



# AUCTION

## 115 ACRE GRAIN FARM

**94.6 ACRES TILLABLE  
20 ACRES WOODED  
MERCER  
COUNTY, OH**

**WEDNESDAY  
OCTOBER  
28, 6 PM**

**FARM LOCATION:** 8 miles east of Rockford, OH, 3 miles north of Mendon, OH. Follow signs off State Routes 127 - 117 and 707 to Dutton Road. (Watch for signs.)

**AUCTION LOCATION:** Rockford Community Building at 420 N. Holly St., Rockford, OH.

**★ OFFERED IN 3 TRACTS ★**

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

**TRACT 1 - 37 ACRES W/32.73 ACRES TILLABLE  
4.3 ACRES WOODED**

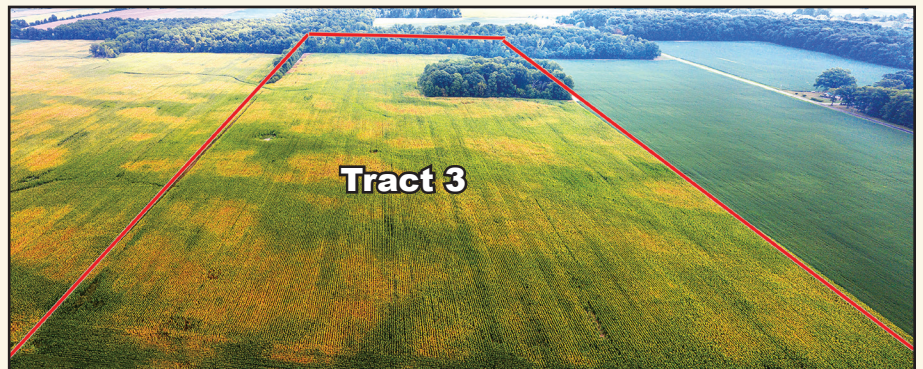
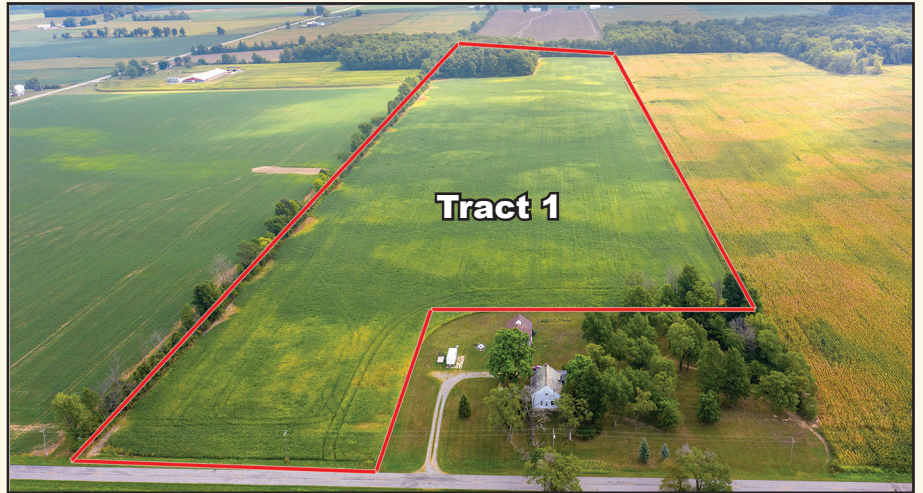
**TRACT 2 - 17.7 ACRES W/17.2 ACRES TILLABLE**

