

271 ACRES TILLABLE
OFFERED IN 9 TRACTS

437 ACRES

MADISON COUNTY

TUESDAY, NOV. 9, 6 PM

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 about December 23, 2021.

POSSESSION: On closing date, subject to tenant's rights on Tracts 7, 8 and 9. Tenant's are presently on a month-to-month agreement. Purchaser of Tracts 1-2-3-4-5 can do fall tillage before closing if so desired.

TITLE: Property is selling with good marketable Title by Warranty Deed free of any liens. Sellers will provide a title commitment. Purchaser is responsible for Title insurance if desired. Closing to be conducted by Midland Title West LLC, 117 W. High St., #105, London, OH.

REAL ESTATE TAXES: Seller to pay 2021 taxes, buyer thereafter. Property is currently enrolled in the CAUV program. If usage is changed from agriculture, buyer is responsible for CAUV recoup.

SURVEY: Seller will provide new survey. Any issues regarding the survey will be at the seller's discretion.

CONDITIONAL USE & BUILDING SITES:

Notwithstanding, anything to the contrary set forth herein, Tracts are NOT being marketed or sold as a buildable site as each Tract must be approved as such in accordance with Madison County procedures and/or requirements. Cogniac Farms LLC is not representing or warranting Tracts as buildable sites.

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.

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



AUCTION

437 ACRES AND FIVE HOMES

MADISON COUNTY FARM

OFFERED IN 9 TRACTS

Buy any individual tract, combination or whole property.

271 ACRES TILLABLE - WOODLAND

4 RENTAL HOMES - BUILDING SITES

AUCTION LOCATION: Madison County Fairgrounds, Della Selsor Building, 203 Elm St., London, OH.

FARM LOCATION: 2980 SR 142 London, OH, just past corporation limit on northeast side of town. Farm also fronts on Spring Valley Road and Simpson Road. (Watch for signs)



TUESDAY, NOVEMBER 9 • 6 P.M.

- TRACT #1:** 26.2 acres with Civil War era 2 story brick farmhouse. 17 ac tillable. A once in a lifetime opportunity to buy a well maintained historical home in excellent loation at public auction!
- TRACT #2:** 159.6 acres vacant land w/156 ac. tillable. Fronting on SR 142 & Simpson Road
- TRACT #3:** 115.4 acres vacant land w/100 ac. tillable. Fronting on SR 142
- TRACT #4:** 23.6 acres vacant land. Super building site for lifestyle farm, 20 ac. tillable. Fronts on SR 142
- TRACT #5:** 24.1 acres vacant land, corner location SR 142 and Spring Valley Road w/16 ac. tillable, balance in trees and pasture. Also joins Deer Creek
- TRACT #6:** 81.3 acres vacant land. Super wooded parcel, excellent for building a home or recreational/hunting. Deer Creek runs thru property. Frontage on Spring Valley Road
- TRACT #7:** Older 2 story, 3 br, 1 ba, 1688 sq.ft. home on 2.3 acres on Spring Valley Road
- TRACT #8:** Older 1 story 3 br, 1 ba, 1360 sq. ft. home on 2.3 acres on Spring Valley Road
- TRACT #9:** Older 1-1/2 story 4 br, 1 ba, 1662 sq. ft. home on 2.5 acres, Corner of SR 142 & Spring Valley Rd



PREVIEW DATES:
TUESDAYS
OCTOBER 12 & 26
& NOV. 2
FROM 3 TO 5 P.M.
& SAT., NOV. 6
10 AM TO 12 NOON



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

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

Parcel # 05-00144.000

TRACT 1



26.2 ACRES WITH CIVIL WAR ERA 2 STORY BRICK FARMHOUSE

Address: **2980 SR 142, London, OH**
Lot/Tract Size: **26.2 Acres**
Township : **Deer Creek**
County: **Madison**
School District: **London**
RESIDENCE EXTERIOR:
Style: **2 Story Civil War Era** Screens: **Some**
Finish: **Brick** Insulation:
Approx. Age: **1866** Foundation: **Stone**
Condition: **Good** Landscaping: **Mature**
Roof: **Dimensional Shingle** Sidewalks: **Yes**
Storm Windows: **Some** Driveway:

RESIDENCE INTERIOR:
Living Space: **3,226 sq. ft.** Walls: **Plaster & Drywall**
No. Rooms: **10** Laundry Fac. **Yes**
No. Bedrooms: **3 to 5** Heating: **Propane**
No. Baths: **1 Full** Heating Cost:
Fireplaces: **Yes** Air Cond. **Central**
Floors: **Orig. hardwood** Basement: **Partial**
Kitchen Features: **Base & wall cab., gallery, built-in appliances**

	Rooms	1st floor	FL	2nd floor	FL	Basement	FL
Box Codes	Living	15x15	W				
	Dining	14x15	W				
	Kitchen	9x15					
	Baths	9x10	W				
	Bedroom	15x16		15x15	W		
	Bedroom	15x16		15x15	W		
	Bedroom			13x15	W		
	Study			9x10	W		
	Utility	8x15	V				
C- Carpet							
T - Tile							
W - Hardwood							
V- Vinyl							

