



LAND AUCTION

481 ACRES

VACANT LAND GRAIN FARMS

SMALL ACREAGE BUILDING SITE 5 LOCATIONS

BUY ANY INDIVIDUAL TRACT, COMBINATION OR WHOLE PROPERTY

MADISON, FAYETTE, CHAMPAIGN & CLARK COUNTIES

WEDNESDAY, NOVEMBER 8 • 6 PM

SELLING IN 5 TRACTS

VARIOUS LOCATIONS

412 ACRES TILLABLE

VERY GOOD SOILS

AUCTION HELD AT

THE

BUTCHER BLOCK

EAT. DRINK. GATHER.

2280 SR 56 SW, LONDON, OH

PREVIEW: WALK LAND AT YOUR LEISURE ANYTIME

**G6 FARMS LLC | GC SQUARED LLC | PAUL J. & KIRSTEN J. GROSS
OWNERS**



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

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

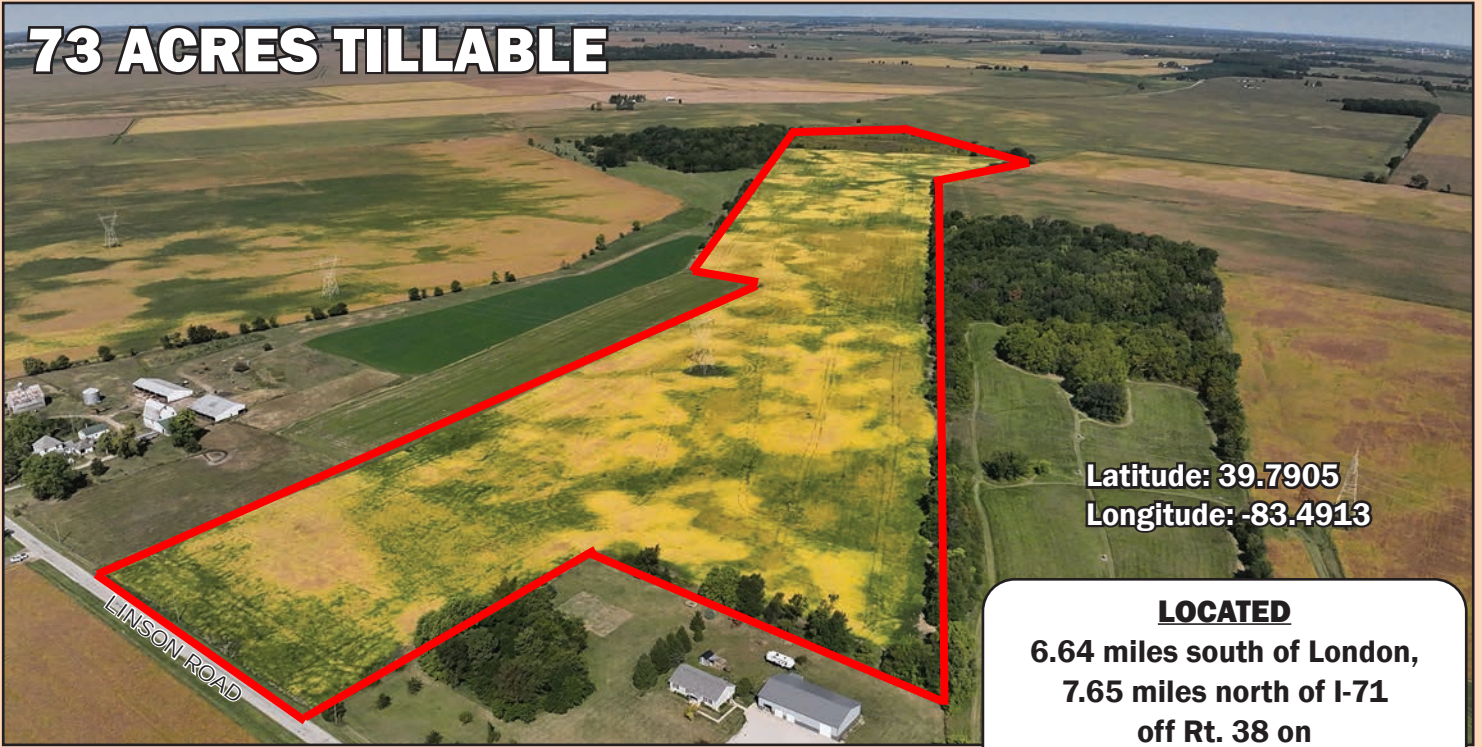
73

Tract #1

Madison County

ACRES

73 ACRES TILLABLE

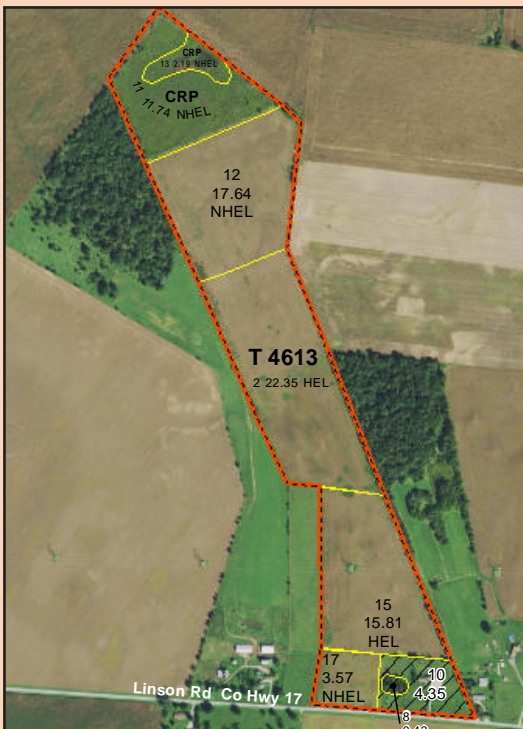


Latitude: 39.7905
Longitude: -83.4913

LOCATED

6.64 miles south of London,
7.65 miles north of I-71
off Rt. 38 on
Linson Road near
Madison Plains School
Madison County

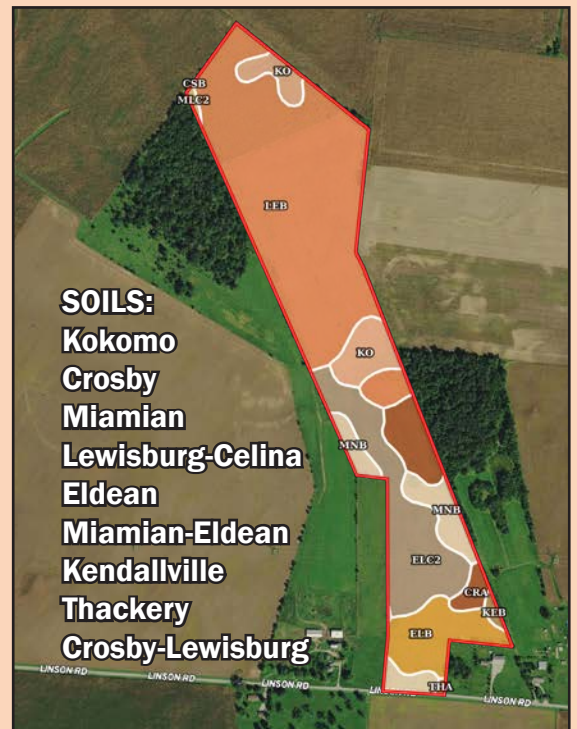
431.55' frontage on Linson Road.
Has one conditional use permit.
Zoned A1 Agriculture



First year enrollment
into CREP program
on 13.93 acres
paying \$454.18
per acre for annual
payment of
\$6,326.72.
Contract expires 2037.

