



AUCTION

HIGHLAND COUNTY GRAIN FARM

THURSDAY, JANUARY 18 | 6 pm

182

acres w/improvements
164 acres tillable

**Gently
Rolling Terrain
Good Soils
Lots of Road
Frontage**

Location: 11 miles east of Hillsboro, OH, 9 miles south of Greenfield, 1 mile north of Rainsboro off SR 753 on Beaver Road. (Watch for signs.)

Auction Location: At the offices of Wilson National LLC, 8845 SR 124, 3 miles east of Hillsboro, OH

PREVIEW DATES:

WEDNESDAYS, DEC. 27 & JAN. 10 | 3 TO 4:30 P.M.
or walk land at your leisure anytime

Selling in

3 Tracts

*Buy any individual tract,
combinations or
whole property.*

The Ellison Farm, Owner



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

Tract #1

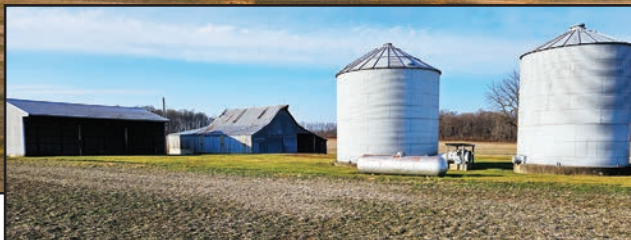


53.1 Acres w/47 Acres Tillable

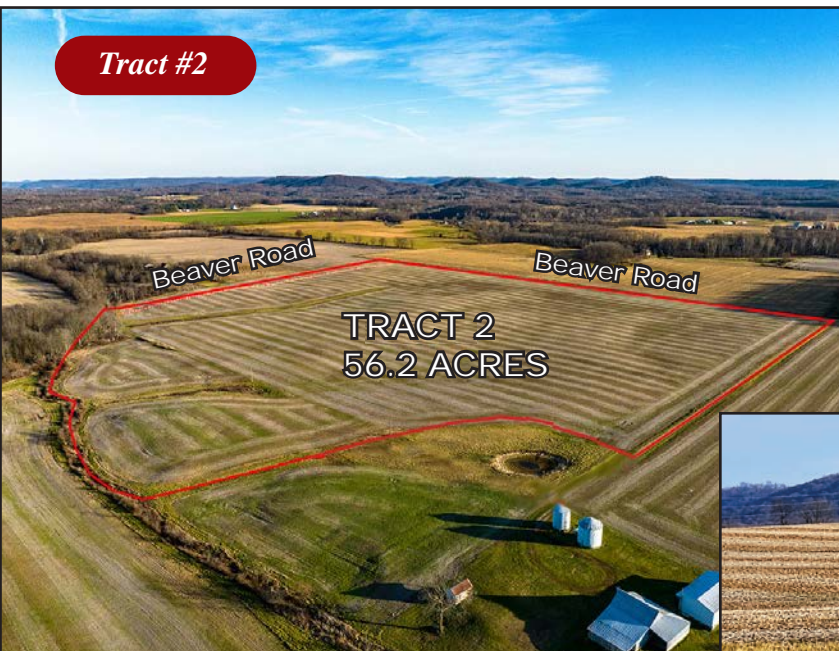
**Approx. 2 Acres Wooded
1,325.89' Road Frontage**

36x24 Pole Building/Implement Shed | Large old barn with lean-to | 6500 bu. grain bin w/stirator, dryer fan
3,000 bu. grain bin

Approx. 1.8 acres in CRP expiring Fall of 2024



Tract #2



56.2 Acres w/52 Acres Tillable

**Approx. 3 Acres Wooded
2,984.99' Road Frontage**



Tract #3



73.5 Acres w/61 Acres Tillable

**Approx. 9 Acres Wooded
1,343.37' Road Frontage**

Approx. 2 acres in CRP expiring Fall of 2024



182

acres with
improvements

PARCEL NUMBER
32-12-000-138.00

TAXES PER YEAR
WHOLE FARM
\$2,083.14

TRACT 3
73.5 ACRES

TRACT 1
53.1 ACRES

TRACT 2
56.2 ACRES

A very good income producing farm in a scenic area. Buy smaller tracts and create your own lifestyle farm or buy the whole farm to expand your grain operation.

Ditch thru center of property makes excellent drainage for all tracts.



Soil Types - Haubstadt Silt Loam, Otwell Silt Loam & others.



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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 March 4, 2024.

POSSESSION: On closing date.

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: 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.

TENANT REIMBURSEMENT: The tenant farmer for 2023 applied 370 lbs. of fertilizer per acre (2/3 potash, 1/3 phosphorus) in fall of 2023. Buyer will be required to reimburse tenant at closing for a cost of \$100.66 per tillable acre. Buyer will have tillage rights for 2024 crop year.

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 Auc-

tion. 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.



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8845 St. Rt. 124 Hillsboro, OH 45133

937-393-3440 | www.wilnat.com

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GRAIN FARM

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SELLING IN 3 TRACTS!