



# AUCTION

UNION COUNTY  
VACANT LAND

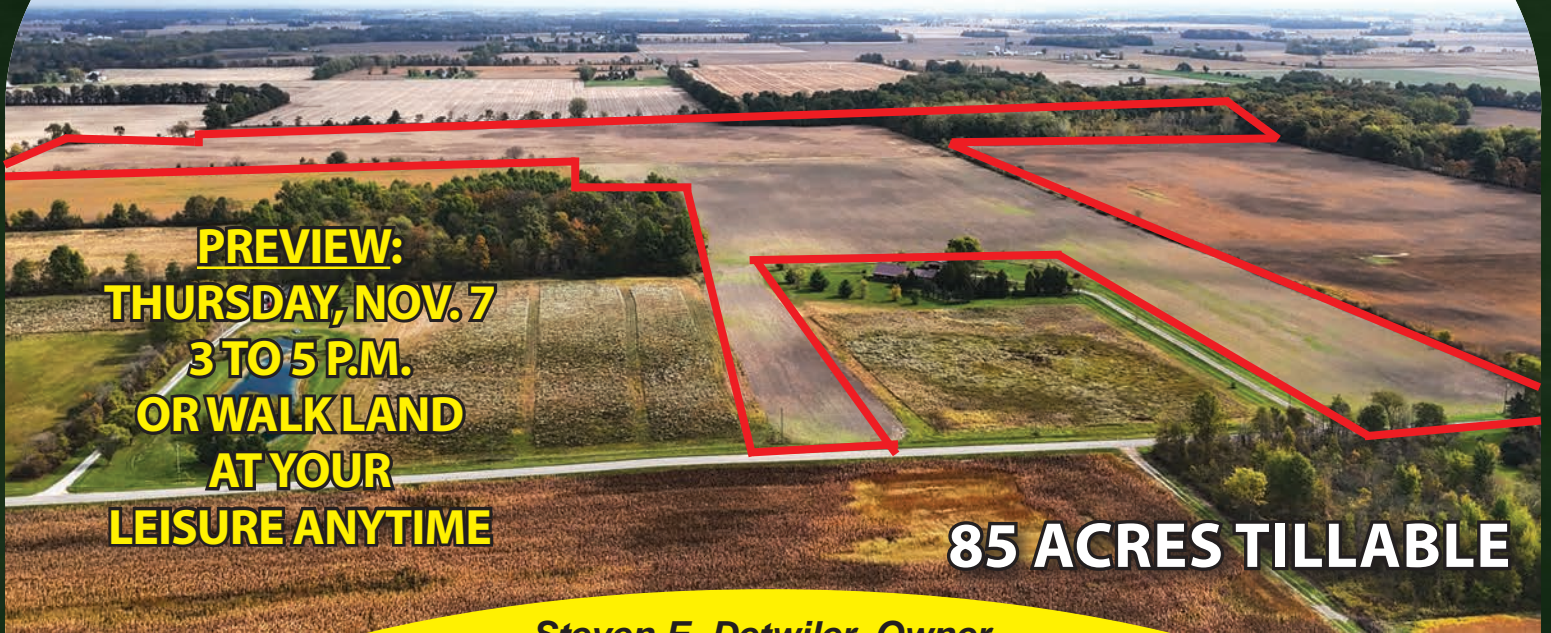
## THURSDAY, NOVEMBER 21, 6 PM

**AUCTION LOCATION:** The Grange Hall at 31378 State Route 37, Richwood, Ohio.

**FARM LOCATION:** 9 miles NW of Richwood, Ohio, 9.4 miles SE of Mt. Victory, Ohio at 3200 McPeck Road, Richwood, Ohio. (Watch for signs off St. Rt. 31, 37 & 739)

# 105 ACRES

## GRAIN FARM LIFESTYLE - RECREATIONAL



**PREVIEW:**  
**THURSDAY, NOV. 7**  
**3 TO 5 P.M.**  
**OR WALK LAND**  
**AT YOUR**  
**LEISURE ANYTIME**

**85 ACRES TILLABLE**

*Steven E. Detwiler, Owner*



## WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer  
800.450.3440 | [www.wilnat.com](http://www.wilnat.com)  
Sale Mgr: Mark Wolfe 740-361-6739



# 105 ACRES VACANT LAND UNION COUNTY, OH



**85 ACRES TILLABLE**

## 20 WOODED ACRES

**While this farm is predominately tillable and makes for a good grain farm, the acreage size and woods also make this land conducive to build your own lifestyle farm or for recreation/hunting purposes.**



**ZONED U-1  
RURAL UNDEVELOPED  
DISTRICT**

**WASHINGTON TOWNSHIP**

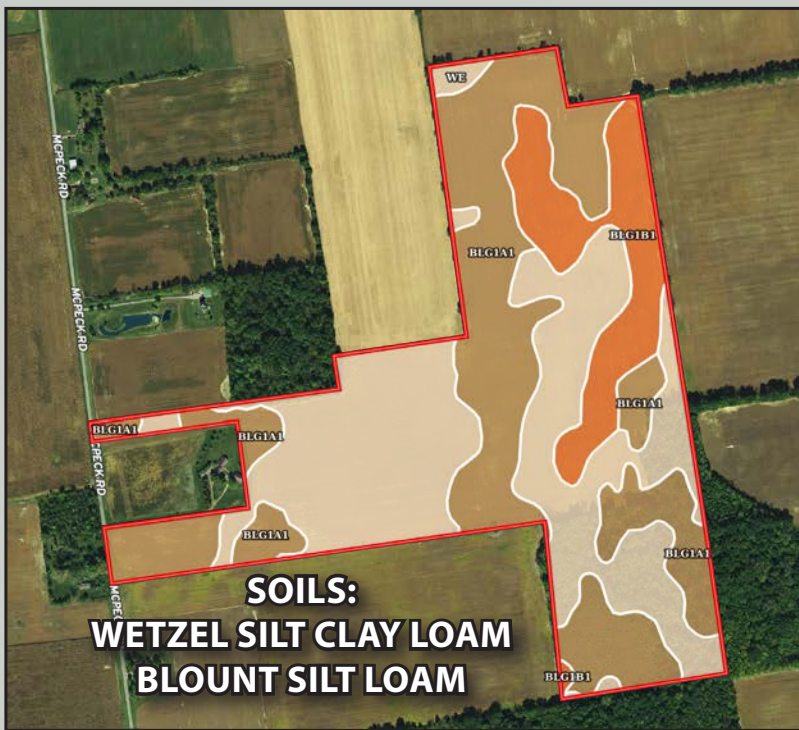
**PARCEL NUMBER:  
35-0012035.0000**

**TAXES:  
\$2,715.68 PER YEAR**

**APPROX. 380'  
FRONTAGE ON  
McPECK ROAD**



**FSA  
Maps**



# 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 30, 2024.

**POSSESSION:** Closing date subject to tenant's rights to harvest 2024 crop.

**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 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](http://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](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.

SELLING IN 1 TRACTS!

**ACRES**  
**105**

**VACANT LAND**

**UNION COUNTY**

**THURSDAY**  
**NOV. 21, 6 P.M.**

**AUCTION**

837-393-3440 | [www.wilnat.com](http://www.wilnat.com)

8845 St. Rt. 124 Hillsboro, OH 45133

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**WILSON NATIONAL LLC**

