



Butler County Farm **AUCTION**

SELLING IN 10 TRACTS

BUY ANY INDIVIDUAL TRACT, COMBINATION OR WHOLE PROPERTY
AUCTION LOCATION: Marcum Hotel & Conference Center at 951 E. Withrow St, Oxford, OH
FARM LOCATION: 2 miles south of Oxford OH at 3521 Millville Oxford Road (Rt. 27), Oxford, OH. Land also fronts on Booth Road, Law Road, Stillwell Beckett Road & Stephenson Road. (Watch for signs)

343 ACRES

VACANT LAND

**235 ACRES TILLABLE
60 ACRES WOODED
30 ACRES PASTURE**

THURSDAY NOVEMBER 2 6 P.M.

- ▶ **PRODUCTIVE GRAIN FARM (FINCASTLE & XENIA SOILS)**
- ▶ **WOODED RECREATIONAL/HUNTING LAND**
- ▶ **PASTURE**
- ▶ **SMALL ACREAGE BUILDING SITES**
- ▶ **LEVEL TO GENTLY ROLLING TERRAIN**

WILBUR E. KRIETE IRREVOCABLE TRUST:
CHARLOTTE C. KRIETE IRREVOCABLE TRUST
BARBARA J. HOFFMAN & ELLEN MARIE K. KRATCH, CO-TRUSTEES

**PREVIEWS:
WEDNESDAYS, OCT. 11
& 25, FROM 3 TO 5 PM
OR WALK LAND AT YOUR LEISURE
ANYTIME. SALE AGENTS WILL BE
LOCATED AT 3521 MILLVILLE
OXFORD RD (RT 27)**

