



AUCTION

134 ACRES

**WITH IMPROVEMENTS
SELLING IN 4 TRACTS
HIGHLAND COUNTY**

WEDNESDAY, FEB. 26 • 6 PM

**TRACTS RANGING FROM
21 AC. TO 62 AC.**

*Buy any individual tract, combination
of tracts, or whole property.*

AUCTION LOCATION: 3 miles east of Hillsboro, OH at the office of Wilson National LLC, 8845 SR 124, Hillsboro, OH

FARM LOCATION: 5 miles northeast of Hillsboro, OH off SR 138 at 9555 Kincaid Road. (Watch for signs)

SUPERB HUNTING LAND ~ LIFESTYLE FARM TRACTS

**TILLABLE & WOODED
OLDER HOME
POLE BUILDING
2 PONDS**



**PREVIEW DATES:
THURSDAYS, FEB. 6 & 13
3 TO 5 P.M.
SATURDAY, FEB. 22
10 A.M. TO 12 NOON**

Dr. Mitchell Ede Trust - PNC Bank Trustee



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

134 ACRES

HIGHLAND COUNTY

THERE ARE MANY POSSIBILITIES WITH THIS LAND. FROM GRAIN FARMING, HUNTING/RECREATIONAL, AND LIFESTYLE FARM. NO DOUBT A HUNTING PARADISE W/MULTIPLE WATER SOURCES, BEDDING COVER, NATURAL FUNNELS, CLEARED TRAILS, CLEARINGS FOR FOOD PLOTS & ADJACENT TO CROP LAND.

TRACT 1

21.4 ACRES



**LIFESTYLE FARM TRACT
VACANT LAND
TILLABLE & WOODED**

Approx. 735' Frontage on Kincaid Road

TRACT 2

21.3 ACRES



**LIFESTYLE FARM TRACT
VACANT LAND
TILLABLE & WOODS**

Approx. 740' Frontage on Kincaid Road

TRACT 3

29.2 ACRES



**SECLUDED BACK PRIVATE LANE WITH OLDER
1,664 SQ. FT. 4 BR HOME WITH LG. KITCHEN, LIVING
RM, 1-1/2 BA, LG. SCREENED IN PORCH, PARTIAL
BASEMENT, FUEL OIL HEAT, WELL WATER,
OVERLOOKING POND & 30X60 POLE BLDG.
PREDOMINATELY WOODED W/SOME OPEN LAND**