Paint Township
Madison County
Parcel Number
14-00141.003

Taxes Per Year
\$782.06
Assessment
\$280.70 Per Year



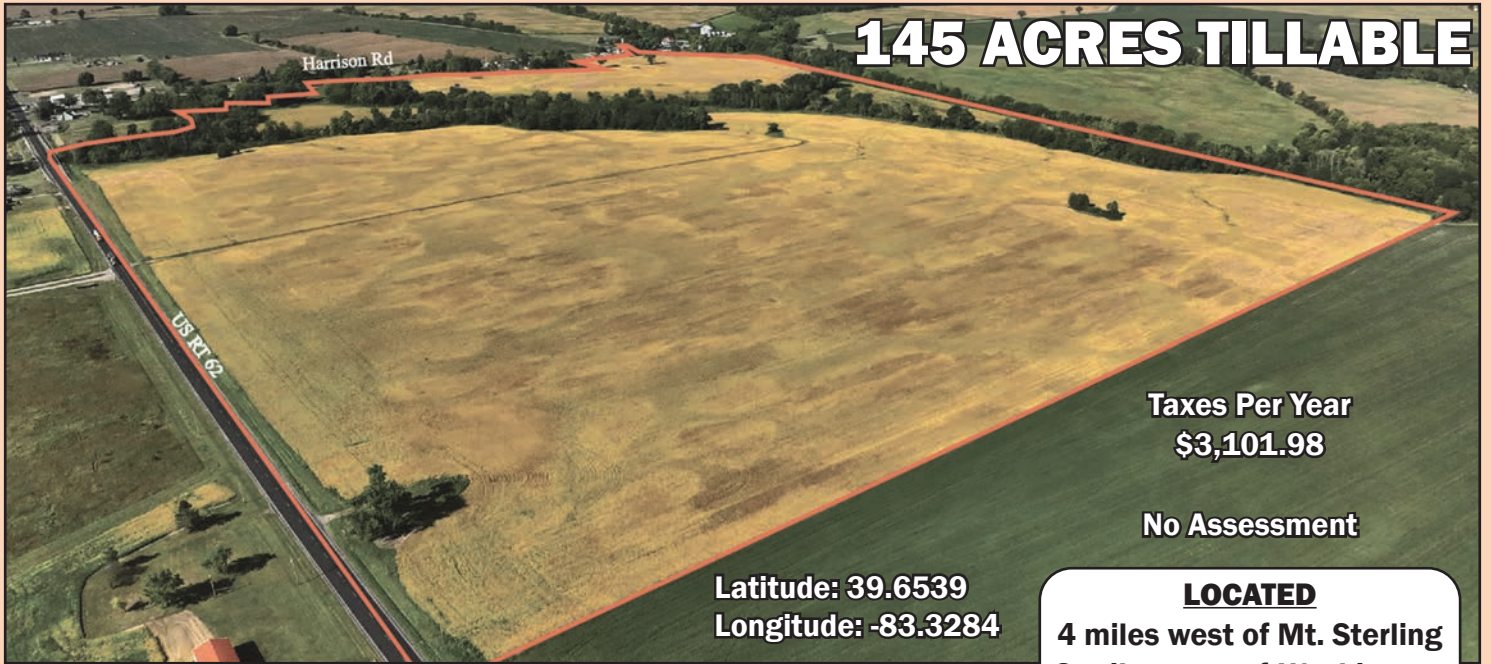
SOILS:
Kokomo
Crosby
Miamiian
Lewisburg-Celina
Eldean
Miamiian-Eldean
Kendallville
Thackery
Crosby-Lewisburg

171

ACRES

Tract #2

Fayette County



Taxes Per Year
\$3,101.98

No Assessment

Latitude: 39.6539
Longitude: -83.3284

LOCATED

4 miles west of Mt. Sterling
8 miles east of Washington
C.H. on Rt. 62 & Harrison
Road on north side of
Madison Mills
Fayette County

2554.19' frontage on US 62 & 179.51' on Harrison Road
Zoned F - Farm District.

Parcel Numbers:

100-012-0-01-035-00 | 100-012-0-01-036-00 | 100-012-0-00-010-00
100-012-0-00-009-00 | 100-012-0-00-008-00 | 100-012-0-00-007-00

SOILS:

Crosby, Miamian
Celina, Westland
Brookston
Kendallville
Thackery



Does qualify for the CREP program



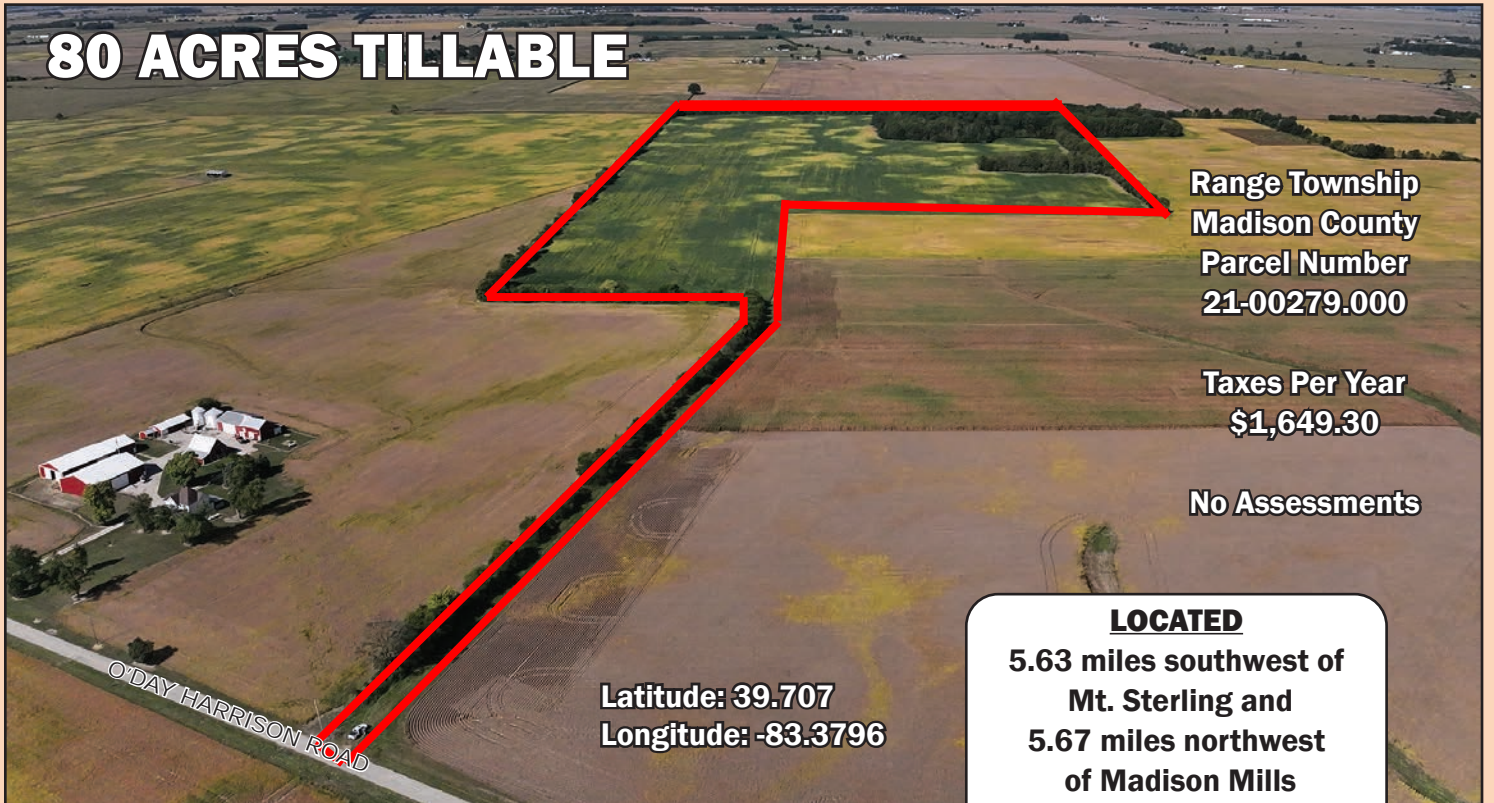
91.8

Tract #3

Madison County

ACRES

80 ACRES TILLABLE



Range Township
Madison County
Parcel Number
21-00279.000

Taxes Per Year
\$1,649.30

No Assessments

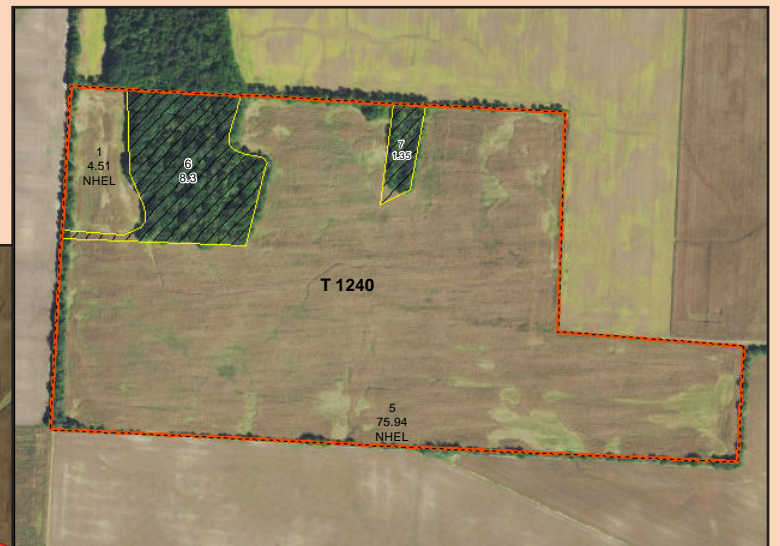
Latitude: 39.707
Longitude: -83.3796

LOCATED
5.63 miles southwest of
Mt. Sterling and
5.67 miles northwest
of Madison Mills
on O'Day-Harrison Road
Madison County