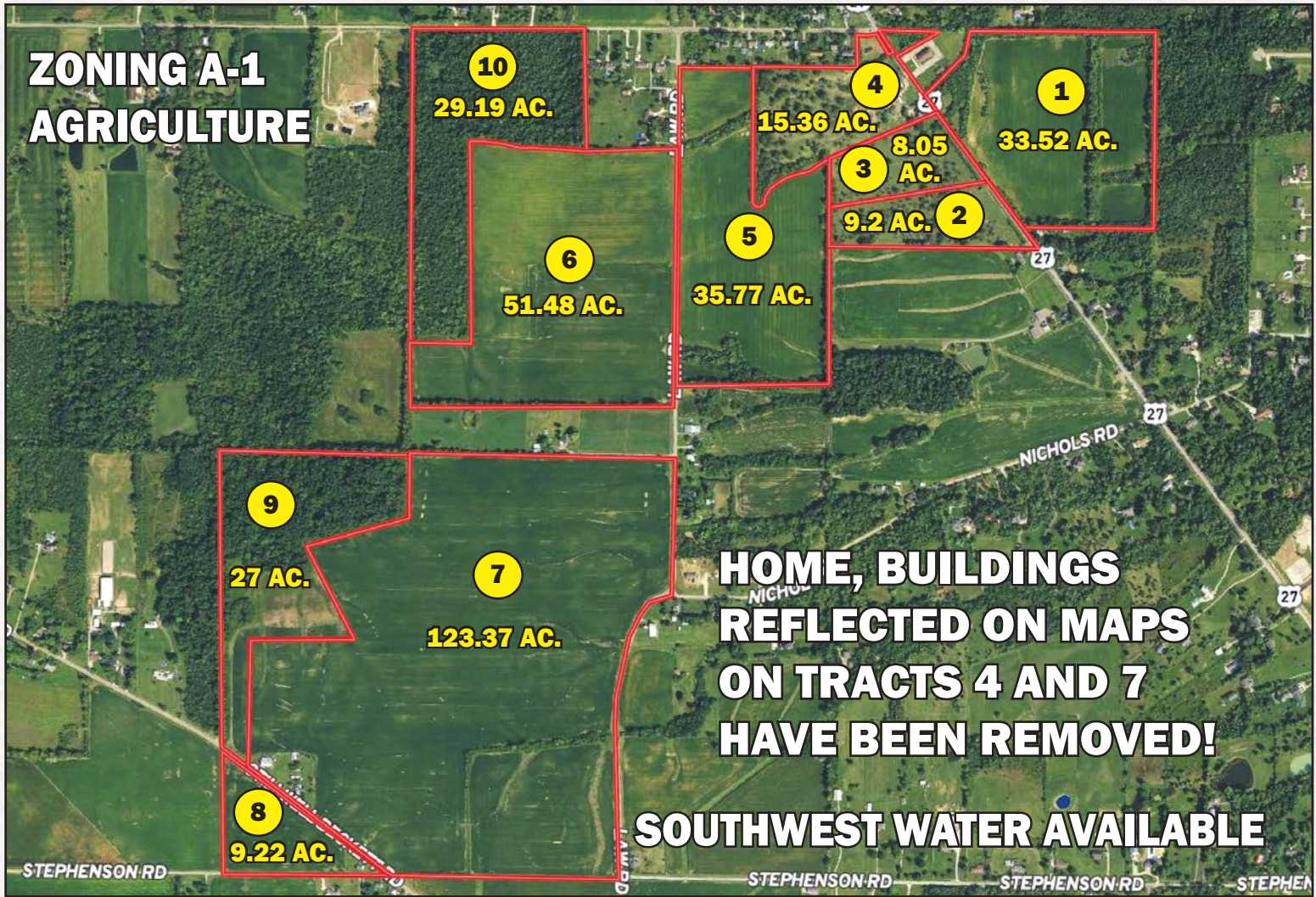


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A REAL ESTATE & AUCTION GROUP

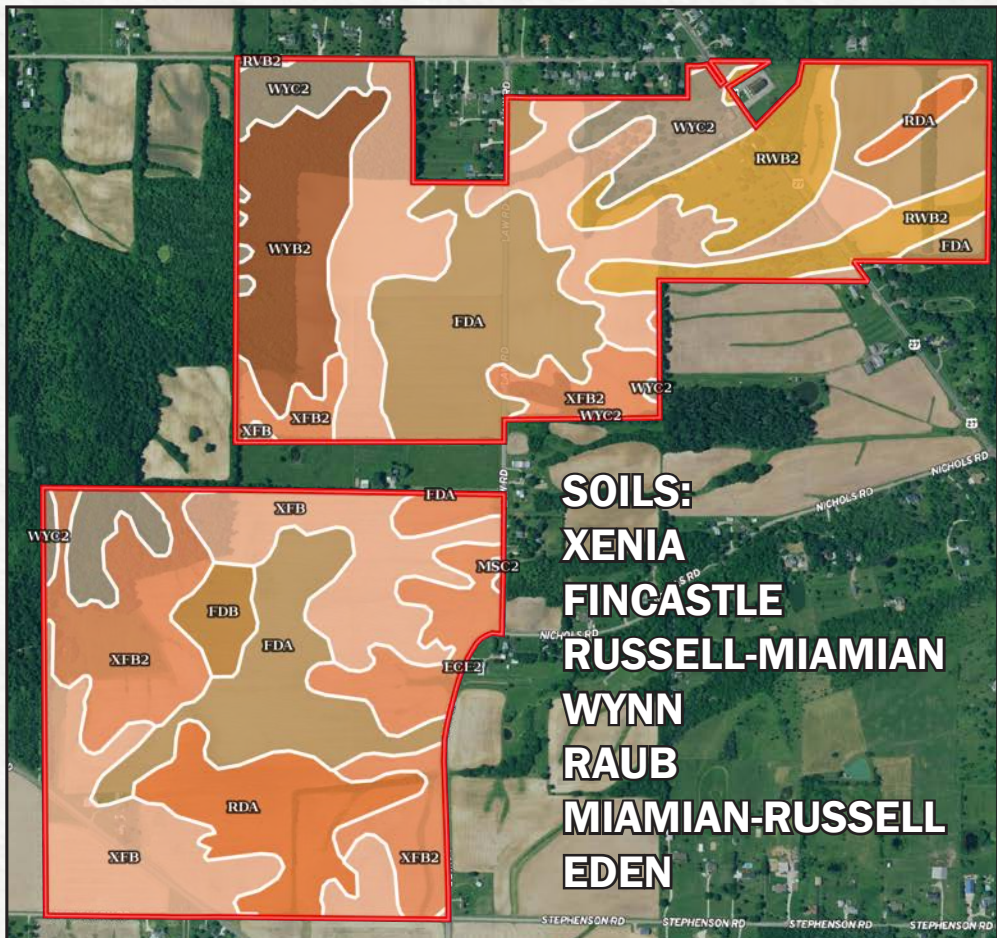
Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
800.450.3440 | www.wilnat.com