**TRACT 3 - 60 ACRES W/44.7 ACRES TILLABLE  
15 ACRES WOODED**

**PREVIEW:**

**WED., OCT. 7 AND 21 - 3 TO 5 P.M.  
OR LOOK ANYTIME AT YOUR LEISURE**

*Laurie Hessler, Owner*



**WILSON NATIONAL LLC**  
**A REAL ESTATE & AUCTION GROUP**

**Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer**

**800.450.3440 | www.wilnat.com**





# ★ OFFERED IN 3 TRACTS ★

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



**TRACT 1**  
**37 ACRES**  
**W/32.73 ACRES**  
**TILLABLE**  
**4.3 ACRES**  
**WOODED**



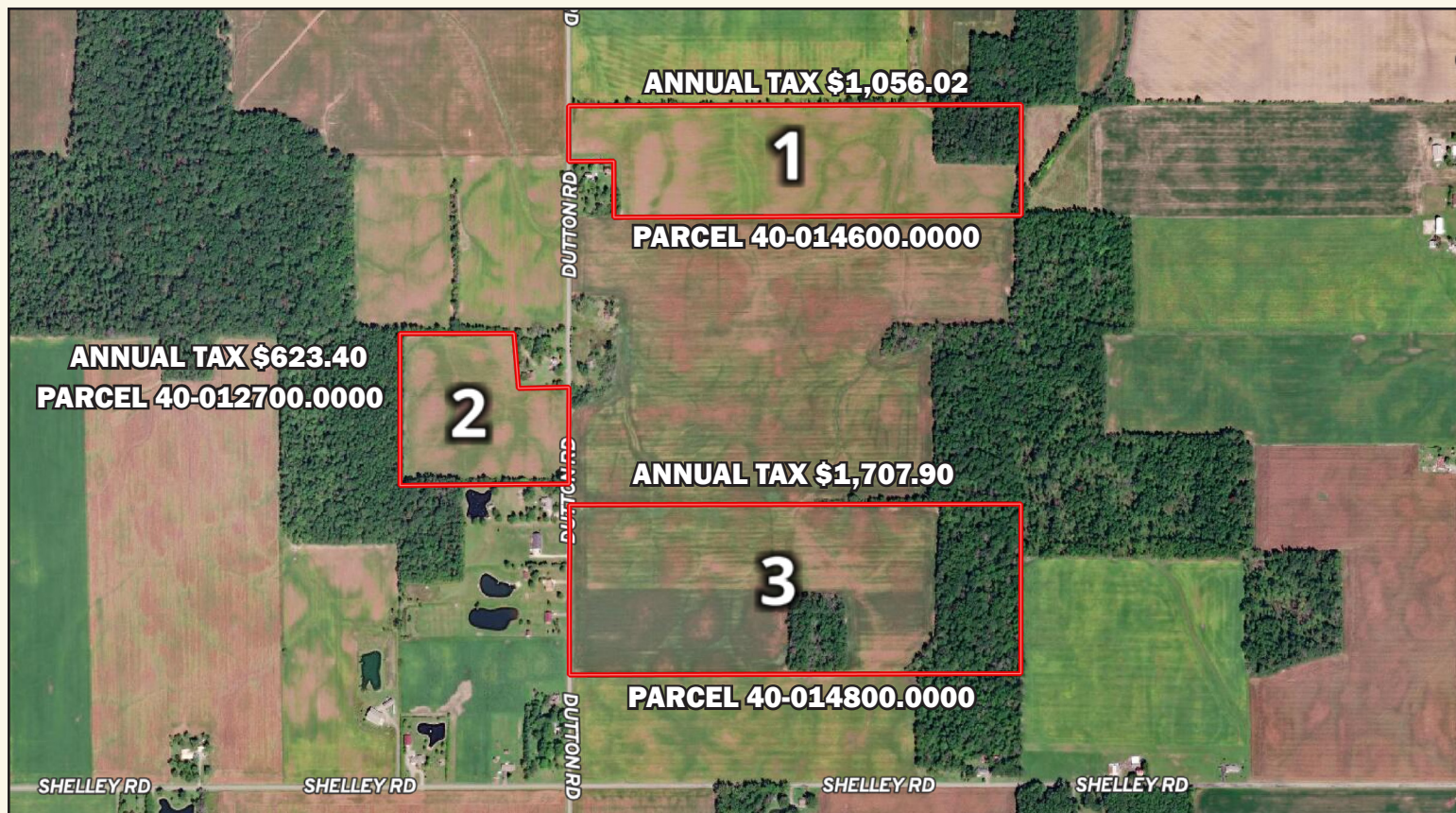
**TRACT 2**  
**17.7 ACRES**  
**WITH**  
**17.2 ACRES**  
**TILLABLE**



