

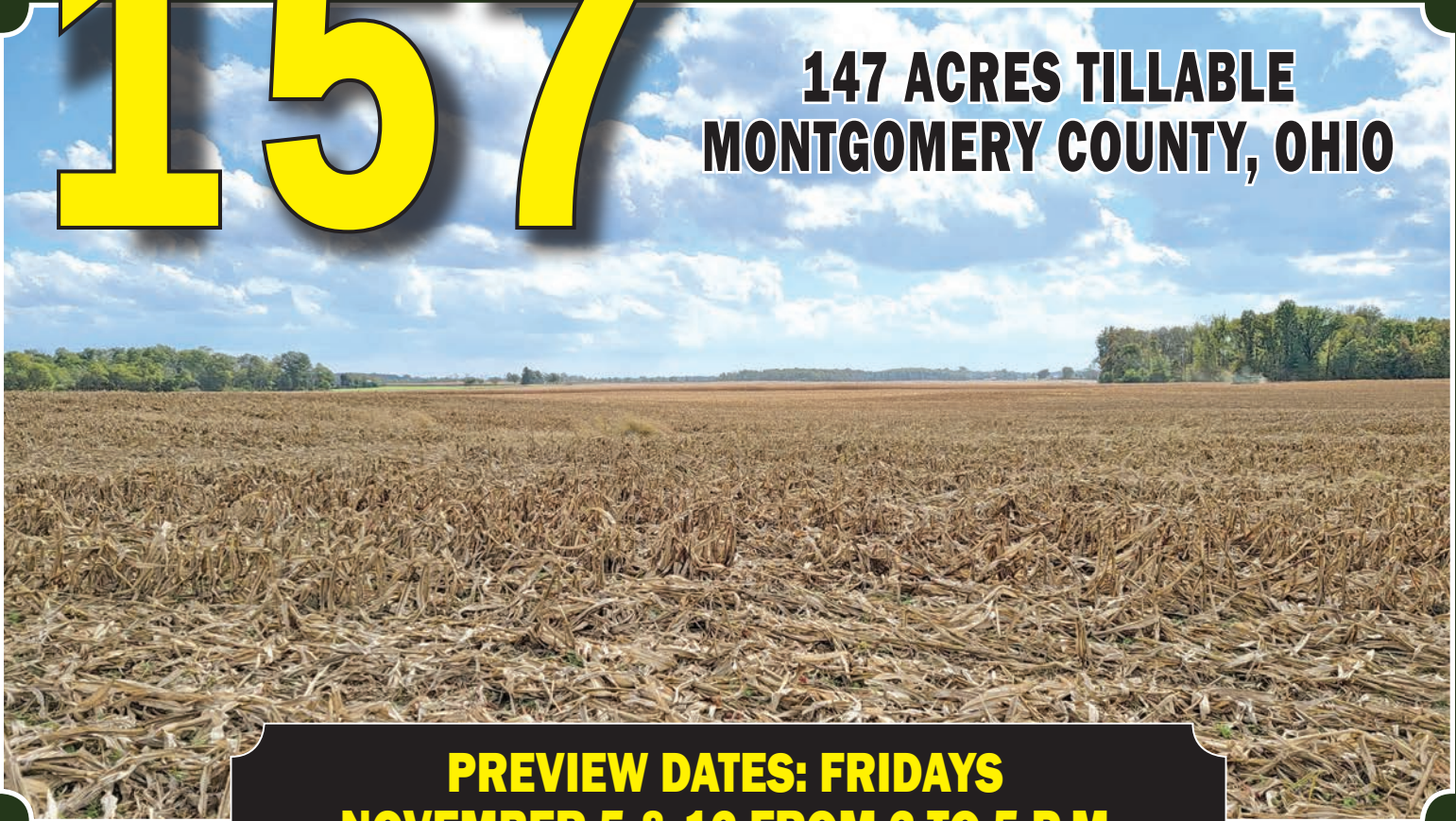


AUCTION

THURS., NOVEMBER 18, 6 PM

157 **ACRE GRAIN FARM**

**147 ACRES TILLABLE
MONTGOMERY COUNTY, OHIO**



**PREVIEW DATES: FRIDAYS
NOVEMBER 5 & 12 FROM 3 TO 5 P.M.**
OR WALK THE LAND ANYTIME AT YOUR LEISURE

AUCTION LOCATION: Auction held at the Twin Valley Rod & Gun Club on Preble County Line Road between West Alexandria, OH and New Lebanon, OH off Rt. 35, 1 mile south.