**ZONING A-1
AGRICULTURE**



**HOME, BUILDINGS
REFLECTED ON MAPS
ON TRACTS 4 AND 7
HAVE BEEN REMOVED!**

SOUTHWEST WATER AVAILABLE



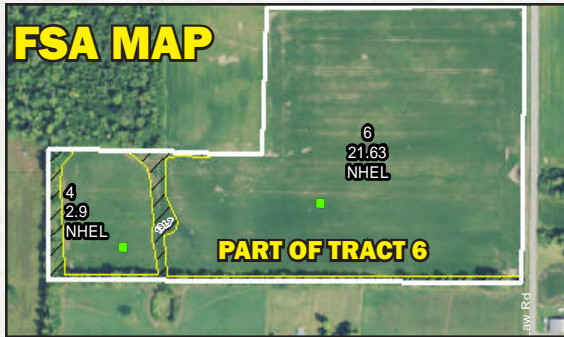
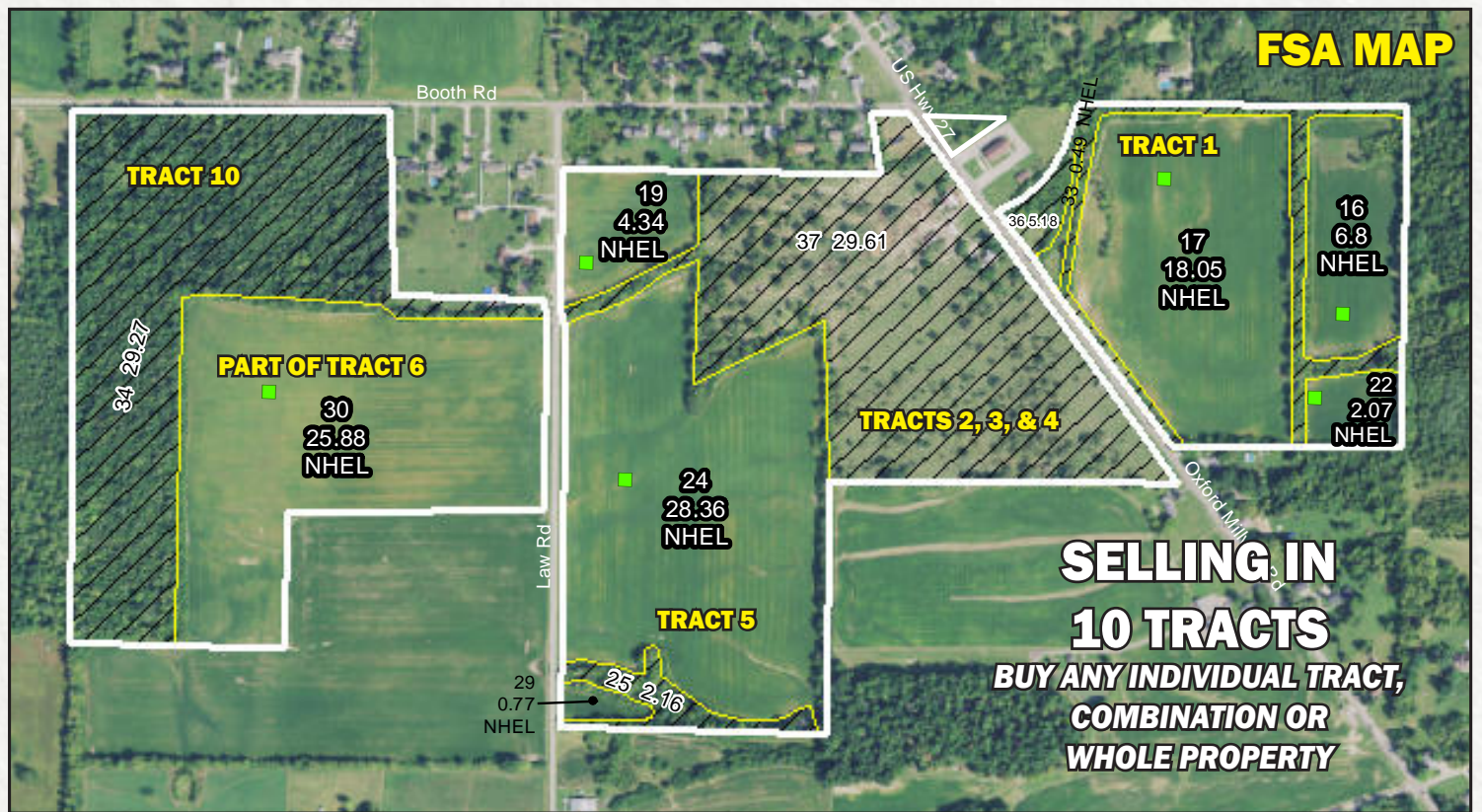
**SOILS:
XENIA
FINCASTLE
RUSSELL-MIAMIAN
WYNN
RAUB
MIAMIAN-RUSSELL
EDEN**

