



AUCTION

FAYETTE & ROSS COUNTY GRAIN FARMS

WEDNESDAY, NOVEMBER 10 • 6 P.M.

AUCTION LOCATION: Mahan Building, Fayette County
Fairgrounds, 213 Fairview Avenue, Washington C.H., OH

**255
ACRES
VACANT
LAND**



KOKOMO • BROOKSTON • CROSBY SOILS



**236 ACRES TILLABLE
GOOD HOPE HOME
ACREAGE • LOTS**

ELAINE VANZANT • GOOD HOPE ACRES LLC, OWNERS



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson | Brandon Wilson - Auctioneers

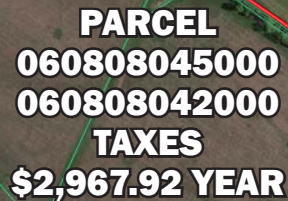
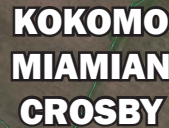
800.450.3440 | www.wilnat.com

Buy any individual tract, combination or whole property.



ACRES

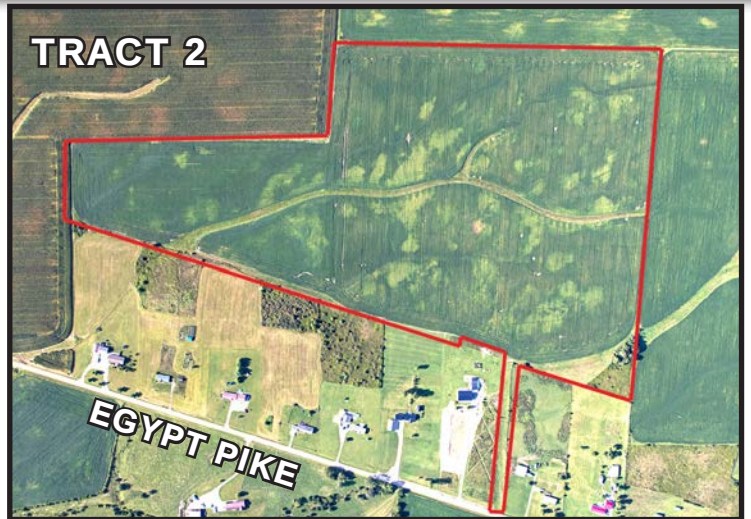
**WITH 93.7 ACRES TILLABLE
KOKOMO • MIAMIAN
CROSBY SOILS, HOME &
OLDER OUTBUILDINGS.
PUBLIC SEWER &
WATER AVAILABLE.**



MEET AGENTS ON THE 101 ACRES IN FRANKFORT OR WALK LAND ANYTIME AT YOUR LEISURE.

ROSS COUNTY LAND

Buy any individual tract, combination or whole property.



LOCATED: 2.5 miles SW of Clarksburg off SR 138 on Egypt Pike, 1/4 mile SE of Rt. 138 & Egypt Pike intersection. (Watch for signs)

62.8

ACRES

**WITH 58.9 ACRES TILLABLE
CROSBY & CELINA SOILS**



ROSS COUNTY PREVIEW DATE:

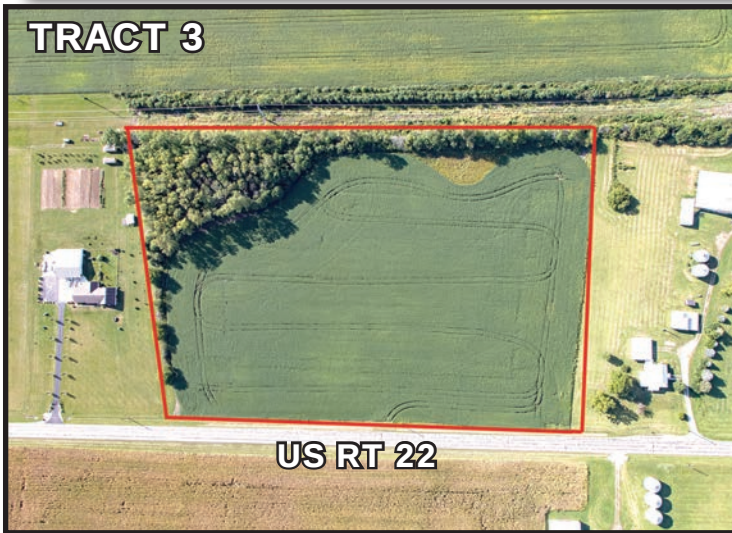
FRIDAY, OCTOBER 29 FROM 1 TO 3 P.M.

MEET AGENTS ON THE 101 ACRES IN FRANKFORT OR WALK LAND ANYTIME AT YOUR LEISURE.

FAYETTE COUNTY LAND

Buy any individual tract, combination or whole property.