FARM LOCATION: 5 miles west of New Lebanon, OH, 5.5 miles east of West Alexandria, OH off US Rt.35 on Bull Road. (Watch for signs)

DANE W. & MARLENE B. STOCKSLAGER FAMILY REVOCABLE TRUST, OWNER



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson | Brandon Wilson - Auctioneers

800.450.3440 | www.wilnat.com

157 ACRE GRAIN FARM



**147 ACRES
TILLABLE**

**SELLING AS
ONE TRACT**

**2022 CROP RIGHTS
TO BUYER**

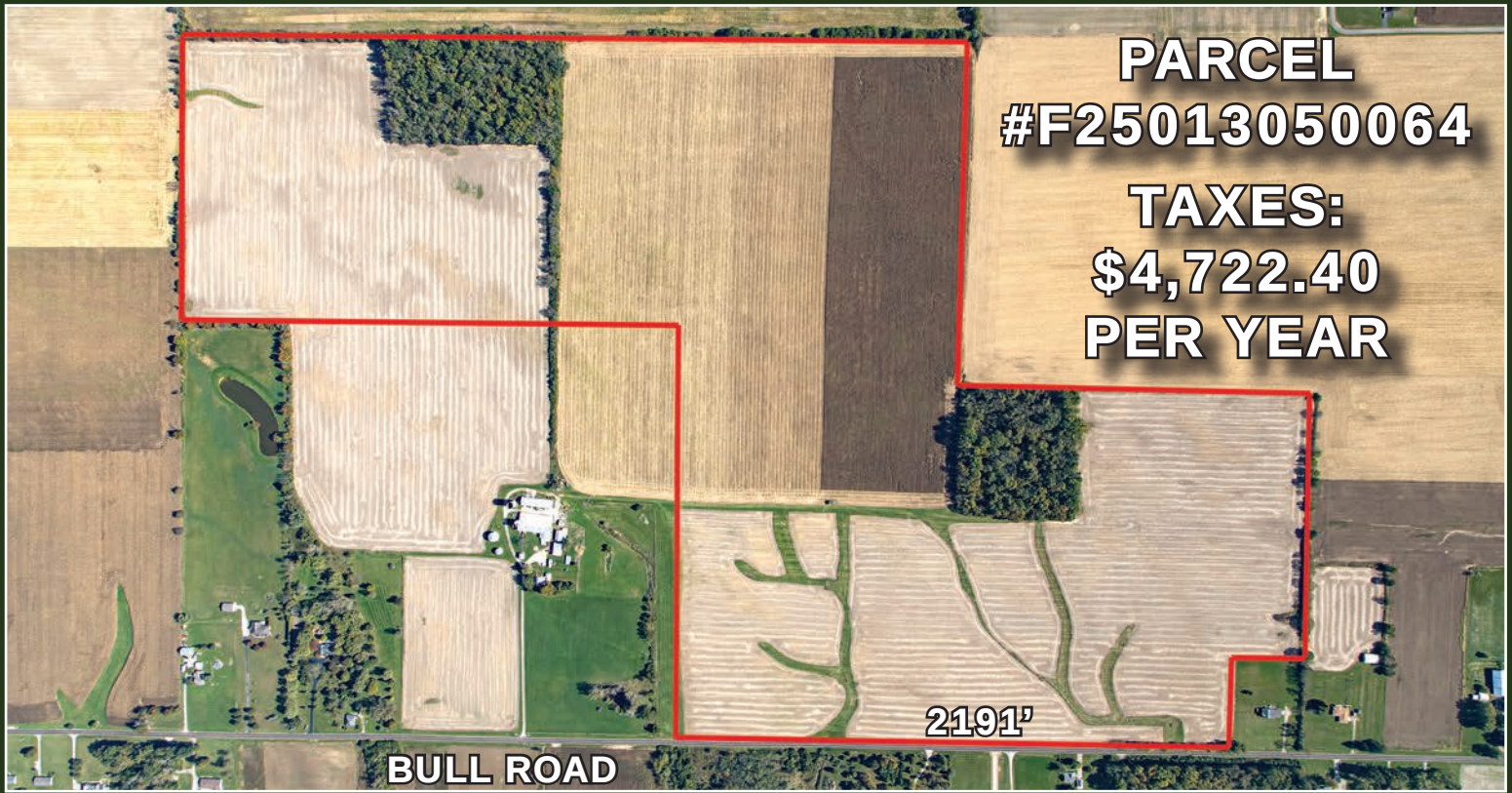
**An excellent grain
farm with level
to gently rolling
topography.**