PARCEL NUMBERS

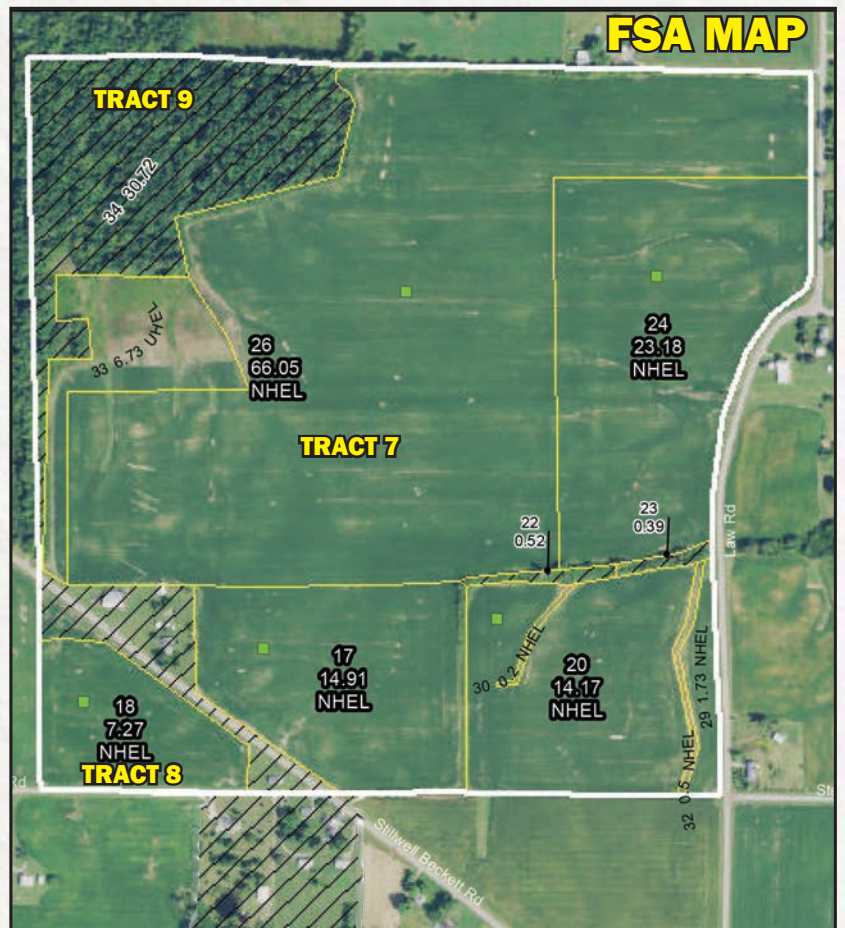
- J4310-001-000-002
TAX PER YEAR: \$170.16
- J4310-001-000-021
TAX PER YEAR: \$1,713.88
- J4320-037-000-001
TAX PER YEAR: \$62.60
- J4310-001-000-022
TAX PER YEAR: \$812.92
- J4310-002-000-010
TAX PER YEAR: \$1,944.30
- J4310-002-000-011
TAX PER YEAR: \$809.02
- J4310-001-000-031
TAX PER YEAR: \$1,278.06

