



AUCTION

**CLARK COUNTY
FARM**

150

ACRES

VACANT LAND

**OFFERED IN
3 TRACTS**

AUCTION LOCATION: Young's Dairy Event Center, 6880 Springfield Xenia Rd. (Rt. 68), Yellow Springs, OH

FARM LOCATION: Next to 2934 S. Tecumseh Road, 2 miles east of Enon & just south of I-70. Property is on both sides of South Tecumseh Road and just north of the intersection of Broadway Road and S. Tecumseh Road. Follow signs off of Rt. 68 and Dayton Road. (Watch for signs)



TEAM 3 FARMS LLC, OWNERS

THURS., NOVEMBER 11, 6 PM

**85 ACRES TILLABLE
REMAINDER IN
RECREATIONAL
HUNTING WOODLAND**

PREVIEW DATE:

WEDNESDAY, OCTOBER 27

FROM 3 TO 5 P.M.

**OR WALK THE LAND ANYTIME
AT YOUR LEISURE**



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson | Brandon Wilson - Auctioneers

800.450.3440 | www.wilnat.com

CLARK COUNTY FARM

150 ACRES VACANT LAND

**OFFERED IN
3 TRACTS**
*Buy any individual tract,
combination or
whole property.*

TRACT 1

59.1



**ACRES
WITH 51
ACRES
TILLABLE
BALANCE
IN
WOODS**



TRACT 2

35.3



**ACRES
WITH 34
ACRES
TILLABLE
1,480' OF
ROAD
FRONTAGE**



TRACT 3

52.8

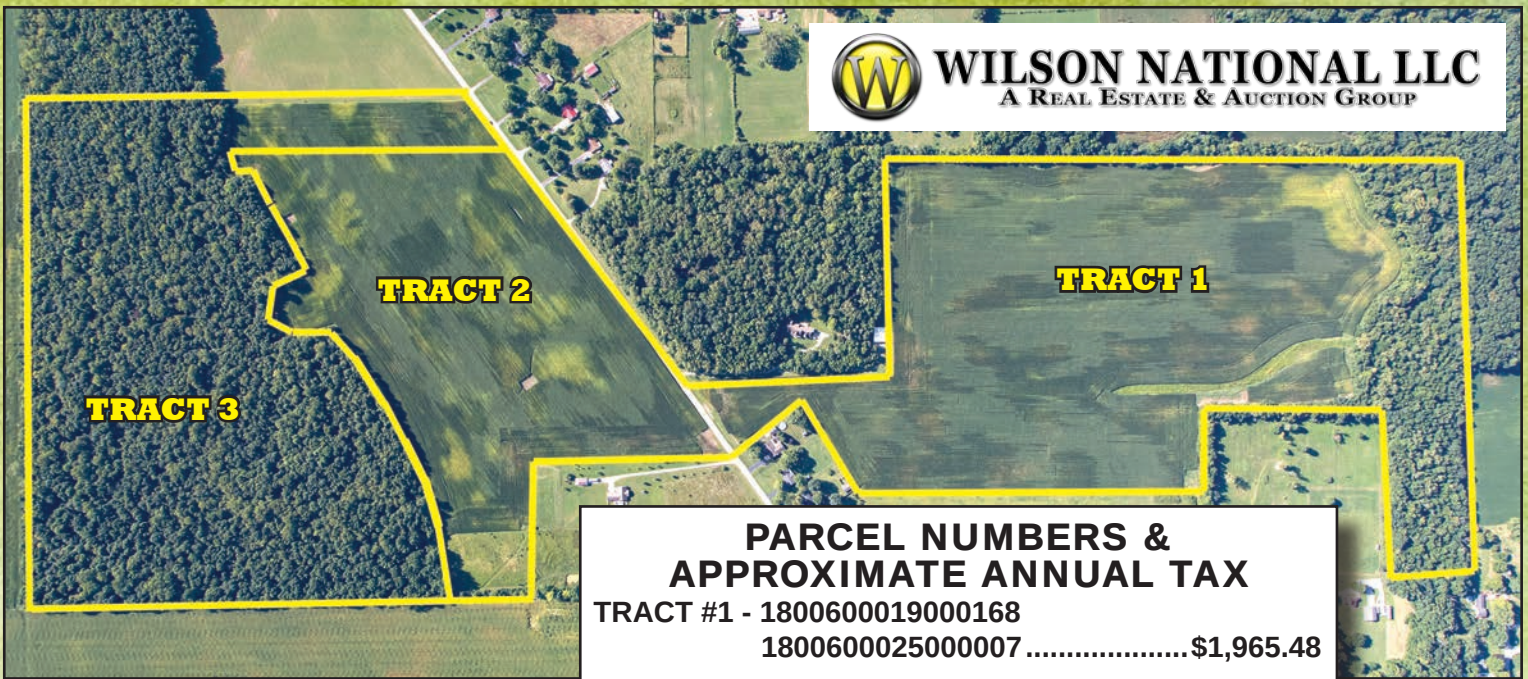


**ACRES OF
RECREATIONAL
WOODS WITH
ABUNDANT
WILDLIFE
150' ROAD
FRONTAGE**



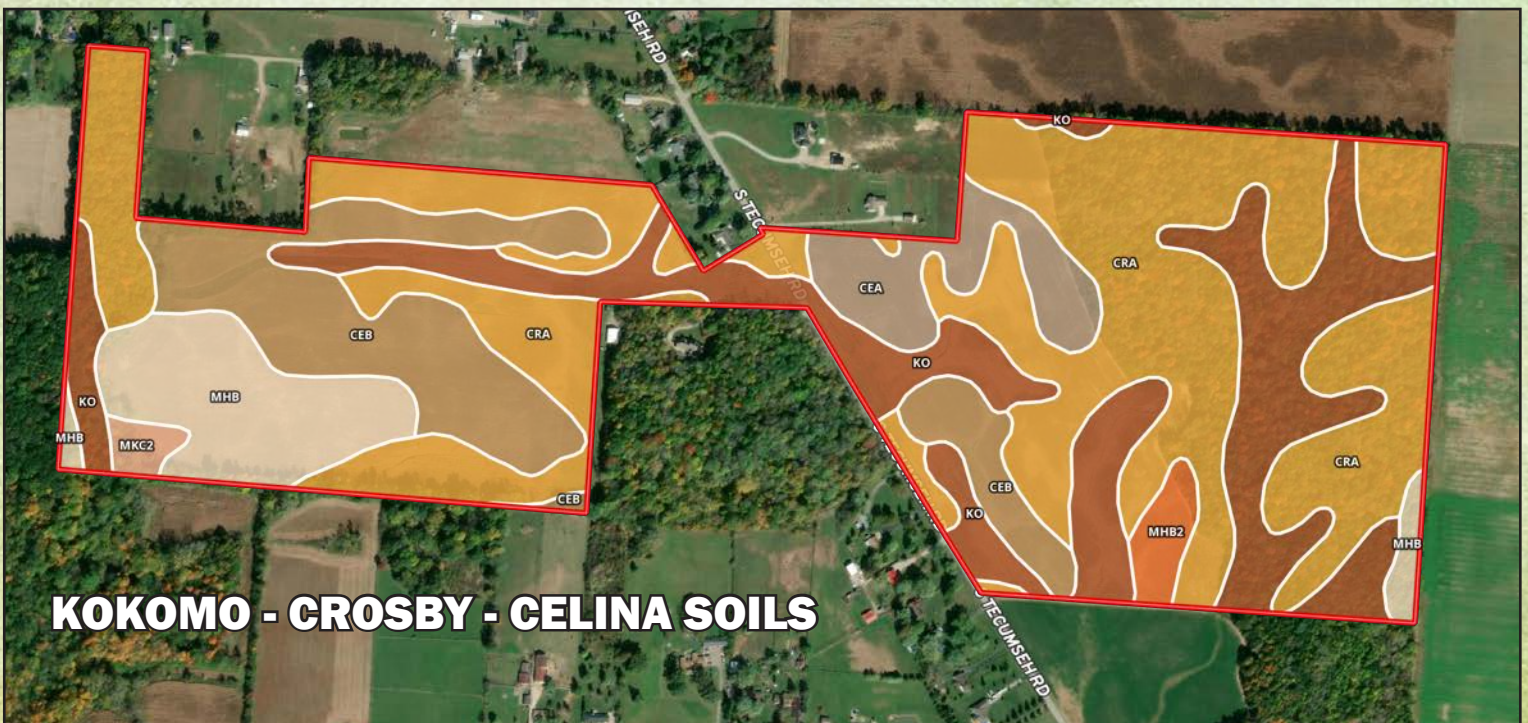
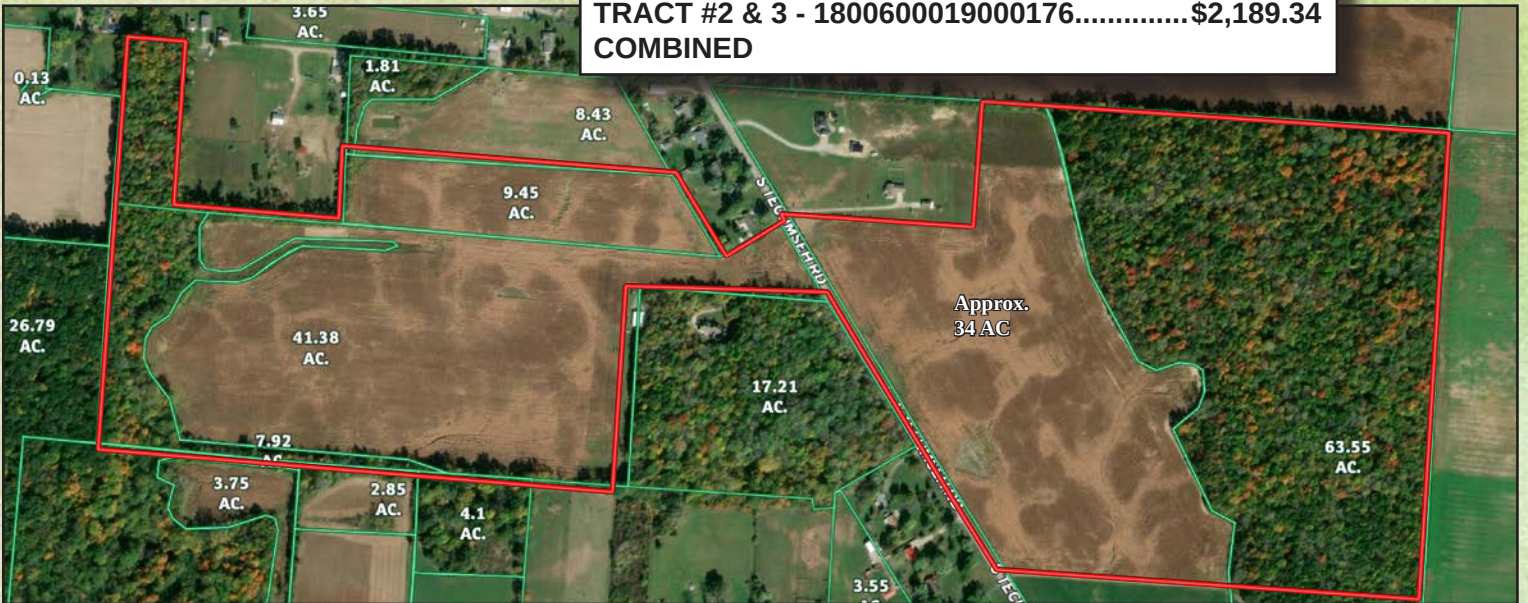


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**PARCEL NUMBERS &
APPROXIMATE ANNUAL TAX**

TRACT #1 - 1800600019000168
1800600025000007\$1,965.48
TRACT #2 & 3 - 1800600019000176.....\$2,189.34
COMBINED



KOKOMO - CROSBY - CELINA SOILS

OFFERED IN 3 TRACTS
85 ACRES TILLABLE
150 ACRES

CLARK COUNTY
THURS., NOV. 11, 6 PM

AUCTION

8845 ST. RT. 124 HILLSBORO, OH 45133
937-393-3440 | www.wilnat.com

WILSON NATIONAL LLC
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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 about December 21, 2021.

POSSESSION: On closing date. Buyer of tillable land can do fall tillage before closing and buyer of tract #3 can hunt 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 is changed 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.