



AUCTION

40

ACRES

VACANT LAND CONCORD TOWNSHIP

SELLING IN 4 TRACTS | RANGING FROM 5.9 TO 12 ACRES

THURSDAY, MAY 27 • 6 P.M.



**PREVIEW:
THURSDAYS
MAY 6 & 20
FROM 4 TO 6 PM**

**OR WALK LAND AT YOUR
LEISURE ANY TIME!**

DELAWARE COUNTY

AUCTION LOCATION: Delaware County Fairgrounds (Merchants Building), located at 236 Pennsylvania Ave., Delaware, OH

FARM LOCATION: Just south of Delaware, OH, 2.5 miles west of SR 315, 1 mile east of SR 42 at the corner of Bunty Station Road and Owen Fraley Road. (Watch for signs.)

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

Good agricultural land with development potential.

Concept Plan completed for potential 12 tract subdivision.

MA'A NEGRA LLC, Owner



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com | Mark Wolfe, Sale Mgr 740-361-6739

#419-230-01-063.000

\$1,941.00



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

37 ACRES TILLABLE - BLOUNT & PEWAMO SOILS 2785' FRONTAGE - DELCO WATER AVAILABLE Good agricultural land with development potential.

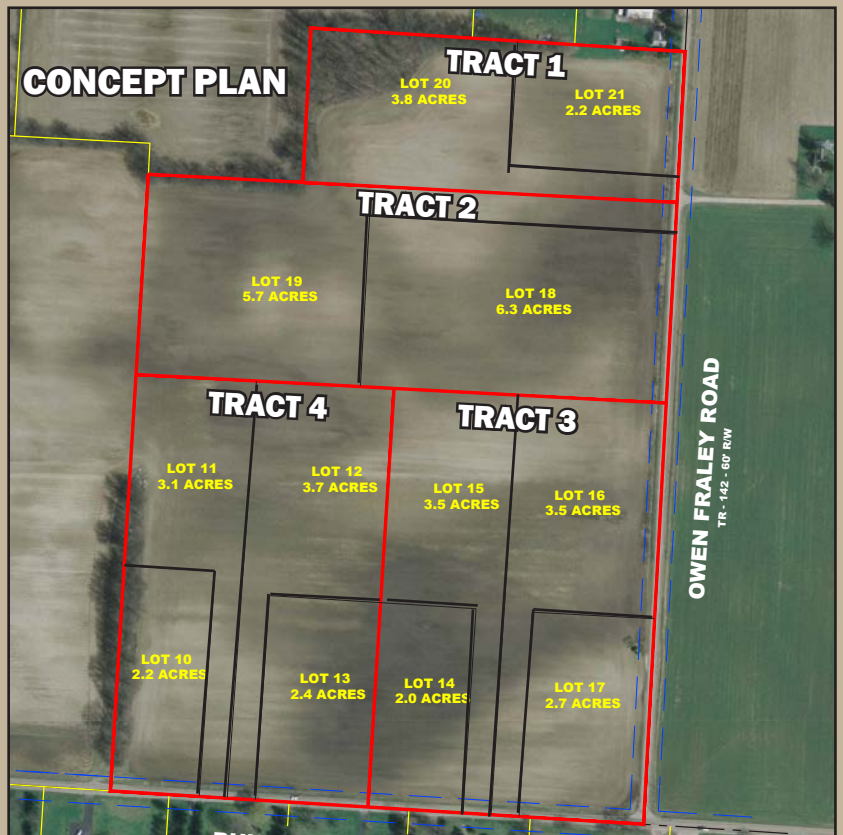


WILSON NATIONAL LLC
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**Concept Plan
completed for potential
12 tract subdivision.**

NOTE: The seller's hired an engineer to develop a plan for multiple parcels off of existing road frontage. Perk test have been completed and appear to accommodate on lot sewage systems. Approvals would still need to be obtained by Health Department, County & Township authorities. There are no guarantees regarding this concept plan.



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

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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 July 9, 2021.

POSSESSION: On closing date. Purchaser is allowed to plant crop if so desired immediately after auction before closing.

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 thru 1st half of 2021. If usage is changed buyer is responsible for CAUV recoup.

SURVEY: If property sells in it's entirety a new survey will not be necessary. If property sells in more than one parcel, seller will provide a new survey at their expense. 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 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 discretion 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.