



AUCTION

HIGHLAND COUNTY FARM

~ OFFERED IN 9 TRACTS ~

BUY ANY INDIVIDUAL TRACT, COMBINATION OR WHOLE FARM

328

ACRES
VACANT LAND

THURSDAY, MARCH 31 • 6 P.M.

TILLABLE LAND - PASTURE - WOODS

RECREATIONAL/HUNTING LAND

MARKETABLE TIMBER - 13,200 FT. ROAD FRONTAGE

ABUNDANT WILDLIFE - NEAR ROCKY FORK LAKE

AUCTION LOCATION: At the offices of Wilson National Real Estate, 8845 SR 124, Hillsboro, OH.

FARM LOCATION: 4776 Glaze Road, Hillsboro, OH, 8 miles east of Hillsboro just outside of Marshall, OH off SR 124 on Glaze Road, Main Road, Herbert Road, and Prospect Road. (Watch for signs)

AUCTIONEER'S NOTE: This farm has been in the same family for several generations and now provides the buying public the opportunity to purchase a really nice general purpose farm. This land is conducive for various agricultural pursuits, hunting/recreation, lifestyle farms, investment, or further subdividing potential with over 13,200 ft. of road frontage. All selling at public auction where the public sets the price!

PREVIEW:
TUESDAYS
MARCH

8, 15 & 22
FROM 4 TO 6 P.M.

SALE AGENTS WILL
BE LOCATED ON GLAZE ROAD
ON TRACT 2 OR
YOU CAN WALK LAND AT
YOUR LEISURE ANYTIME

MADONNA M. SMITH & MARTY S. CLARK CO-TRUSTEES
RALPH B. SMITH & MADONNA M. SMITH REVOCABLE LIVING TRUST



WILSON NATIONAL LLC

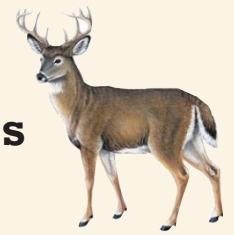
A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com



EXCELLENT LIFESTYLE FARM TRACTS



22.9 acres

TRACT 1

**22.5 acres
tillable**

**Excellent row crop or
hay field. 1057 ft. road
frontage on Prospect Road**

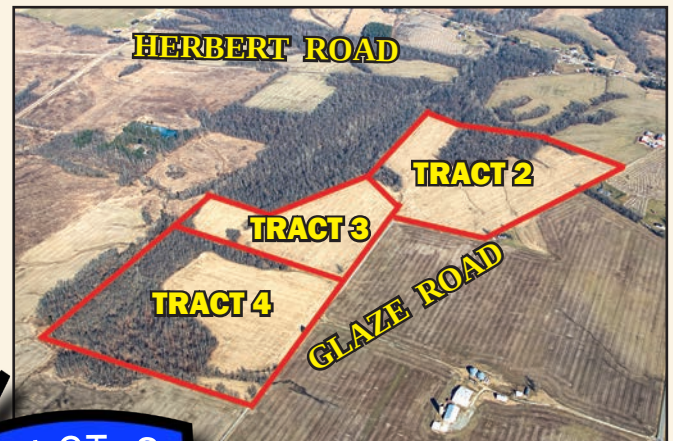


54.1 acres

TRACT 2

**41.3 acres tillable
12 acres woods**

**2290 ft. road frontage
on Glaze Road**



WILSON NATIONAL LLC
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26.4 acres