PARTIALLY TILED

**10 ACRES
OF WOODS**

**2191' OF
FRONTAGE**





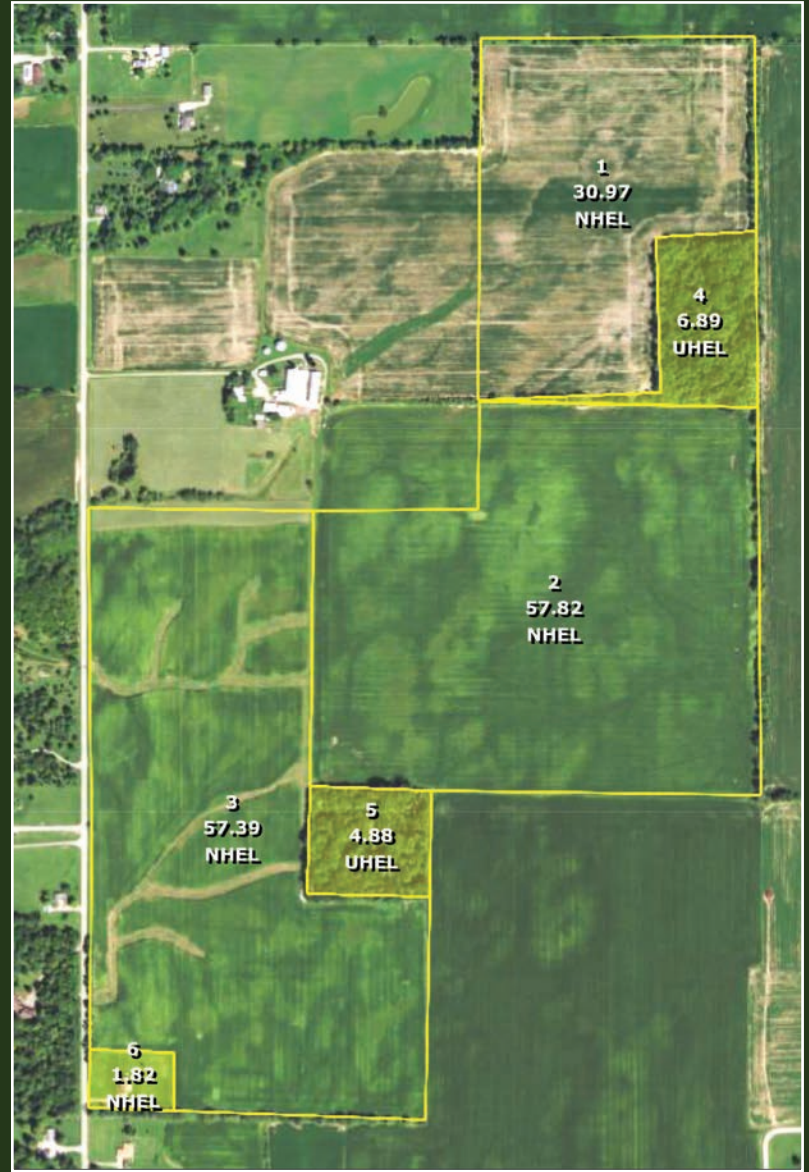
**PARCEL
#F25013050064**

**TAXES:
\$4,722.40
PER YEAR**

BULL ROAD



**BROOKSTON
&
CROSBY
SOILS**



147 ACRES TILLABLE
157 ACRES
COUNTY
MONTGOMERY
THURS., NOV. 18, 6 PM
AUCTION

8845 ST. RT. 124 HILLSBORO, OH 45133
937-393-3440 | www.wilnat.com
A REAL ESTATE & AUCTION GROUP
WILSON NATIONAL LLC 

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 31, 2021. Time is of the essence.

POSSESSION: On closing date. Buyer can do fall tillage before closing if so desired.

TITLE: Property is selling with good marketable Title by Trustee's 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. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if buyer removes.

SURVEY: A new survey will be paid for by sellers.

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.