**TRACT 3**  
**60 ACRES**  
**W/44.7 ACRES**  
**TILLABLE**  
**15 ACRES**  
**WOODED**







# 115 ACRE GRAIN FARM OPPORTUNITY OR LIFESTYLE FARM

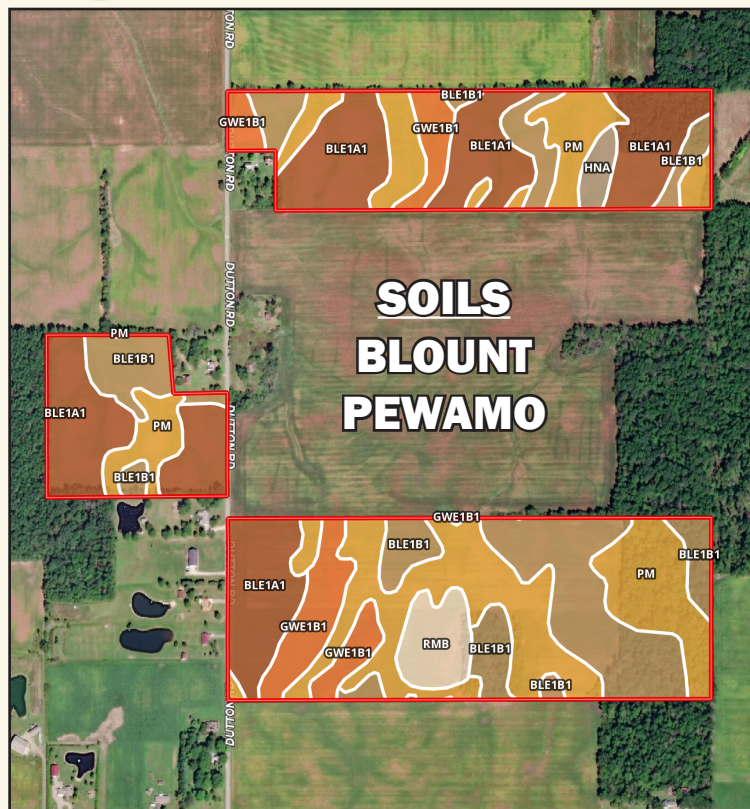
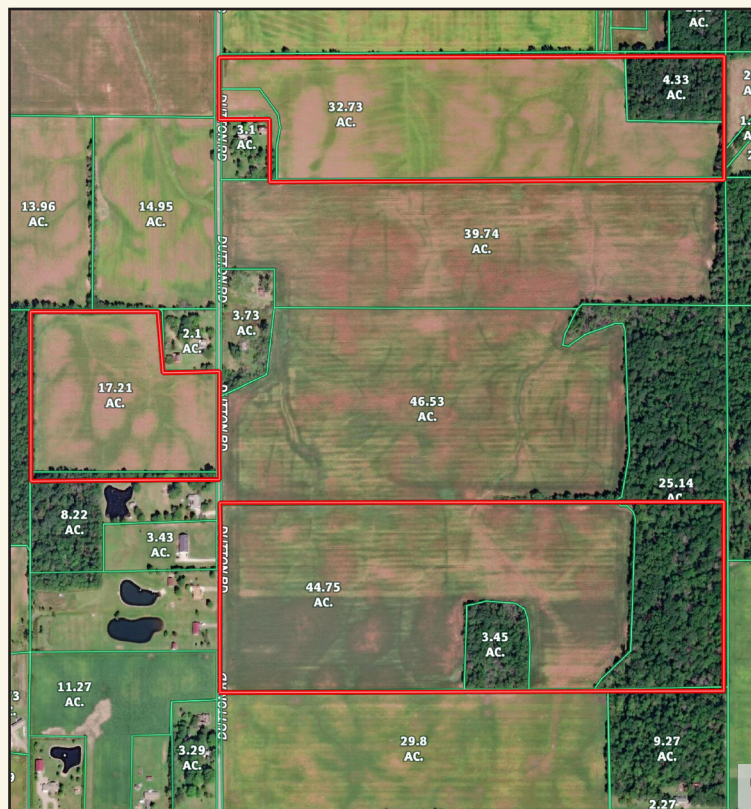
## 94.6 ACRES TILLABLE - 20 ACRES WOODED

### LOCATED ON DUTTON ROAD IN CHAMPAIGN COUNTY

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



**WILSON NATIONAL LLC**  
A REAL ESTATE & AUCTION GROUP





94.6 ACRES TILLABLE - 20 ACRES WOODED

115  
ACRES

MERCER  
COUNTY

AUCTION

8845 ST. RT. 124 HILLSBORO, OH 45133  
937-393-3440 | [www.wilnat.com](http://www.wilnat.com)

WILSON NATIONAL LLC  
A REAL ESTATE & AUCTION GROUP



## 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 before December 11, 2020.

**POSSESSION:** On closing date. Subject to tenant's rights for 2020 crop.

**TITLE:** Property is selling with good marketable Title by Warranty Deed free of any liens. Purchaser is responsible for Title insurance if desired.

**REAL ESTATE TAXES:** Seller to pay 2020 taxes due and payable 2021, buyer thereafter. If usage is changed buyer is responsible for CAUV recoup.

**SURVEY:** A new survey will be provided by seller if necessary for transfer, otherwise a new survey will not be provided. The survey will be at the Sellers 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 auc-

tion 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.