30' frontage on O'Day-Harrison Road
Zoned A1 Agriculture
No conditional use permit



WILSON NATIONAL LLC
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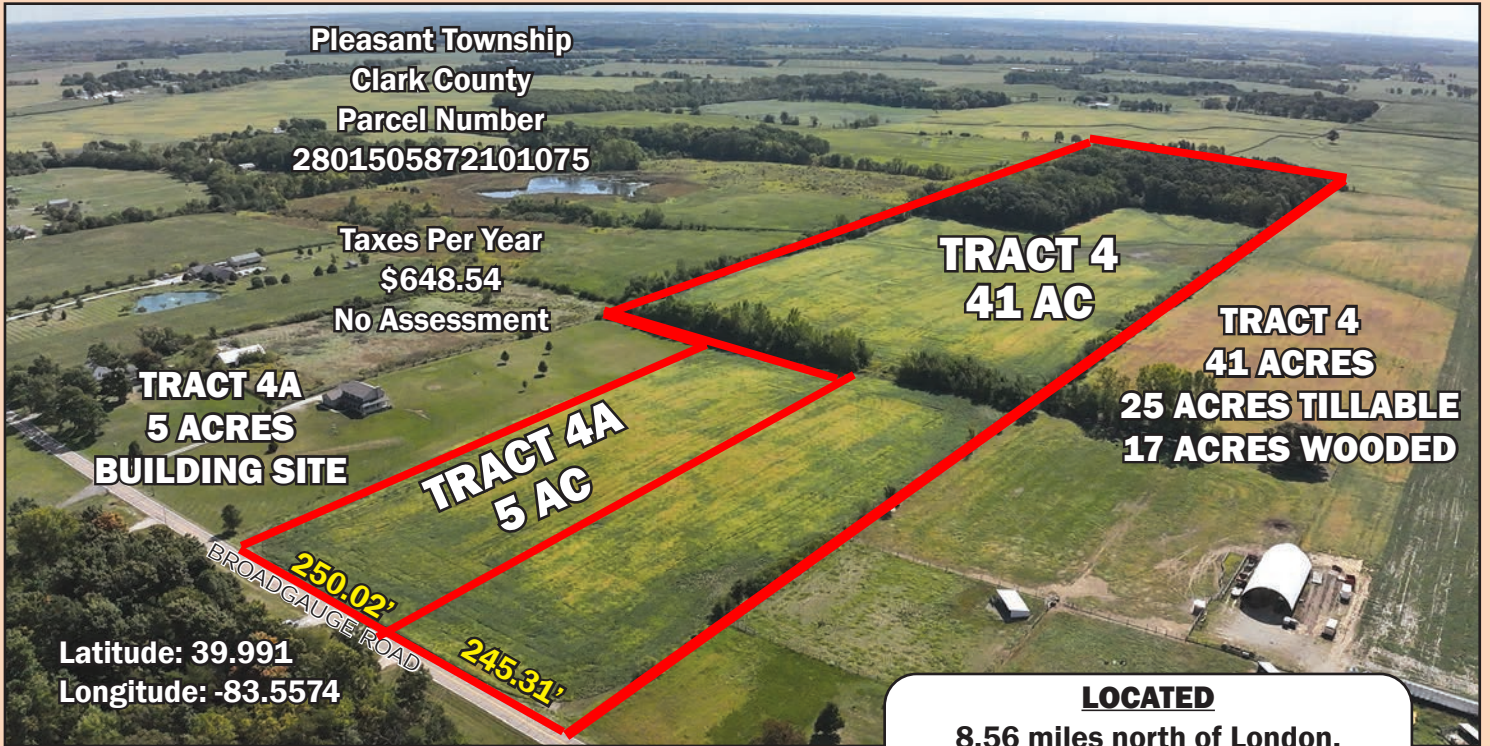


