



AUCTION

THURSDAY, DECEMBER 17 • 6 P.M.

**PREVIEW:
THURSDAYS
DEC. 3 & 10
FROM 3:00 TO 5:00 PM
OTHER TIMES BY APPOINTMENT**



FAYETTE COUNTY FARM 70.9 ACRES WITH IMPROVEMENTS

FARM LOCATION: 11819 US Hwy 62 on east side of road. 3 miles north of Leesburg, Ohio. Google maps is wrong. Farm is north of Leesburg, OH. (Watch for signs.)

AUCTION LOCATION: Highland County North Joint Fire and Ambulance meeting room, 200 South St., Leesburg, OH. Watch for signs off Rt. 28 (West Main St.) to sale site.

PRODUCTIVE GRAIN FARM

68.3 acres tillable. Improved with a 2 story home. A very nice grain farm with old homestead in an excellent location. In the same family for well over 100 years.

ONLINE BIDDING AVAILABLE AT WILNAT.COM

THE LARRY CUMMINGS FARM

Kay Cummings - Laura Purtell



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
800.450.3440 | www.wilnat.com

11819 US HWY 62, LEESBURG, OHIO



HOME

1½ Story Frame (1776 sf)
Vinyl Siding
Shingle Roof (8 years old)

1st Floor

12x14 Kitchen
with base & wall cabinets & appliances
15x15 Living Room
13x13 Dining Room
7x12 Den
Full Bath w/Shower

2nd Floor

15x15 Bedroom
12x13 Bedroom
13x15 Bedroom

2 Room Basement
Propane Furnace
Well Water

OUTBUILDINGS

23X36 Metal Detached Garage
26x30 Barn w/Multiple Lean to Additions
Other Miscellaneous Outbuildings





**WHOLE FARM
IS SELLING AS
ONE TRACT!**

**PARCEL #02001100000600
AND #02001100000800**

**TAXES
\$3,089.72
PER YEAR**



**WHOLE FARM
IS SELLING AS
ONE TRACT!**

**PARCEL #02001100000600
AND #02001100000800**

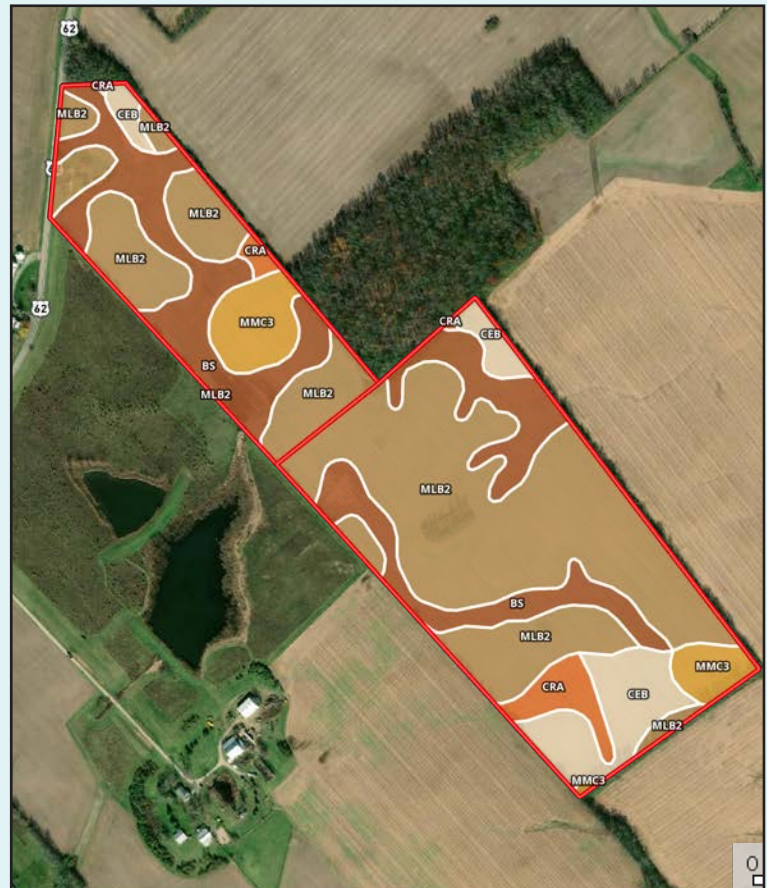
**TAXES
\$3,089.72
PER YEAR**



**WHOLE FARM
IS SELLING AS
ONE TRACT!**

**PARCEL #02001100000600
AND #02001100000800**

**TAXES
\$3,089.72
PER YEAR**



ACRES
70.9
FAVETTE COUNTY
DEC. 17, 6 P.M.
THURSDAY
AUCTION
8845 ST. RT. 124 Hillsboro, OH 45133 | 937-393-3440 | 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 January 29, 2021.

POSSESSION: On closing date.

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.

LEAD BASE PAINT DISCLOSURE: Any home built before 1978 has the potential for lead based paint. The sellers have signed

a disclosure form stating they have no knowledge or reports regarding lead base paint. Purchasers are welcome to do a test, if so desired, but will be required to sign a disclosure waiving your right to a test that would have any effect on the contract to purchase.

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.**

New Data, Corrections, and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.