



# AUCTION

# 38 ACRES

## WITH 2 HOMES CLERMONT COUNTY

AUCTION LOCATION: Day Heights Memorial, 1313 SR 131, Milford, OH.  
PROPERTY LOCATION: 1856 Woodville Pike, Goshen, OH From Rt. 28 in Goshen turn on Rt. 132 S, 2 miles turn left on Woodville Pike. Property lays on both sides of road. (Watch for signs)

### THURSDAY, APRIL 25 • 6 P.M.

## SUPER LOCATION GOSHEN TOWNSHIP

**SELLS IN 3 PARCELS**  
*BUY ANY INDIVIDUAL TRACT,  
COMBINATION OF TRACTS OR WHOLE PROPERTY*

HOMES - POND - BARN  
TILLABLE LAND - WOODS  
BUILDING SITES

### PREVIEWS:

**WEDNESDAYS  
APRIL 10 & 17**

4 TO 6 P.M.

**SATURDAY  
APRIL 20**

10 A.M. TO 12 NOON

*Nile J. Hayes Revocable Trust - Donald G. Mayer Trustee*



# WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | [www.wilnat.com](http://www.wilnat.com)

# 2 HOMES - POND - BARN

## TILLABLE LAND - WOODS - BUILDING SITES

### TRACT #1



# 17.5 ACRES

With 2 homes, pond, barn, tillable land & woods.  
Approx. 733' road frontage.

Low Density Residential District. Zoned: R-2

Parcel Numbers #112207D171  
 #112207D108 #112207D175  
 #112207D139 #112207D176  
 #112207D144 #112207D223  
 #112207D154 Part #112209M004



**1862 WOODVILLE PIKE**

5 rooms, 2 BR, 1 full bath, basement, 2 car att. garage. Aluminum siding, shingle roof. Nice pond, small outbuildings, well water. Home has deferred maintenance and needs remodel.

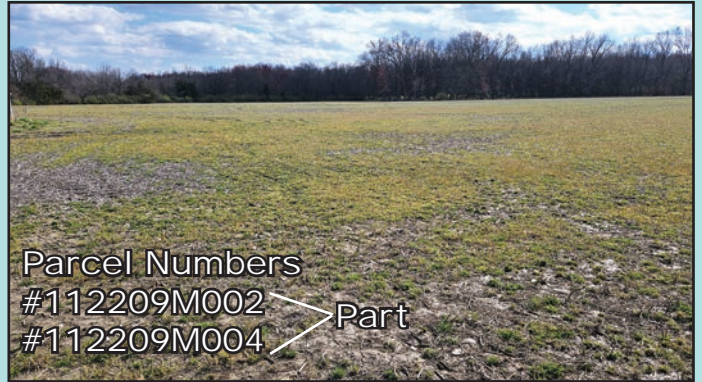


**1856 WOODVILLE PIKE**

7 rooms, 3 to 4 BR, 1 full bath, cistern. Aluminum siding, shingle roof. Attached garage. Home has deferred maintenance and needs remodel.