SOILS:
Kokomo
Crosby-Lewisburg

46.2

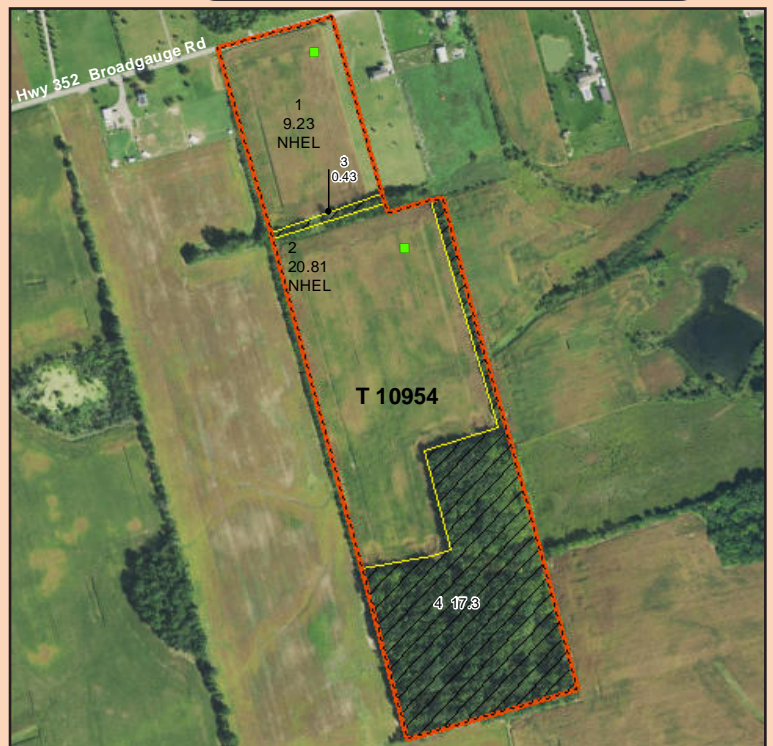
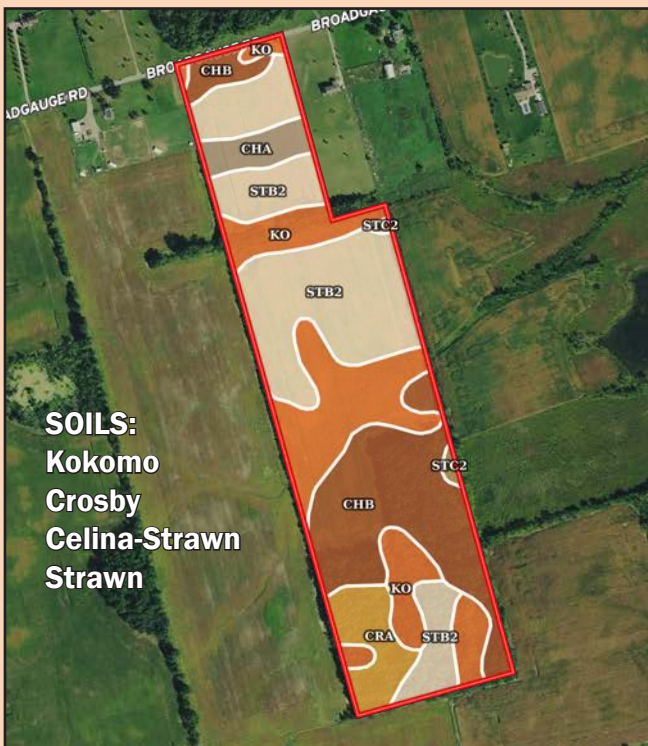
Tract #4 ACRES

Clark County Selling in 2 Tracts



Building conditions available. Zoned A1 Agriculture.
This would make a great lifestyle farm for any agricultural
pursuit with recreational/hunting opportunities

LOCATED
8.56 miles north of London,
4.6 miles north of I-70 off Rt. 56 at
12815 Broadgauge Road
Clark County



