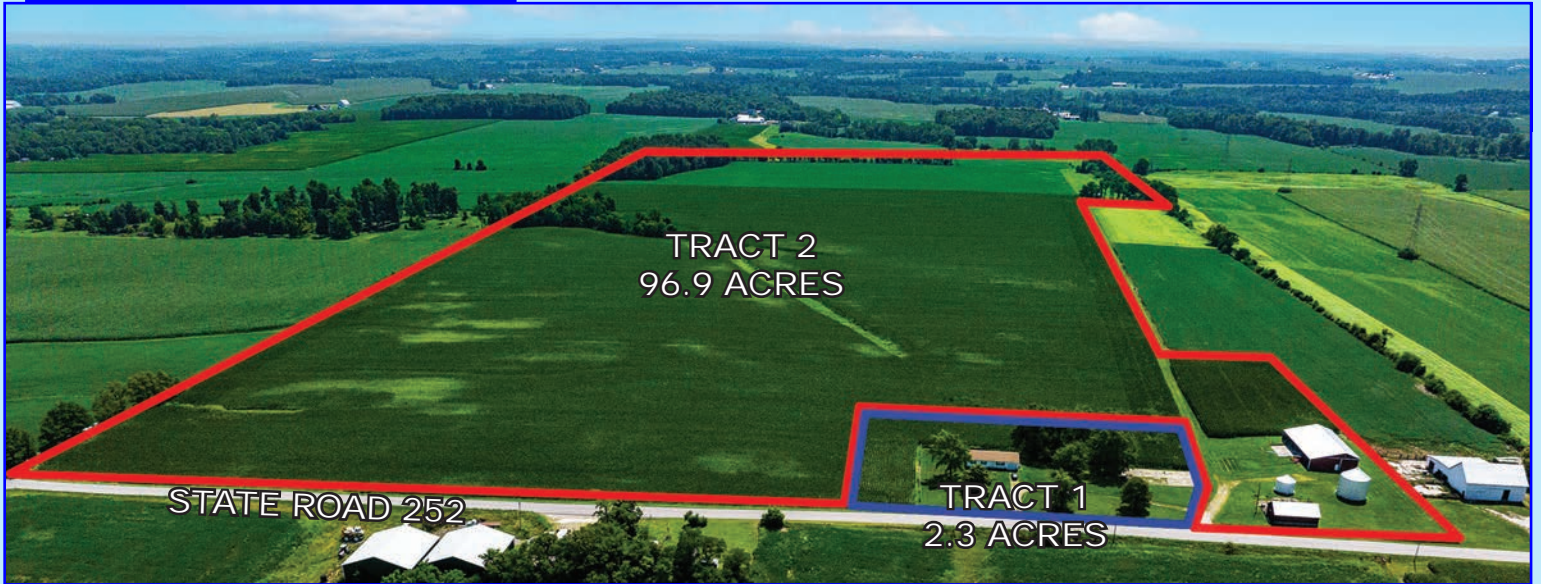
**WILSON NATIONAL LLC**  
**A REAL ESTATE & AUCTION GROUP**

**Mark Wilson - Auctioneer**

**Indiana License #AU10600039 | #AC39400000**

**800.450.3440 | www.wilnat.com**

**TRACTS 1 - 2**

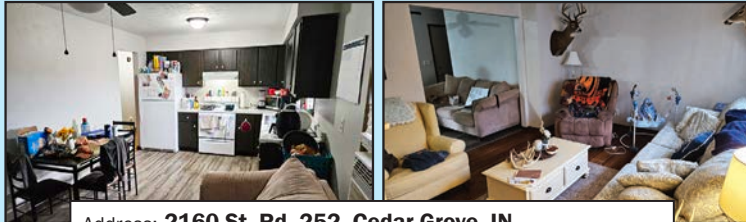


**TRACT #1**



**2.3 ACRES**

A solid home in good condition with lots of lawn area in a very nice rural setting.



Address: **2160 St. Rd. 252, Cedar Grove, IN**  
 Lot/Tract Size: **2.3 Acres**  
 Township : **Springfield**  
 County: **Franklin**  
 School District: **Franklin County Community**

RESIDENCE EXTERIOR:  
 Style: **1 Story** Screens: **Yes**  
 Finish: **Vinyl** Insulation:  
 Approx. Age: **48 years** Foundation: **Poured Wall**  
 Condition: **Good** Landscaping: **Yes**  
 Roof: **Shingle** Driveway: **Gravel**

RESIDENCE INTERIOR:  
 Living Space: **960 sq. ft.** Walls: **Drywall**  
 No. Rooms: **5** Laundry Fac. **in basement**  
 No. Bedrooms: **3** Heating: **Elec. baseboard**  
 No. Baths: **1** Heating Cost:  
 Fireplaces: **None** Air Cond. **No**  
 Floors: **Wood** Basement: **960 sq. ft**