UTILITIES: Water Supply: **Well** Sewer: **Septic**
Extra Features: **5 Fireplaces (1 working), winding staircase w/ natural woodwork, good closet space for old home, servant quarters w/back staircase, 2 enclosed side porches, covered front porch, new furnace - 2015, brick point & tucked 9 years ago. 571' frontage on SR 142.**

Address: **Rear Home**
RESIDENCE EXTERIOR:
Style: **2 Story Frame** Finish: **Vinyl**
Roof: **Shingle** Sidewalks:

RESIDENCE INTERIOR:
No. Bedrooms: **3** Heating: **Elec. Heat Pump**
No. Baths: **1 w/shower/vanity** Heating Cost:
Fireplaces: Air Cond. **Central**
Floors: Basement: **Yes**
Kitchen Features: **Base & wall cabinets**

	Rooms	1st floor	FL	2nd floor	FL	Basement	FL
Box Codes	Living	14x15					
	Dining	9x10					
	Kitchen	9x10					
	Baths						
	Bedroom	10x12					
	Bedroom			13x13			
	Bedroom			13x14			
	Study	9x10					
	Utility	6x7					
C- Carpet							
T - Tile							
W - Hardwood							
V- Vinyl							

UTILITIES: Water Supply: **Shared Well** Sewer: **Shared Septic**
Extra Features: **Covered front porch, The 2 homes share leach field and well water. Presently rented for \$950 per month.**

TRACT 8



Address: **2155 Spring Valley Road, London, OH**
Lot/Tract Size: **2.3 Acres**
Township : **Deer Creek**
County: **Madison**
School District: **London**

RESIDENCE EXTERIOR:
Style: **Ranch** Screens:
Finish: **Vinyl** Insulation:
Approx. Age: **Older** Foundation: **Block**
Condition: **Good** Landscaping:
Roof: **Shingle** Sidewalks:
Storm Windows: Driveway: **Gravel**

RESIDENCE INTERIOR:
Living Space: Walls: **Drywall**
No. Rooms: **4** Laundry Fac. **Yes**
No. Bedrooms: **2** Heating: **Elec. Baseboard**
No. Baths: **1** Heating Cost:
Fireplaces: **None** Air Cond. **Window**
Floors: **Carpet & Tile** Basement: **Crawl**
Kitchen Features: **Base & wall cabinets**

	Rooms	1st floor	FL	2nd floor	FL	Basement	FL
Box Codes	Living	10x12	C				
	Dining						
	Kitchen	7x14	T				
	Baths						
	Bedroom	10x12					
	Bedroom	10x13					
	Bedroom						
	Family						
	Utility						
C- Carpet							
T - Tile							
W - Hardwood							
V- Vinyl							

UTILITIES: Water Supply: **Shared Well** Sewer: **Septic**
Extra Features: **Nice yard, woods. This property shares well with neighbor at 2095 Spring Valley Road. Well located on neighbor's property. Large utility bldg. is owned by tenant. Rent is \$400 per mo and tenant makes own repairs. 371' frontage.**



TRACT 9



Address: **2335 Spring Valley Road, London, OH**
Lot/Tract Size: **2.5 Acres**
Township : **Deer Creek**
County: **Madison**
School District: **London**

RESIDENCE EXTERIOR:
Style: **Ranch** Screens:
Finish: **Vinyl** Insulation:
Approx. Age: **Older** Foundation: **Block**
Condition: **Good** Landscaping:
Roof: **Shingle** Sidewalks:
Storm Windows: Driveway: **Gravel**

RESIDENCE INTERIOR:
Living Space: Walls: **Drywall**
No. Rooms: **5** Laundry Fac. **Yes**
No. Bedrooms: **3** Heating: **Propane Furnace**
No. Baths: **1** Heating Cost:
Fireplaces: **None** Air Cond. **Central**
Floors: **Vinyl & Carpet** Basement: **Full**
Kitchen Features: **Base & wall cabinets, dbl. SS sink, eat-in**

	Rooms	1st floor	FL	2nd floor	FL	Basement	FL
Box Codes	Living	12x13	C				
	Dining						
	Kitchen	10x11	V				
	Baths						
	Bedroom	10x10	C				
	Bedroom	10x10	C				
	Bedroom	7x9	C				
	Family						
	Utility						
C- Carpet							
T - Tile							
W - Hardwood							
V- Vinyl							

UTILITIES: Water Supply: **Well** Sewer: **Septic**
Extra Features: **New copper plumbing, new vinyl siding, utility bldg., great corner location fronting on SR 142 and Spring Valley Road. There is old buried fuel tank. Septic pumped & cleaned 2019. Lots of remodeling completed in past 3 years. Was rented at \$950 per month. Presently vacant. 376' frontage on SR 142, 310' frontage on Spring Valley Road.**



CONDITIONAL USE PERMITS

Conditional Use (CU) Permits give a landowner the potential to build a home as long as all county requirements are met. A limited number are available per tract in Madison County.

