



WILSON AUCTION

341 ACRE GRAIN FARM

THURSDAY, SEPT. 12 • 6 PM

HARDIN, MARION & UNION COUNTIES 336 ACRES TILLABLE

AUCTION LOCATION:

The Grange Hall, 31378 SR 37,
Richwood, Ohio. (Watch for signs)

FARM LOCATION:

TRACT #1:

7.8 miles NW of Richwood, OH. Take
SR 37 to left on SR 739 to north on
Winnemac Rd. Watch for signs.

TRACTS #2-#3-#4:

6.5 miles SE of Mt. Victory, OH off SR 31
at 8120 Yoakum Rd. Farm also fronts
on Shertzer Rd. Watch for signs.

PREVIEW DATES:

THURSDAY, AUGUST 22

4 TO 6 P.M.

WEDNESDAY, SEPTEMBER 4

4 TO 6 P.M.

OR WALK PROPERTY AT YOUR LEISURE

*Selling in
4 Tracts*

**TRACTS RANGING
FROM 3.5 ACRES
TO 136.5 ACRES**

Buy any individual tract, combinations or whole property.

Furer Trust - Owners



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

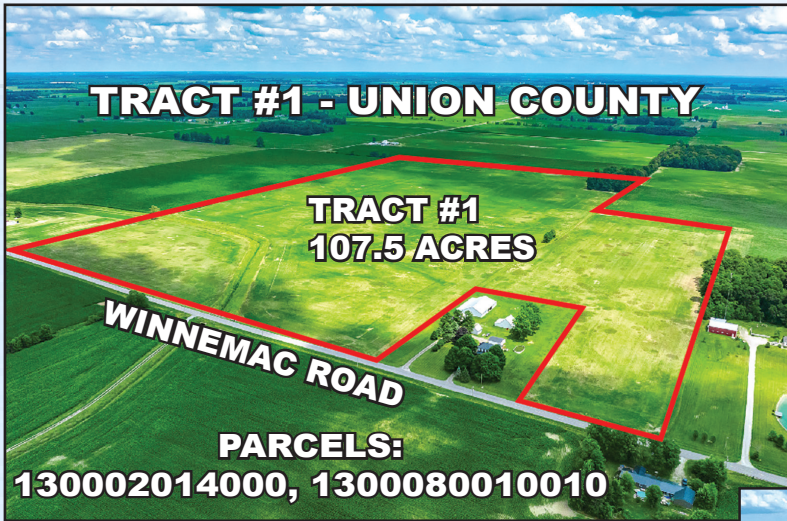


Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

Mark Wolfe, Auction Manager - 740-361-6739

PRODUCTIVE FARMLAND | LARGE FIELDS



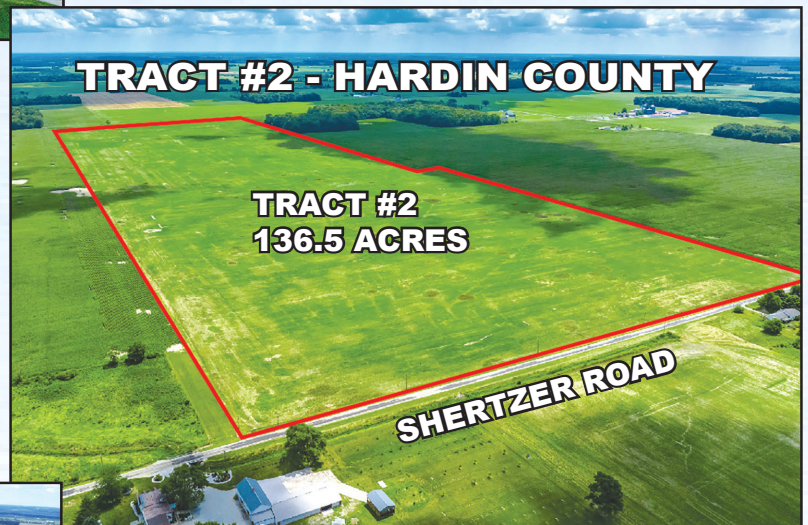
107.5 ACRES

103.8 ACRES TILLABLE
1794' ROAD FRONTAGE
WETZEL & BLOUNT SOILS

TAXES: \$2,943.40 PER YEAR

136.5 ACRES

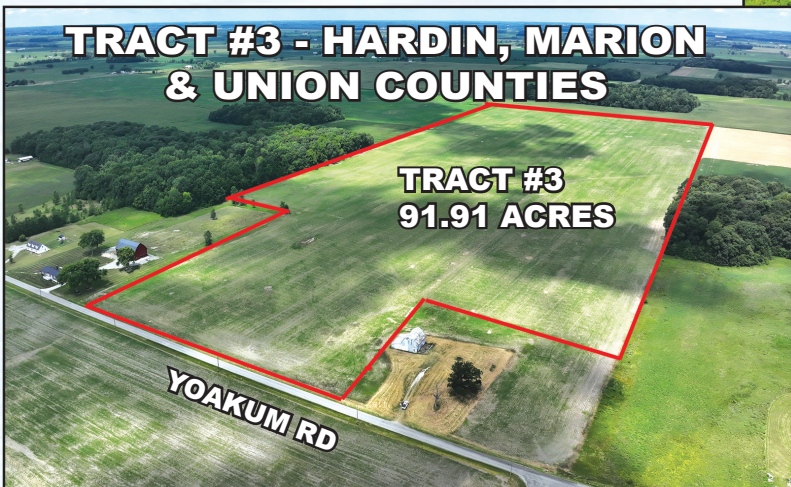
ALL TILLABLE
1408' ROAD FRONTAGE



TRACT #2 - HARDIN COUNTY

TRACT #2