TRACT 3

**25.4 acres tillable
High percent tillable tract.
747 ft. road frontage
on Glaze Road**



33.5 acres

TRACT 4

**17.5 acres tillable
15.5 acres woods**

**Nice balance of tillable
to wooded land. Dual
Purpose. 1109 ft. road
frontage on Glaze Road**



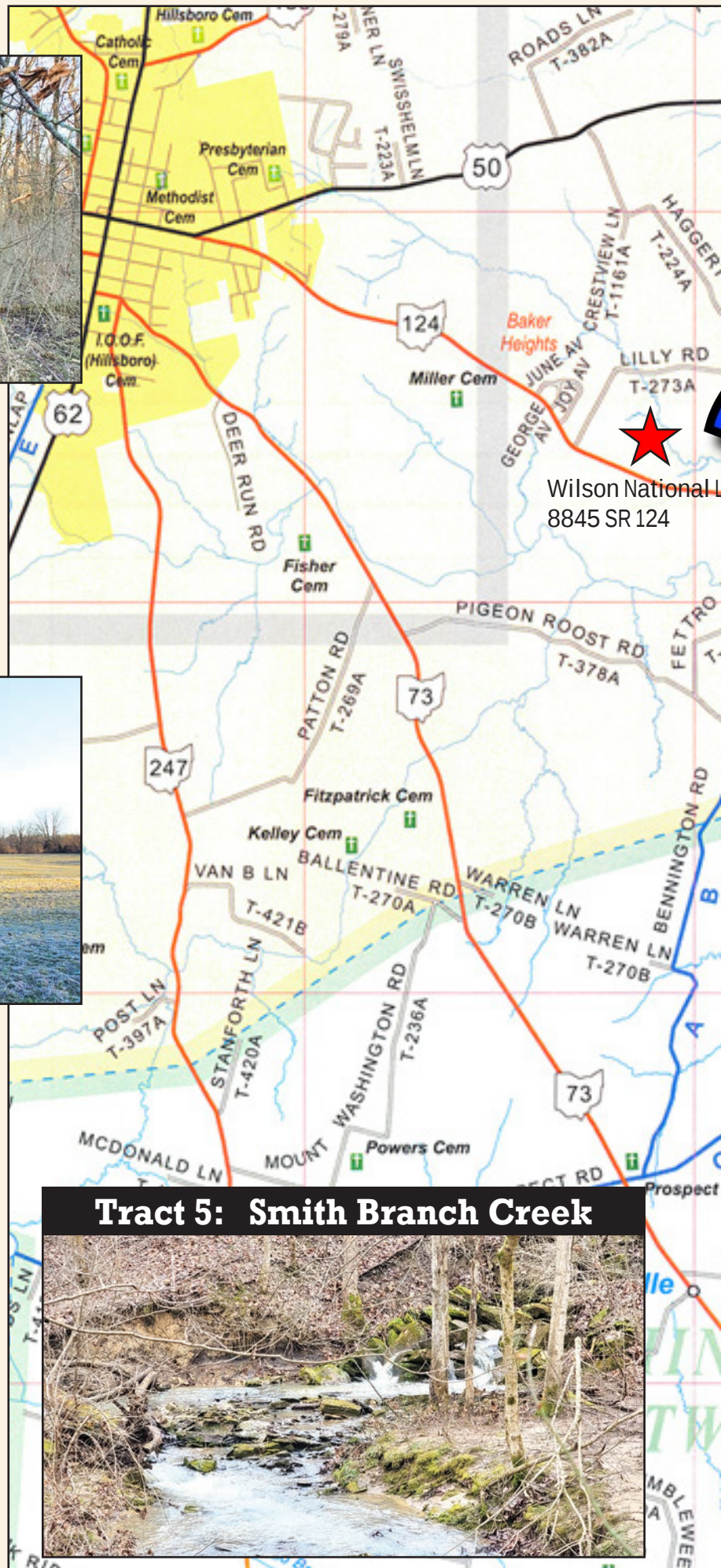
74 acres

**All wooded
Smith Branch Creek Runs
thru property. A super tract
for hunting/recreation. Old
historic RR bed. 1686 ft. road
frontage on Herbert Road**