105.4 ACRES

Tract #5 Champaign & Clark County



83 ACRES TILLABLE

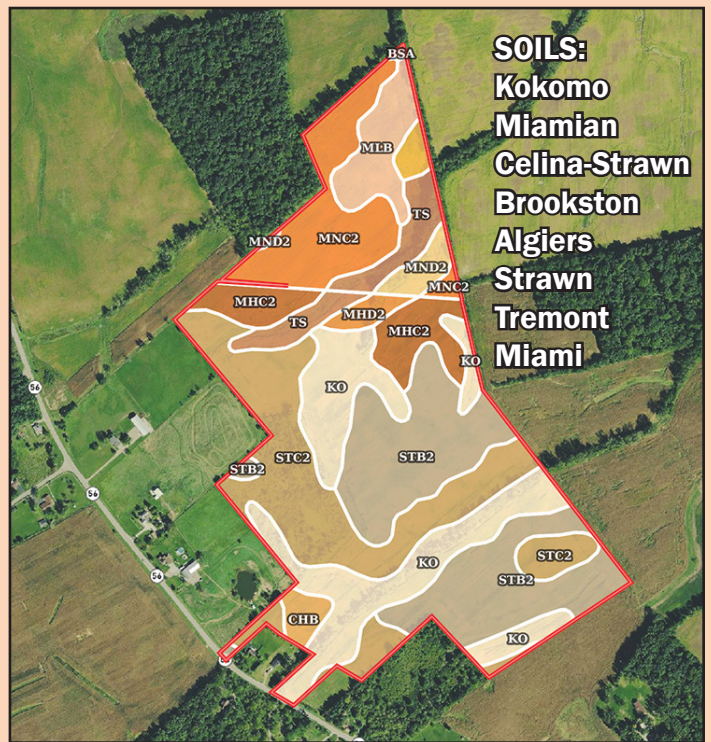
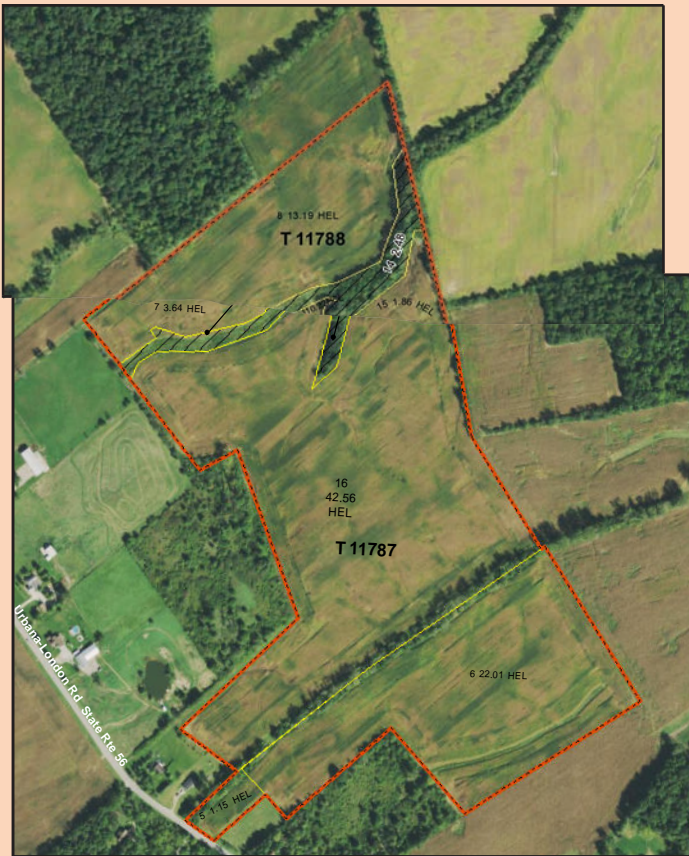
URBANA-LONDON RD (RT. 56)

Pleasant Township, Clark County
Parcel Number: 2801506349103051
Taxes Per Year: \$1,428.34
No Assessment
Goshen Township, Champaign County
Parcel Number: C06-03-00-57-00-024-00
Tax Per Year: \$350.00
No Assessment