TRACT 3



LOCATED: 4 miles east of Washington C.H. on US RT. 22. (Watch for signs)

11.7

ACRES

**SUPER BUILDING SITE
WITH 9.3 ACRES TILLABLE,
BALANCE IN WOODS. LOTS OF
ROAD FRONTAGE**



**PARCEL
19002200002002
19002200002003
TAXES
\$494.10 YEAR**



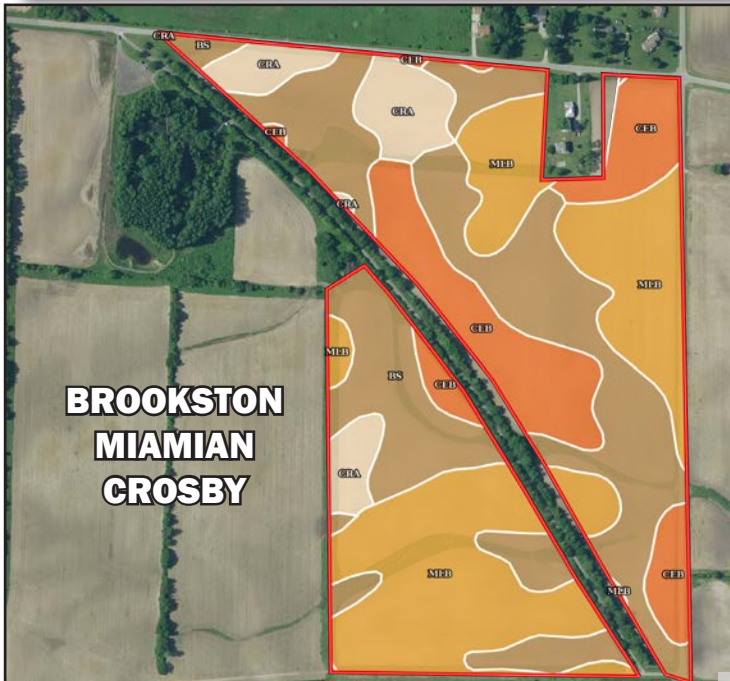
FAYETTE COUNTY PREVIEW DATE:

FRIDAY, OCTOBER 29 FROM 10 A.M. TO 12 NOON

MEET AGENTS ON THE 80 ACRES AT RT. 35 AND BOGUS ROAD OR WALK LAND ANYTIME AT YOUR LEISURE.

FAYETTE COUNTY LAND

Buy any individual tract, combination or whole property.



PARCELS: 1900200000200

1900200000501 • 1900200000502

1900200000503 • 22000700000100

22000700000104 • 22000700000105

22000700000106 • 22000700000200



**LOCATED: SE of Washington C.H. right off Rt. 35
on Bogus and Robinson Roads. (Watch for signs)**

80 ACRE GRAIN FARM

**WITH 75 ACRES TILLABLE
BROOKSTON • MIAMIAN
CROSBY SOILS**



FAYETTE COUNTY PREVIEW DATE:

FRIDAY, OCTOBER 29 FROM 10 A.M. TO 12 NOON

MEET AGENTS ON THE 80 ACRES AT RT. 35 AND BOGUS ROAD OR WALK LAND ANYTIME AT YOUR LEISURE.

GOOD HOPE PROPERTIES

PUBLIC SEWER ON ALL PARCELS

Buy any individual tract, combination or whole property.



TRACT 5

LOCATED: In the Village of Good Hope at 7269 SR 753

2 STORY HOME AND LOT

AN OLDER 4 BR, 2 BATH, 9 ROOM, 2898 SQ. FT. HOME WITH HARDWOOD FLOORS, NATURAL WOODWORK. HOME ALSO HAS VINYL SIDING, VINYL WINDOWS AND SHINGLE ROOF. SITUATED ON 1/2 ACRE AND ADJOINS 4.2 ACRES THAT COULD BE ADDED ON. HOME HAS DEFERRED INTERIOR MAINTENANCE BUT COULD BE BEAUTIFUL ONCE AGAIN WITH SOME REMODEL AND UPDATING.



GOOD HOPE PREVIEW DATES:

FRIDAYS, OCTOBER 22 & 29 & NOVEMBER 5 FROM 3 TO 5 P.M.

MEET AGENTS AT 7269 SR 753, GOOD HOPE OR CALL SALES AGENT FOR APPOINTMENT

GOOD HOPE PROPERTIES

PUBLIC SEWER ON ALL PARCELS

Buy any individual tract, combination or whole property.



LOCATED: Next to home on SR 753 and also fronts on West Street. (Watch for signs)

4.2 ACRES

**OPEN PASTURE AND WOODS
W/OLD HOME BEYOND REPAIR.**



LOCATED: Located on North Street, High Street and Eastern Avenue. (Watch for signs)

5.1 ACRES

**VACANT LAND
NICE BUILDING SITE. LOTS OF
FRONTAGE ON NORTH ST.,
HIGH ST. & EASTERN AVE.**



2 VILLAGE LOTS

**CONSISTING OF APPROX.
ONE-THIRD ACRE FRONTING ON
WEST STREET AND ROSS STREET.
ACROSS FROM OTHER
2 VILLAGE LOTS LISTED**



2 VILLAGE LOTS

**CONSISTING OF
ONE-THIRD ACRE
FRONTING ON ROSS ST.,
MAIN ST. & WEST ST.**

GOOD HOPE PREVIEW DATES:

FRIDAYS, OCTOBER 22 & 29 & NOVEMBER 5 FROM 3 TO 5 P.M.

MEET AGENTS AT 7269 SR 753, GOOD HOPE OR CALL SALES AGENT FOR APPOINTMENT

236 ACRES TILLABLE
255 ACRES

COUNTY
FAYETTE & ROSS
WED, NOV. 10, 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. Buyer of Tracts 1 thru 4 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.

REAL ESTATE TAXES: Seller to pay 2021 taxes, buyer thereafter. If usage for Tracts 1 thru 4 is changed from agriculture, buyer is responsible for CAUV recoup.

SURVEY: Seller will provide new survey if needed for transfer. 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.**

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