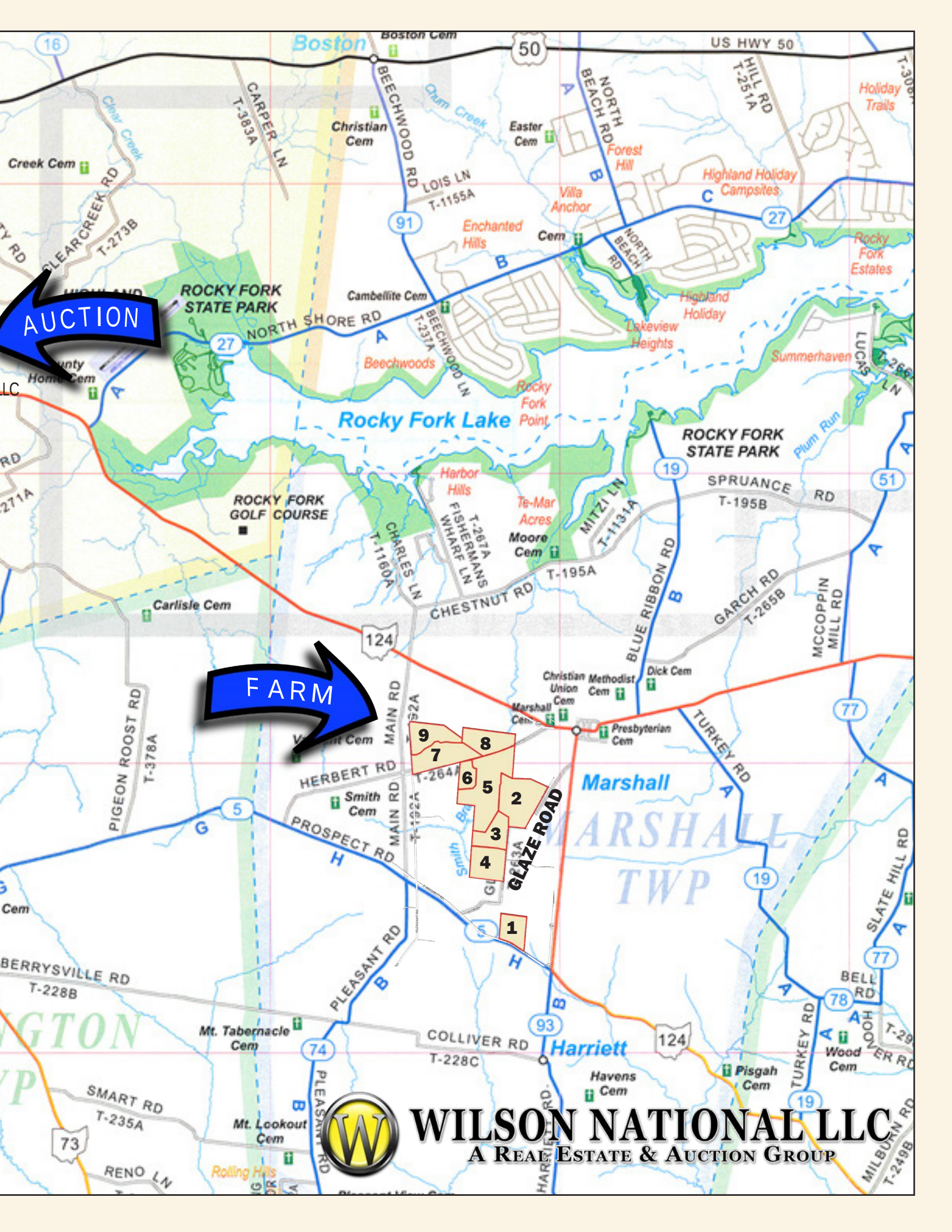
14 acres

**All tillable
Excellent row crop or hay
field. 493 ft. road frontage
on Herbert Road**



Tract 5: Smith Branch Creek





AUCTION

FARM

WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

TILLABLE LAND ~ WOODED ~ LIFESTYLE FARMS



40.1 acres

TRACT 7

29.6 acres tillable

**Scattered woods
Nice large tillable field
with corner location
3483 ft. road frontage on
Main Road & Herbert Road**



31.5 acres

TRACT 8

**13.6 acres tillable
17.5 acres wooded**