TAXES PER YEAR

**WHOLE FARM
\$6,790.94 OR
\$19.80 PER ACRE
AVERAGE**



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TRACT #1

TRACT #1 **33.5 ACRES**

**26.8 ACRES TILLABLE
1020' FRONTAGE ON SR 27
SUPER LOCATION
ON STATE HIGHWAY**



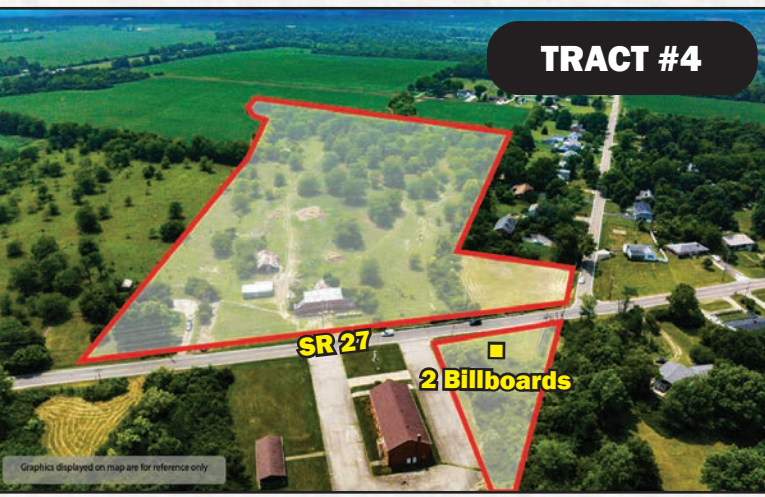
TRACTS #2&3



TRACT #1

**SMALL ACREAGE BUILDING
SITES/LIFESTYLE FARMS**

TRACT #2 **8 ACRES**



TRACT #4

TRACT #3 **9.2 ACRES**

TRACT #4 **15.4 ACRES**

**ALL CONTIGUOUS CONSISTING
OF PASTURE WITH A
SCATTERING OF TREES.
TRACT 2 FRONTAGE IS 510'
TRACT 3 FRONTAGE 521'
TRACT 4 FRONTAGE 625'
ON SR 27 AND
120' ON BOOTH ROAD**

*Billboard lease on Tract #2 paying \$510 per year.
Billboard lease on Tract #4 paying \$920 per year.*



TRACTS 5 - 6 - 7
WOULD MAKE A NICE COMBINATION FOR
GRAIN FARMERS AND INVESTORS

TRACT #5

**35.7
ACRES**

**32.7 ACRES (91%) TILLABLE
FRONTING ON LAW ROAD
1,995' FRONTAGE**



TRACT #6

**51.4
ACRES**

**50.4 ACRES (98%) TILLABLE
FRONTING ON LAW ROAD
1,615' FRONTAGE**



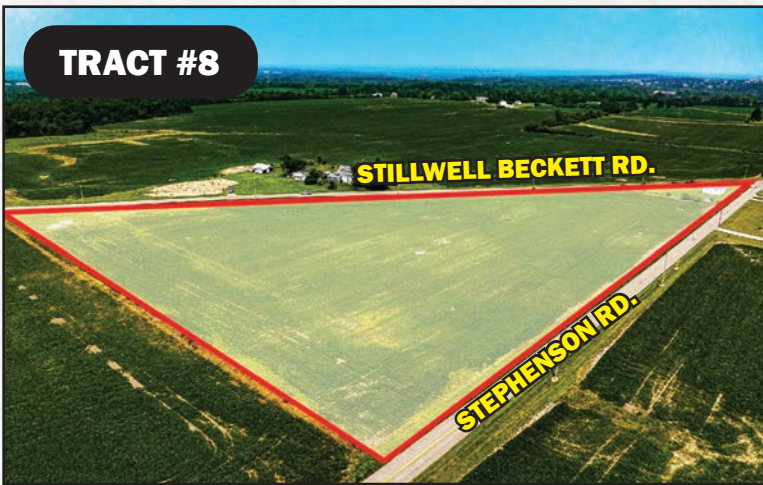
TRACT #7

**123.37
ACRES**

**118.31 ACRES (95%) TILLABLE
FRONTING ON LAW ROAD AND
STILLWELL BECKETT ROAD
2,781' ON LAW
1,125' ON STILLWELL
BECKETT ROAD**



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TRACT #8

**9.2
ACRES**

**7.2 ACRES TILLABLE WITH
OLD BRICK 900 SQ. FT.
SCHOOL HOUSE THAT HAD
BEEN USED AT ONE TIME AS A
RESIDENCE. NEEDS A LOT
OF WORK. HAS SEPTIC AND
WATER. CORNER LOCATION
FRONTING ON STILLWELL
BECKETT (1,330') AND
STEPHENSON ROAD (1,045')**



TRACT #9

**26.1
ACRES**

**PREDOMINATELY WOODED
SECLUDED SITE
HUNTER'S PARADISE
GREAT BUILDING SITE
200' FRONTAGE ON
STILLWELL BECKETT ROAD**



TRACT #9



TRACT #10

**29.1
ACRES**

**HEAVILY WOODED LAND
WITH GREAT HUNTING AND
MULTIPLE AREAS FOR
SECLUDED BUILDING SITES.
1,097.36' OF FRONTAGE
ON BOOTH ROAD**