Conditional Use Permits will be issued for Cogniac Farms as follows:

- TRACT 1: 26.2 Acres w/2 homes - no CU**
- TRACT 2: 159.6 Acres - 2 CU's**
- TRACT 3: 115.4 Acres - 2 CU**
- TRACT 4: 23.6 Acres - 1 CU**
- TRACT 5: 24.1 Acres - 2 CU's**
- TRACT 6: 81.3 Acres - 1 CU's**
- TRACTS 7 thru 9: no CU's**

Drainage into a county approved outlet is one of the requirements to make a tract a buildable site. Deer Creek is the nearest outlet. A 15' easement to Deer Creek for drainage will be reserved over Tract 1 (26.2 ac) and Tract 3 (115.4 ac) just inside of Rt. 142 right of way for the benefit of Tract 4 (23.6 ac). A 15' easement for drainage will be reserved over Tract 4 (23.6 ac), Tract 1 (26.2 ac) and Tract 3 (115.4 ac) just inside Rt. 142 right of way for the benefit of Tract 2 (159.6 ac)

TRACT 6



**81.3
ACRES
VACANT
LAND**

SUPER WOODED PARCEL,
EXCELLENT FOR BUILDING
A HOME OR RECREATIONAL -
HUNTING. DEER CREEK
RUNS THRU PROPERTY.
1241' FRONTAGE ON
SPRING VALLEY ROAD



TRACT 7



Address: **2095 Spring Valley Road, London, OH**

Lot/Tract Size: **2.3 Acres**

Township : **Deer Creek**

County: **Madison**

School District: **London**

RESIDENCE EXTERIOR:

Style: **2 Story**

Screens:

Finish: **Vinyl**

Insulation:

Approx. Age: **Older**

Foundation: **Block**

Condition: **Good**

Landscaping: **Mature**

Roof: **Shingle**

Sidewalks:

Storm Windows: **Yes**

Driveway: **Gravel**

RESIDENCE INTERIOR:

Living Space:

Walls: **Plaster**

No. Rooms: **9**

Laundry Fac. **Yes**

No. Bedrooms: **4**

Heating: **Propane Furnace**

No. Baths: **2**

Heating Cost:

Fireplaces: **None**

Air Cond. **Central**

Floors: **Hardwood**

Basement: **Partial**

Kitchen Features: **Base & wall cab, range, refrig., dishwasher**

Box Codes	Rooms	1st floor	FL	2nd floor	FL	Basement	FL
C- Carpet	Living	12X18	W				
T - Tile	Dining	10X10	W				
W - Hardwood	Kitchen	9X15	V				
V- Vinyl	Baths						
	Bedroom	9X12	W	9X11	W		
	Bedroom	9X14	W	9X11	W		
	Bedroom			7x9	W		
	Family						
	Utility	5X8	V				

UTILITIES: Water Supply: **Shared Well** Sewer: **Septic**

Extra Features: **Back yard fenced in. Surrounded by woods.**

Tenant in home paying \$1,100 per mo plus utilities. New

flooring in 2020 for kitchen, utility, back porch, both

bathrooms. Septic cleaned in 2019 & pumped. 371' frontage.



TRACT 2



SR 142

**159.6
ACRES**

VACANT LAND

156 ACRES TILLABLE
3452' FRONTAGE
ON SIMPSON ROAD
1693' FRONTAGE
ON SR 142

LANE ON NORTH SIDE WILL BE SPLIT WITH
NEIGHBOR TO THE NORTH.
BOTH PARTIES WILL HAVE USE OF LANE.

TRACT 3



SR 142

**115.4
ACRES**

VACANT LAND

100 ACRES
TILLABLE
1369' FRONTAGE
ON SR 142
DEER CREEK
BORDERS PROPERTY

TRACT 4



SR 142

**23.6
ACRES**

VACANT LAND

20 ACRES TILLABLE
SUPER
BUILDING SITE
FOR
LIFESTYLE FARM
1044' FRONTAGE ON SR 142

TRACT 5



24.1

ACRES

VACANT LAND

16 ACRES TILLABLE
BALANCE IN TREES
& PASTURE

CORNER LOCATION

SR 142 & SPRING
VALLEY ROAD

DEER CREEK

BORDERS PROPERTY

1172' FRONTAGE

ON SR 142

536' FRONTAGE ON
SPRING VALLEY ROAD

AUCTIONEER'S NOTE: This farm has been in the same family since the 1800's. There is a wide variation of land within this farm. Regardless of what type of land you are looking for you should find it in this auction. The farm is in an excellent location next to the corporation limit which certainly promotes potential future development opportunities.

MADISON COUNTY FARM

OFFERED IN 9 TRACTS

437

ACRES

AND FIVE HOMES



PARCEL NUMBERS: Part of 05-00144000 - 05-00148000 - 05-00148001

271 ACRES TILLABLE - WOODLAND • 4 RENTAL HOMES - BUILDING SITES