



AUCTION

**342
ACRES**

**334 ACRES
TILLABLE**

**SELLING IN
3 TRACTS**

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

**AUCTION
LOCATION:**

Madison County
Fairgrounds, Della
Selsor Building, 205
Elm St., London, OH.

FARM LOCATION:

11 miles west of Plain
City, OH, 7 miles east of
Mechanicsburg, OH, 5.6 miles
S.E. of Irwin, OH at 870 Rosedale
Plain City Rd, Follow signs off of SR
38, SR 161, and Rosedale Road to property.

THURSDAY, JUNE 10 • 6 P.M.

MADISON COUNTY GRAIN FARM

**PREVIEW: Wednesdays, May 19
& June 2 - 5-7 p.m.**

Saturday, May 29 11am-1pm
or other times by appt. You may
also walk land at your leisure anytime.

ELLA'S FARM LLC

SELLING IN 3 TRACTS

TRACT 1: 171.4 Acres Vacant Land

TRACT 2: 164.6 Acres Vacant Land

TRACT 3: 6.1 Acres w/Home & Improvements



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

**AUCTION CONDUCTED
IN COOPERATION WITH**

Timothy E. Beathard & Associates

AUCTIONEERS • REALTORS® • APPRAISERS

email: tim.beathard@sbcglobal.net | 740-852-1181



Tract #1 - 171.4 Acres Vacant Land



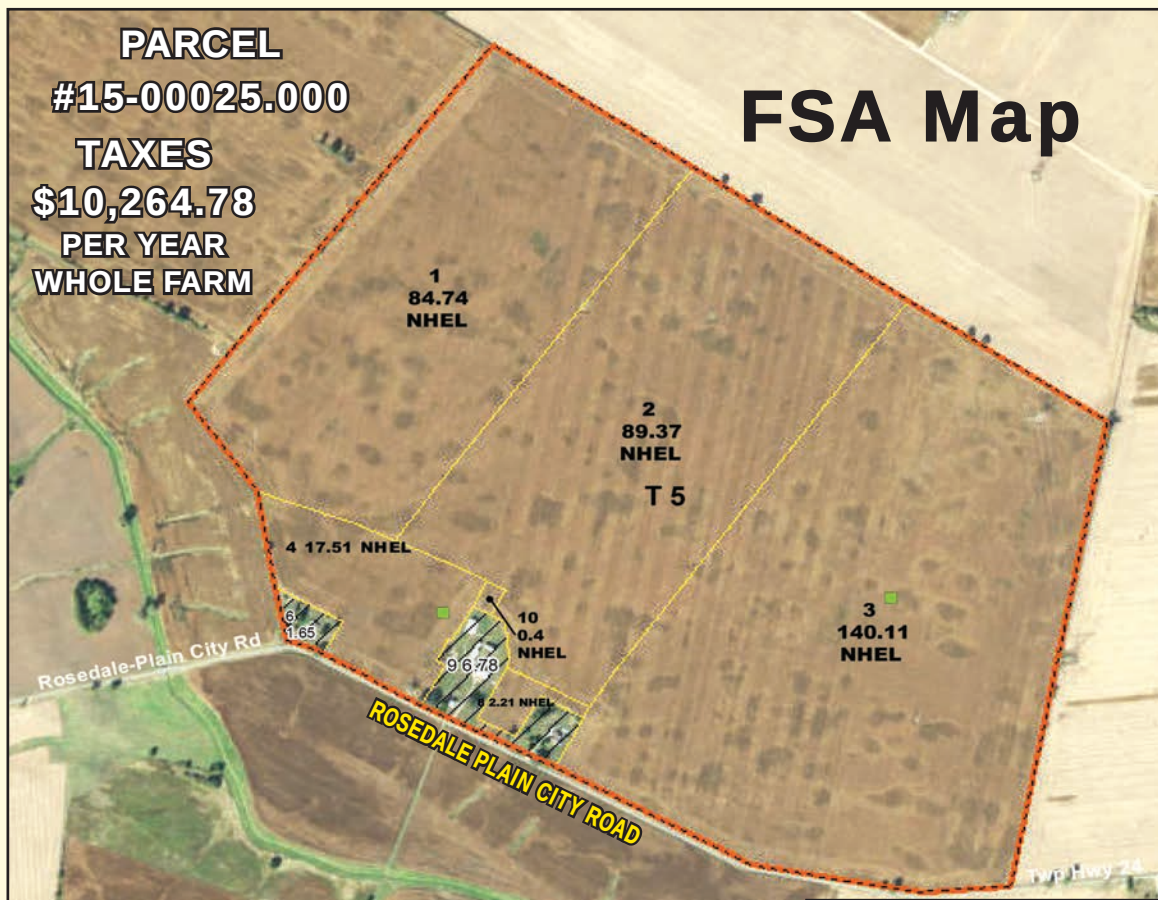
**170 Acres Tillable
Kokomo &
Crosby Soils**



Tract #2 - 164.6 Acres Vacant Land



**164 Acres Tillable
Kokomo &
Crosby Soils**



AUCTIONEER'S NOTE: This auction provides a rare opportunity to purchase a large parcel of high quality agricultural land in one field where land is seldom offered. This land has been in same family for over 100 years. A once in a lifetime opportunity to purchase at auction where the public will set the price.