Rooms	1st floor	FL	2nd floor	FL	Basement	FL
Living	<b>10x16</b>					
Dining						
Kitchen	<b>11x18</b>	<b>V</b>				
Baths	<b>Full</b>					
Bedroom	<b>11x11</b>	<b>W</b>				
Bedroom	<b>9x10</b>	<b>W</b>				
Bedroom	<b>9x11</b>	<b>W</b>				
Family						
Utility						

UTILITIES: Water Supply: Public Sewer: Public  
 Extra Features: **Elec. stove, fridge, full basement w/concrete floor, 200 amp elec., vinyl windows - storms & screens**

**TRACT #2**



**96.9 ACRES**

**90 ACRES TILLABLE**

**90X50 POLE BUILDING  
 SMALL GRAIN BINS  
 FRONTS ON STATE ROAD 252**

**TRACT #3**



**67 ACRES**

**59 ACRES TILLABLE  
 VACANT LAND  
 FRONTS ON DICKSON ROAD**

**TRACTS 3 - 4**



**TRACT #4**

**12.3  
ACRES**

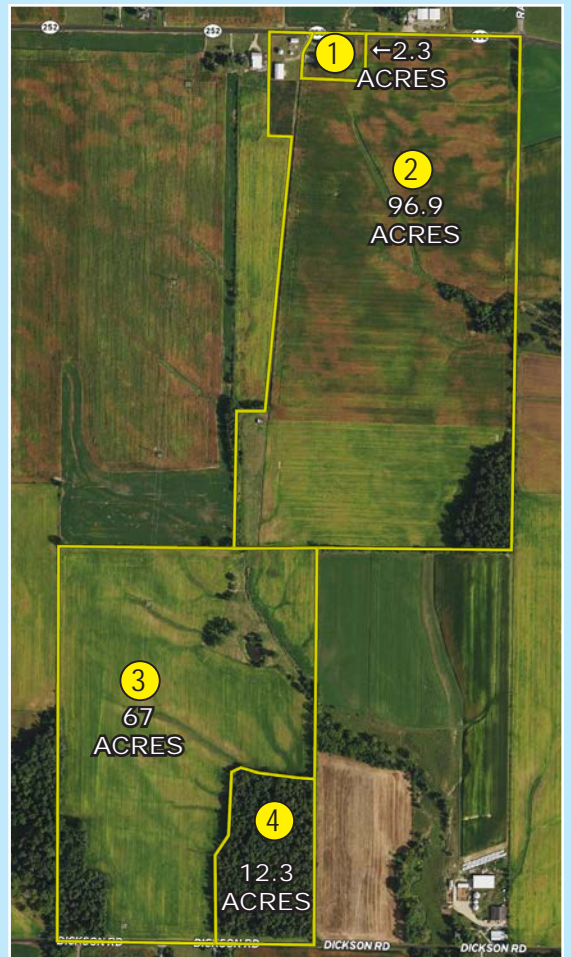


**WOODED BUILDING SITE  
RECREATIONAL HUNTING LAND  
FRONTS ON DICKSON ROAD**

Parcel Number  
24-11-35-100-002.000-019

Taxes:  
\$5,077.71 Per Year Whole Farm

**SOILS: FINCASTLE  
XENIA - RUSSELL  
MIAMI - HOLTON  
CYCLONE - HENNEPIN**



## TERMS AND CONDITIONS

**ONLINE BIDDING** available. Must register at least 24 hours prior to auction.

**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 First Title Agency, Inc. Balance of purchase price due at closing.

**CLOSING:** Closing shall occur on or about January 12, 2024. Steve Baber with SJB Associates Inc. will facilitate the transaction from time of contract to closing. Closings will be conducted by First Title Agency Inc. at 1201 Main Street, Brookville, IN.

**POSSESSION:** On closing date. Tenant in home is on a month-to-month rent. Tenant for farmland has a lease till Dec. 31, 2024 for approximately 143 acres of tillable land for \$26,455 per year plus barn & bin usage for \$1,000. Total of \$27,455 will go to buyer in 2024. Go to [www.wilnat.com](http://www.wilnat.com) to review lease.

**TITLE:** Property is selling with good marketable Title by Warranty Deed free of any liens. Title report will be provided by seller. Purchaser is responsible for Title insurance if desired.

**REAL ESTATE TAXES:** Pro-rated to closing date.

**SURVEY:** A new survey will be provided by seller if necessary for transfer. The survey will be at the Seller's 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 Agents of the seller.

**ACCEPTANCE OF BID PRICES:** The successful bidder will be re-

quired 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](http://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.



**WILSON NATIONAL LLC**

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**8845 SR 124, Hillsboro, OH 45133**

**937-393-3440 | [www.wilnat.com](http://www.wilnat.com)**

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