Approx. 50' Frontage on Kincaid Road

TRACT 4

62.6 ACRES

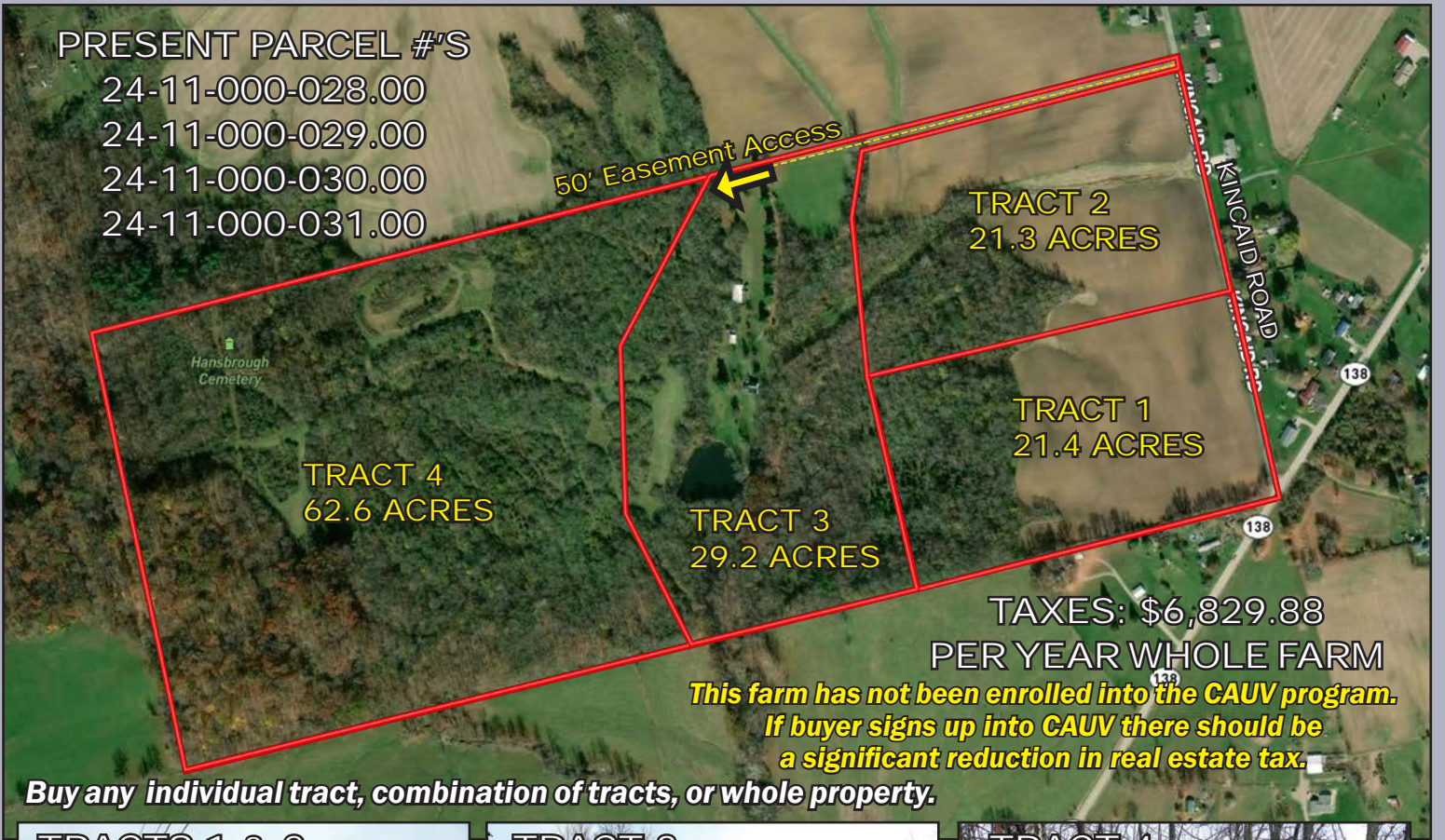


**WOODED VACANT LAND WITH POND
SECLUDED BACK PRIVATE LANE.
EVERYTHING A DEER HUNTER
DREAMS OF.**

50' Easement Access

PRESENT PARCEL #'S

- 24-11-000-028.00
- 24-11-000-029.00
- 24-11-000-030.00
- 24-11-000-031.00



TAXES: \$6,829.88

PER YEAR WHOLE FARM

This farm has not been enrolled into the CAUV program. If buyer signs up into CAUV there should be a significant reduction in real estate tax.

Buy any individual tract, combination of tracts, or whole property.

TRACTS 1 & 2



TRACT 3



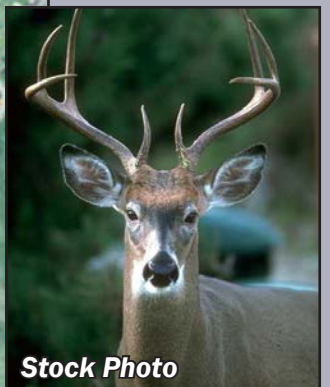
TRACT 4



FSA MAP



Stock Photo



Stock Photo



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Auction

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Farm

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8845 St. Rt. 124 Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

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 April 4, 2025.

POSSESSION: Closing date. Buyer has tillage rights for 2025.

TITLE & CLOSING: Property is selling with good marketable Title by Trustees Deed free of any liens. Closing to be held at Preferred Midwest Title at 107 Governor Foraker Place, Hillsboro, OH. A title report & title commitment will be provided at a buyer cost of \$400 per tract with a maximum cost of \$1,200 in the event one person entirely buys all 4 tracts. Title insurance is responsibility of buyer if so desired. Customary closing cost will be applied for buyer and seller.

REAL ESTATE TAXES: Seller to pay 2024 taxes due and payable 2025. Buyer is responsible for CAUV recoup if applicable.

SURVEY: A new survey will be provided by seller. 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.