136.5 ACRES

SHERTZNER ROAD



TRACT #3 - HARDIN, MARION & UNION COUNTIES

TRACT #3
91.91 ACRES

YOAKUM RD

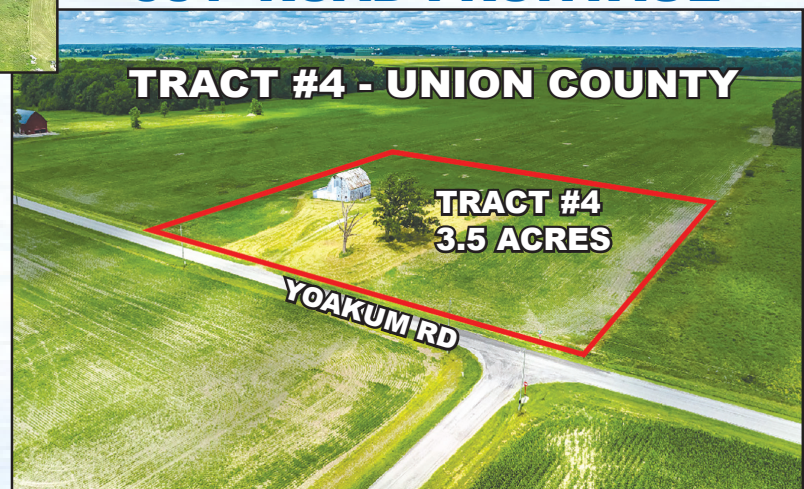
91.91 ACRES

ALL TILLABLE
631' ROAD FRONTAGE

3.5 ACRES

401' ROAD FRONTAGE
BUILDING SITE - BUYING
WITH SEPTIC APPROVAL

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

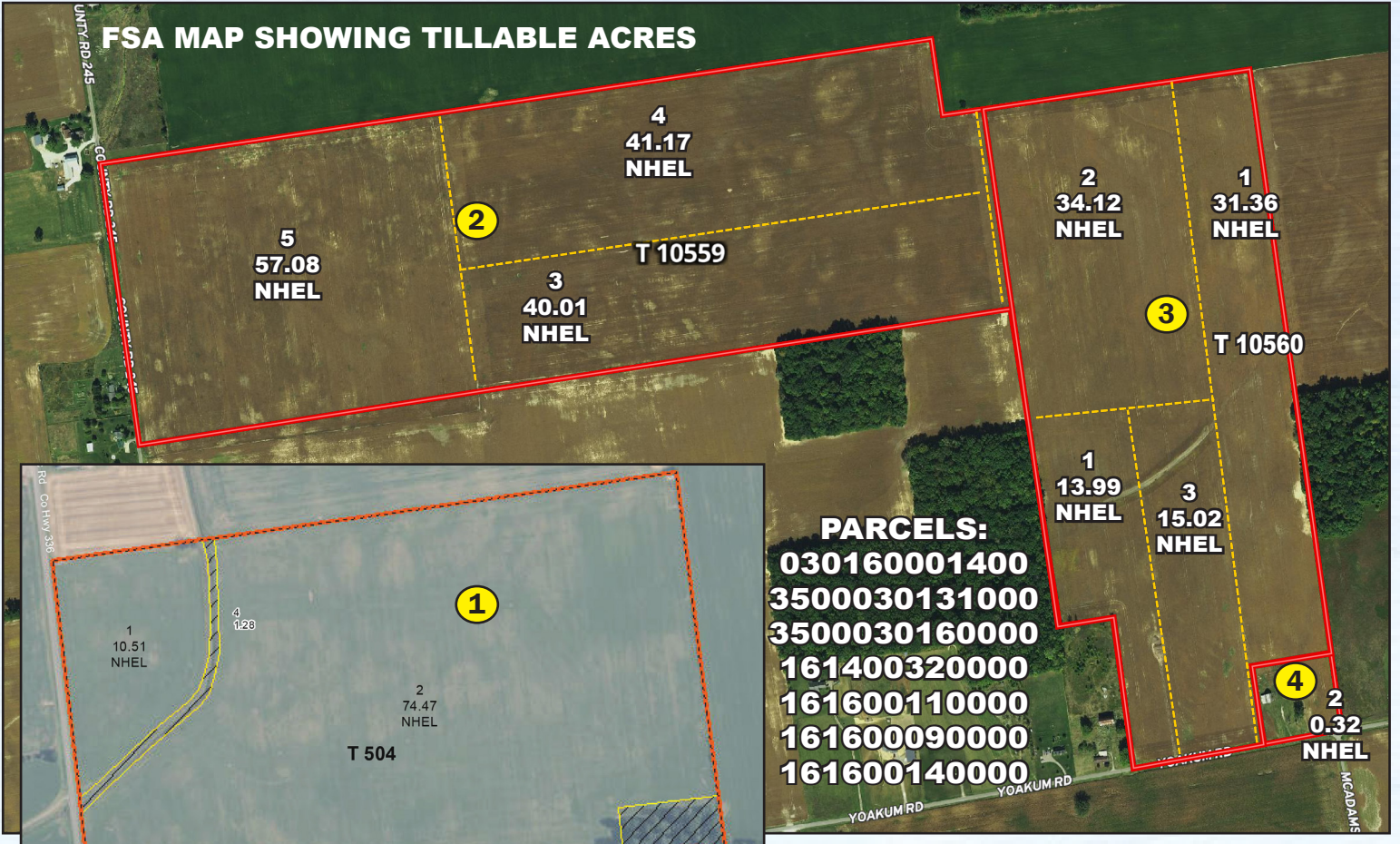


TRACT #4 - UNION COUNTY

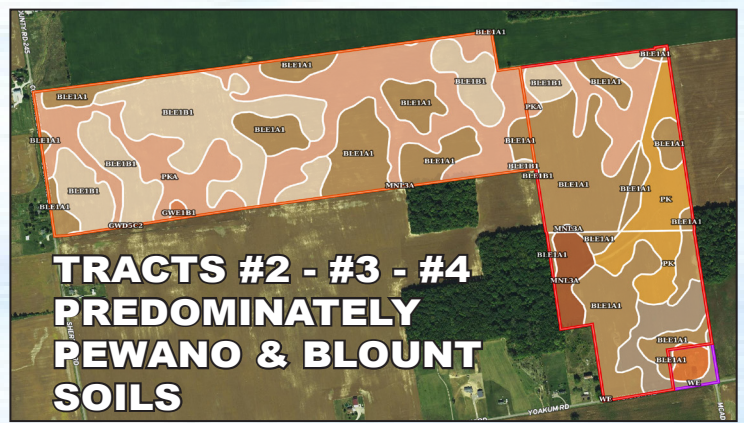
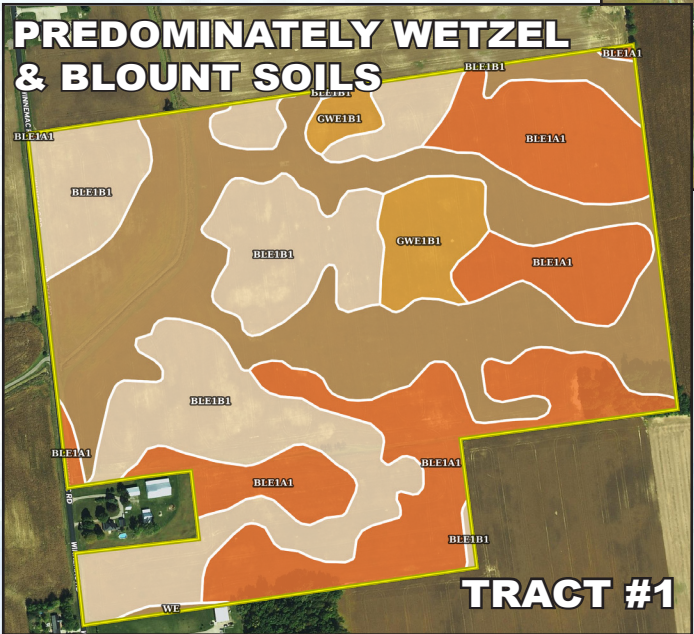
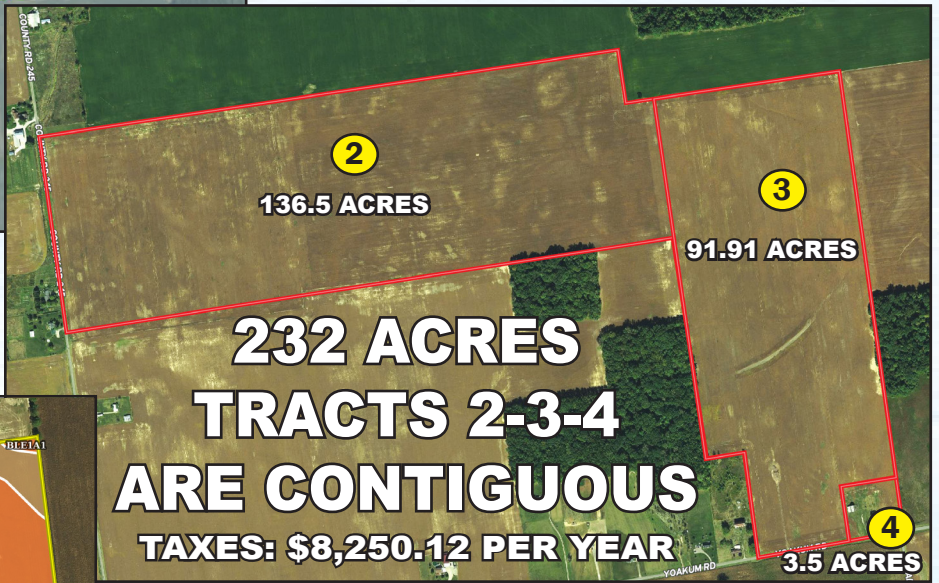
TRACT #4
3.5 ACRES

YOAKUM RD

FSA MAP SHOWING TILLABLE ACRES



Buy any individual tract, combinations or whole property.



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 October 30, 2024.

POSSESSION: Closing date, subject to tenant's rights.

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 2024 taxes. 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.

Go to www.wilnat.com for additional bidder packet information.

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.

SELLING IN 4 TRACTS!

ACRES
341

& UNION COUNTIES

HARDIN, MARION

SEPT. 12, 6 P.M.

THURSDAY

AUCTION

937-393-3440 | www.wilnat.com

8845 St. Rt. 124 Hillsboro, OH 45133

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