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Tract #3 - 6.1 Acre Lifestyle Farm



CAPE COD HOME WITH 1,560 SQ. FT.

- 3 Bedrooms, 1 Bath
- Living Rm, Dining Rm, Kitchen
- Partial Basement
- High Efficiency Forced Air Furnace
- Vinyl Replacement Thermal Windows
- New (2019) Dimensional Shingle Roof

4 BARNs

50x78 Morton 3 sided pole bldg. w/concrete floor (1986)
42x72 Morton pole bldg. & 40x40 Shop bldg. (1981)
30x60 Pole bldg (late 1960's)

5 GRAIN BINS

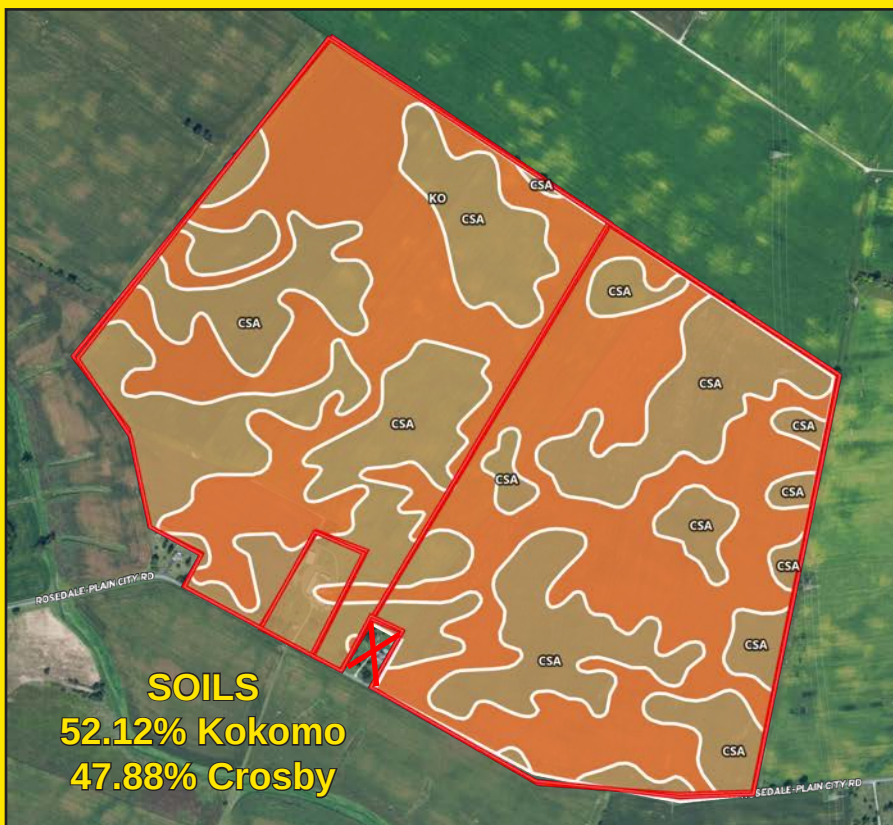
Approx. 22,300 bu. storage total with older dryer and wet bin, 1 unload auger and 2 roof top augers



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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 23, 2021 and be conducted by Midland Title West at 117 W. High St., Suite 105, London, OH.

POSSESSION: At closing subject to tenant's rights for land and outbuildings thru fall harvest but no later than December 31, 2021. Tenant to have use of grain bins without charge until July 1st, 2022. Farm tenant to have right of ingress and egress thru Tract #3 to grain bins until bins are empty or no later than July 1st, 2022. There is a tenant in home on a month-to-month agreement paying \$500 per month plus utilities. House rent will be pro-rated to closing date.

2021 FARM CASH RENT: Purchaser to receive 2nd installment of cash rent due by December 1st, 2021 for an amount of \$135 per tillable acre based upon 334.34 acres which equals \$45,135.90.

TITLE: Property is selling with good marketable Title by Warranty Deed free of any liens. Seller will provide a title insurance commitment. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay first half 2021, buyer thereafter. If usage is changed buyer is responsible for CAUV recoup. Buyer responsible for any recoup on Tract #3. Taxes for whole farm 2020 tax year are \$10,169.50, assessment for Barron Run #97 Maintenance \$95.28.

SURVEY: A new survey will be provided by seller. 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 Tim Beathard and Associates, and their 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.