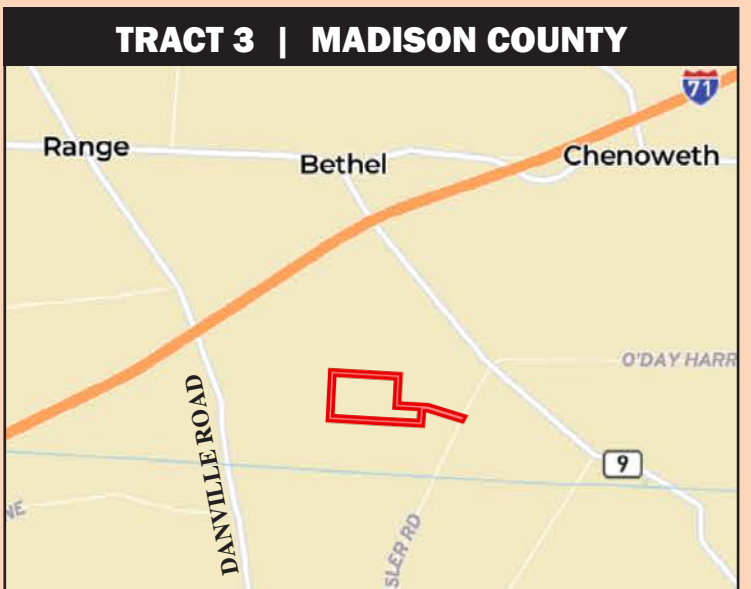
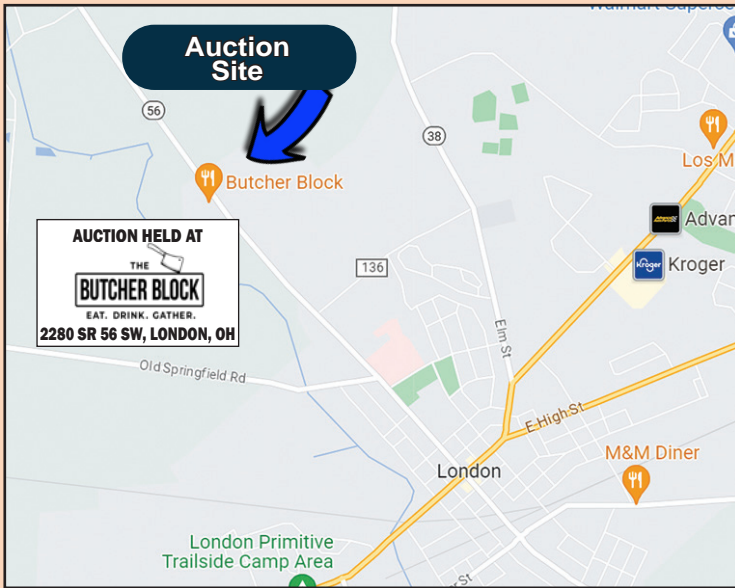
Latitude: 40.0071
Longitude: -83.5763

228.09' frontage on Urbana London Road
Zoned A1 Agriculture

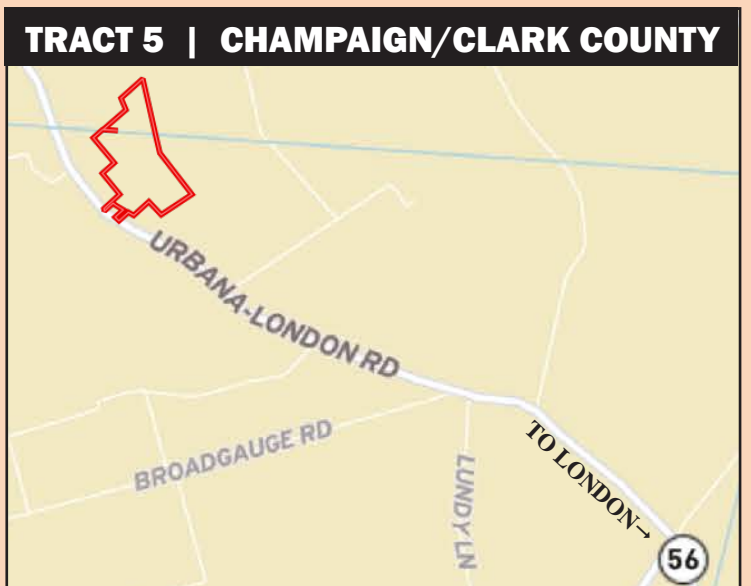
LOCATED
9.72 miles north of London,
6.4 miles north of I-71
on Urbana-London Road (Rt. 56)
Champaign & Clark counties



SOILS:
Kokomo
Miamian
Celina-Strawn
Brookston
Algiers
Strawn
Tremont
Miami



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8845 St. Rt. 124 Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

AUCTION

WEDNESDAY
NOV. 8, 6 P.M.
5 LOCATIONS
481
ACRES

TERMS AND 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 December 21, 2023.

POSSESSION: On closing date.

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

REAL ESTATE TAXES: Seller shall pay or credit against the purchase price 2023 real estate taxes, due and payable in 2024, which amount shall be based on the most recently available 2022 tax billing. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if applicable.

GC SQUARED LLC, G6 FARMS LLC: Seller, in Seller's sole and absolute discretion, reserves the right to transfer and convey the real property described herein to its member(s), who shall perform this Agreement in accordance with the terms set forth herein.

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 Exclusive Agents of the seller.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to sign a Confirmation of Sale Agreement and disclo-

tures 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.