### TRACT #2



Parcel Numbers  
 #112209M002 > Part  
 #112209M004 > Part

# 10 ACRES

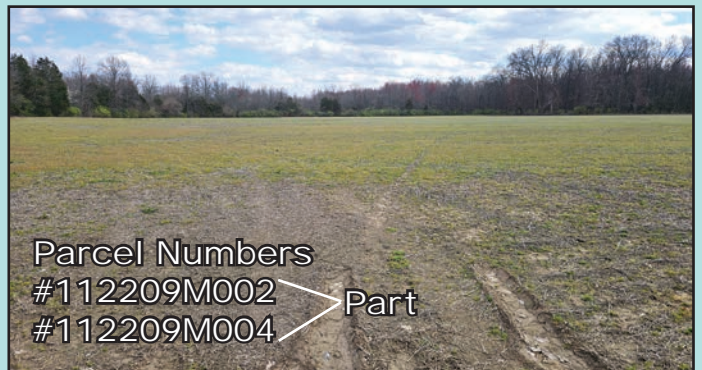
With barns.  
 ~~~~~  
 Predominately  
 tillable land  
 ~~~~~  
 Approx. 500'  
 Road Frontage  
 ~~~~~



Suburban Estate Residential District. Zoned: R-1



### TRACT #3



Parcel Numbers  
 #112209M002 > Part  
 #112209M004 > Part

# 10.5 ACRES

Vacant land, tillable with some woods.  
 Approx. 483' road frontage.  
 Suburban Estate Residential District. Zoned: R-1

Taxes Whole Property:  
\$1,900.16 per half

TRACT 1  
17.5 ACRES

TRACT 2  
10 ACRES

TRACT 3  
10.5 ACRES

**BUY ANY INDIVIDUAL TRACT,  
COMBINATION OF TRACTS  
OR WHOLE PROPERTY**



**SOILS:**  
Westboro-Schaffer  
Clermont  
Rossmoyne

### 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 June 7, 2024.

**POSSESSION:** On closing date. Buyer to have tillage rights for 2024.

**TITLE:** Property is selling with good marketable Title by Trustees 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 first half 2024 taxes.

**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.

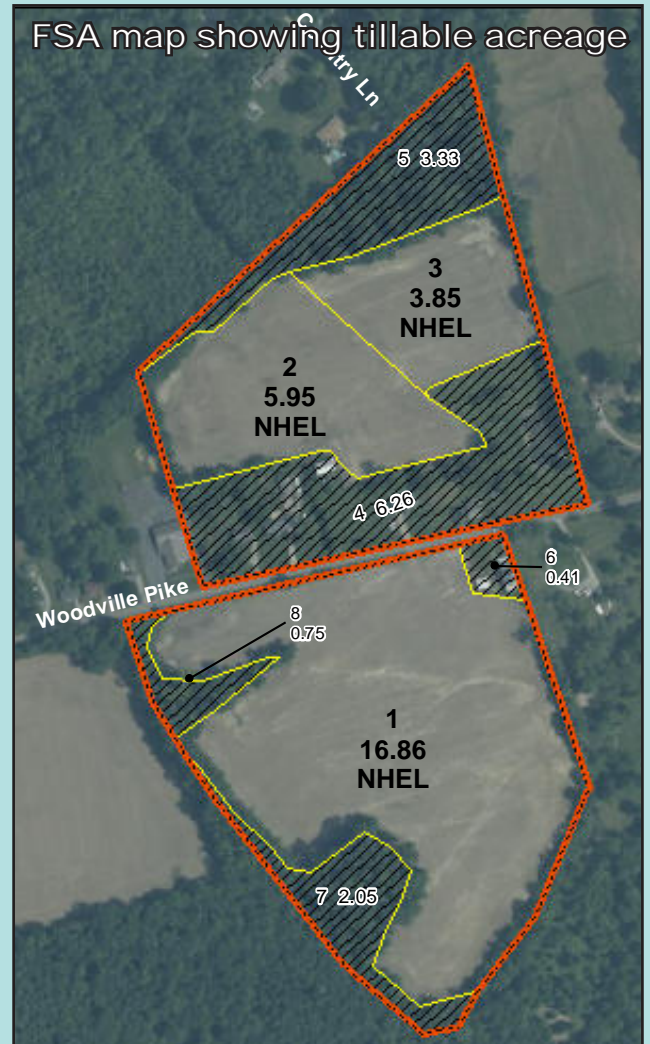
**MINERAL RIGHTS:** All mineral rights owned by the Sellers will be conveyed to the Buyers.

**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](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.

FSA map showing tillable acreage



HOMES - POND - BARN  
TILLABLE LAND - WOODS - BUILDING SITES

Tract #1

*FOR MORE INFORMATION GO TO*  
**www.wilnat.com or 800-450-3440**

**SELLING IN 3 PARCELS**

**ACRES**

**38**

**COUNTY**

**CLERMONT**

**AUCTION**

937-393-3440 | www.wilnat.com

8845 St. Rt. 124 Hillsboro, OH 45133

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