



# **AUCTION**

**UNION COUNTY GRAIN FARM**

**THURSDAY, MAY 13 • 6 P.M.**

**128  
ACRES  
VACANT  
LAND**

**PREVIEW:  
THURSDAYS  
APRIL 29  
& MAY 6  
FROM 4 TO 6 PM**



**AUCTION LOCATION:** Leeds Farm at 8738 Marysville Road, Ostrander, OH. North of Ostrander off Ostrander Road to Marysville Road. (Watch for signs.)

**FARM LOCATION:** 23001 Buck Run Road, Milford Center, OH. 7 mi. SW of Marysville, OH, 4 mi. NW of Milford Center. Watch for signs off SR 245 or Middleburg-Plain City Road to Buck Run Road.

**A GOOD PRODUCING  
GRAIN FARM IN HIGH  
STATE OF FERTILITY!**

**118 AC. TILLABLE  
PEWAMO & BLOUNT SOILS  
100 AC SYSTEMATICALLY TILED**

***GRENER FARMS LLC***



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

**Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer  
Mike Weasel, Sale Manager | 800.450.3440 | [www.wilnat.com](http://www.wilnat.com)**

**128  
ACRES  
VACANT  
LAND**

**A GOOD  
PRODUCING  
GRAIN FARM  
IN HIGH STATE  
OF FERTILITY!**



**23001 BUCK RUN ROAD, MILFORD CENTER, OH**

**★ 118 ACRES TILLABLE**

**★ PEWAMO & BLOUNT SOILS**

**★ 100 ACRES SYSTEMATICALLY TILED**

**5,900 ft. road frontage on Buck Run Road  
& N. Darby Coe Road**

**Subdividing/Development Potential**

**TAXES**  
**\$3,006.44**  
**PER YEAR**

3  
96.07  
NH<sub>2</sub>EL

# SELLING AS ONE TRACT!

# **PRODUCTIVE GRAIN FARM** **PEWAMO - CROSBY SOILS**

***Successful bidder  
can plant 2021 crop  
immediately after  
auction date  
before closing***



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

**FEMA  
FLOOD PLAIN  
MAP**



# 128 ACRES UNION COUNTY MAY 13, 6 P.M. THURSDAY 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 June 30, 2021.

**POSSESSION:** On closing date. Purchaser has right to plant crop previous to closing with 20% down payment.

**INPUT COST REIMBURSEMENT:** The purchaser will be required to reimburse seller, at closing, for part of input cost already incurred by seller. Purchaser's total cost will be \$6,000 which includes tillage, fertilizer and lime. In the event buyer is cash renting for 2021 and allows seller's son-in-law (John Wilson) to farm the land for 2021, buyer will not be required to pay the \$6,000 input cost.

**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:** 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 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.

**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.