TRACT #10

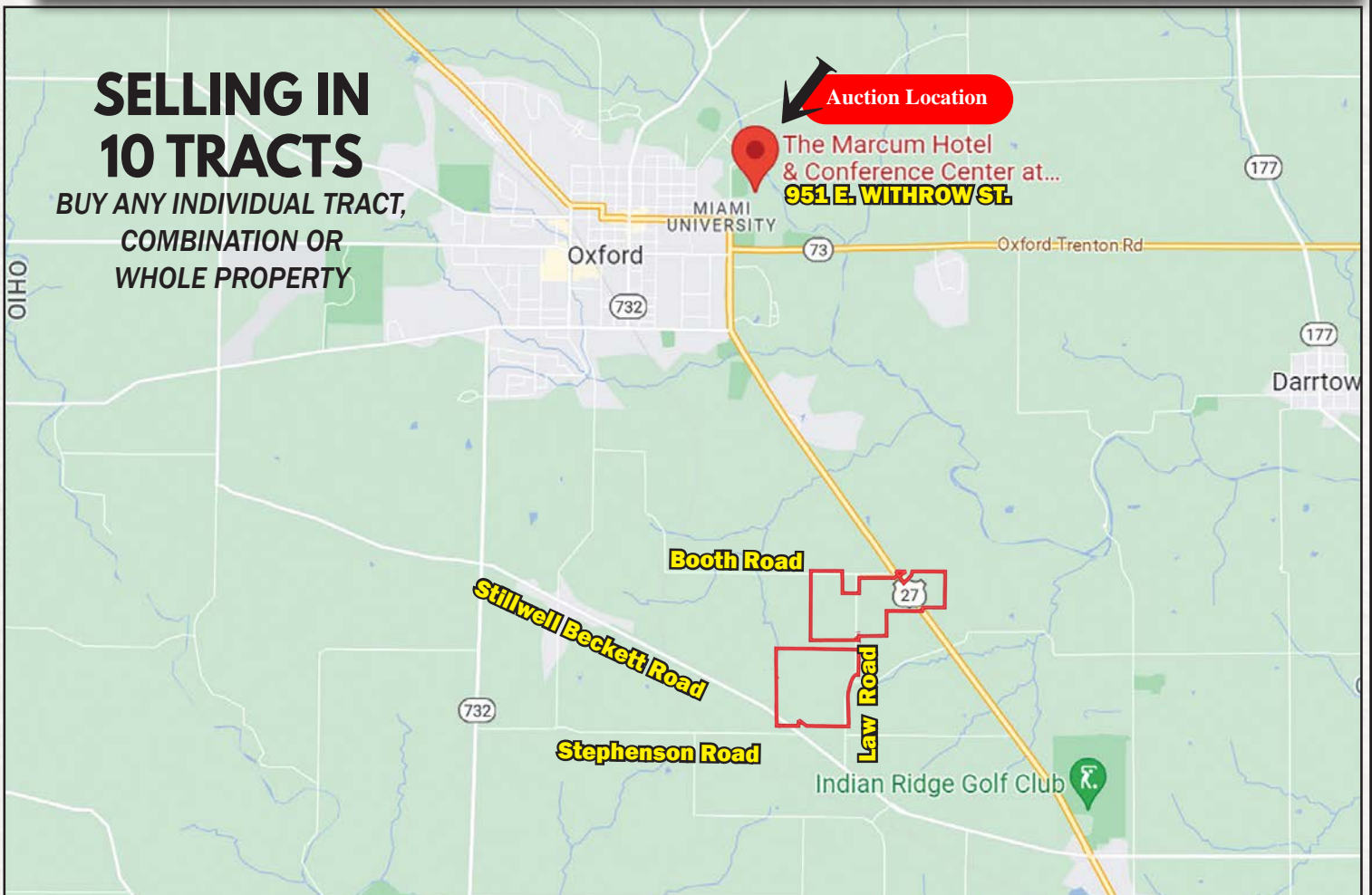


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8845 St. Rt. 124 Hillsboro, OH 45133

937-393-3440 | www.wilnat.com

AUCTION

THURSDAY

NOV. 2, 6 P.M.

BUTLER COUNTY

REILY TOWNSHIP

343

ACRES

SELLING IN 10 TRACTS!

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 December 18, 2023.

POSSESSION: On closing date, subject to tenants rights to remove 2023 crop.

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

REAL ESTATE TAXES: Seller to pay 2023 taxes due and payable 2024. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if applicable.

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 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.