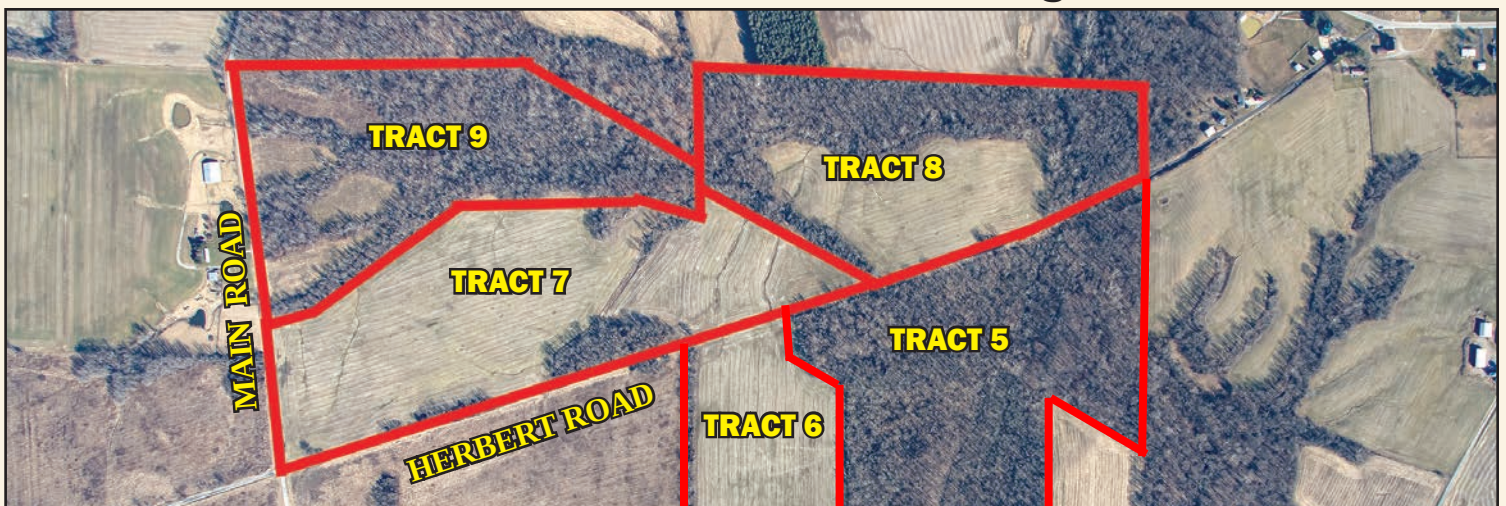
**Smith Branch Creek runs
thru property. Nice balance
of tillable to woods. Dual
purpose. 1270 ft. road frontage
on Herbert Road**



31.5 acres

TRACT 9

**Predominantly
wooded w/some
pasture, Smith Branch
Creek runs thru property,
9.3 acres in CRP paying \$1,085
per year. Contract expires
Sept. 30, 2023. 1143 ft. road
frontage on Main Road**



Soils Predominantly

Haubstadt Silt Loam

Otwell Silt Loam

Algiers Silt Loam

AUDITOR'S PARCELS & TAXES:

28-16-000-197.00

40 Acres

\$317.62 per year

28-16-000-200.00

120.68 acres

\$681.98 per year

28-16-000-213.00

25.25 Acres

\$85.80 per year

28-16-000-213.01

38.969 Acres

\$222.68 per year

28-21-000-221.00

75.75 Acres

\$428.96 per year

28-21-000-223.00

22.708 Acres

\$184.00 per year

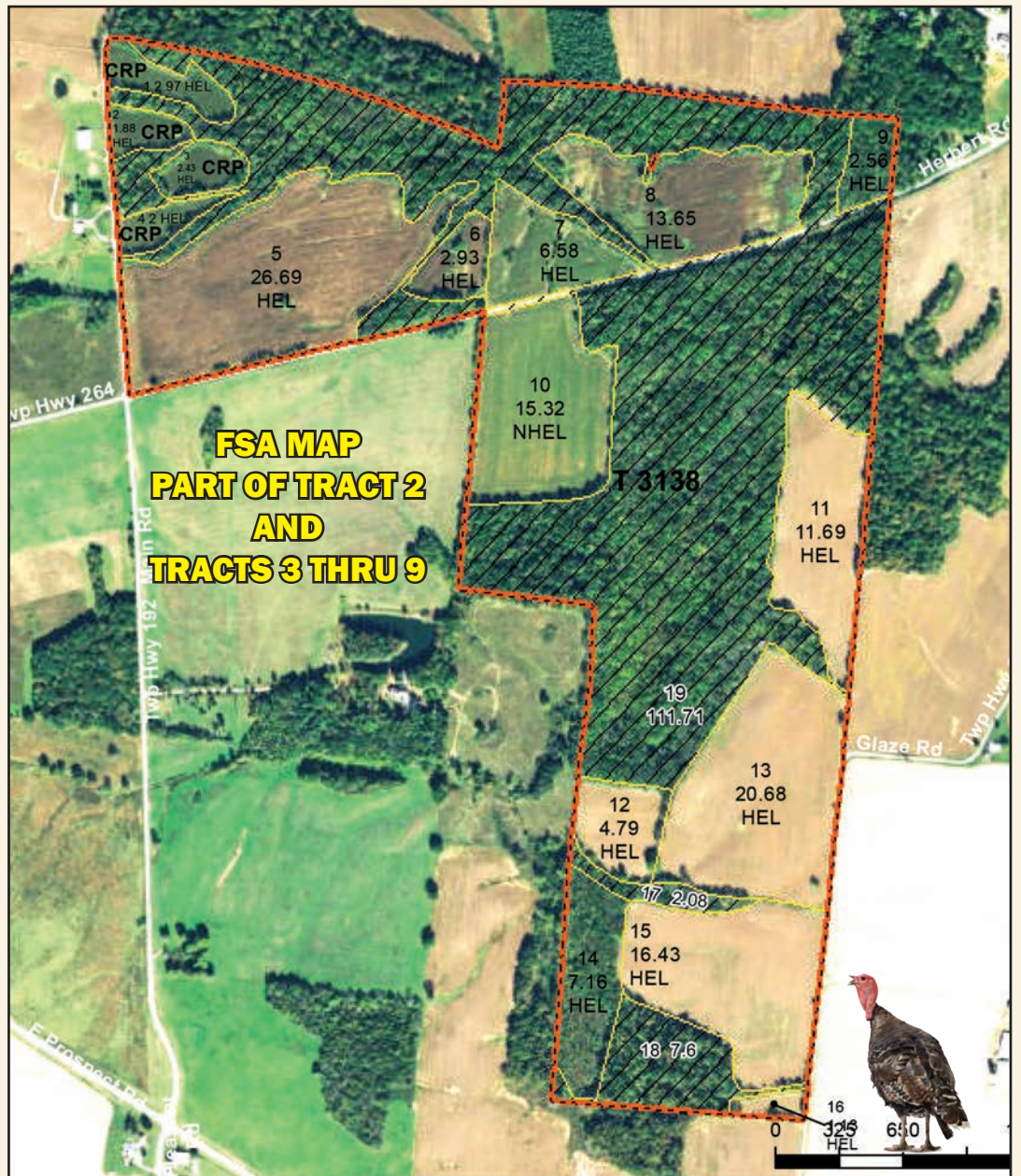
Taxes Whole Farm

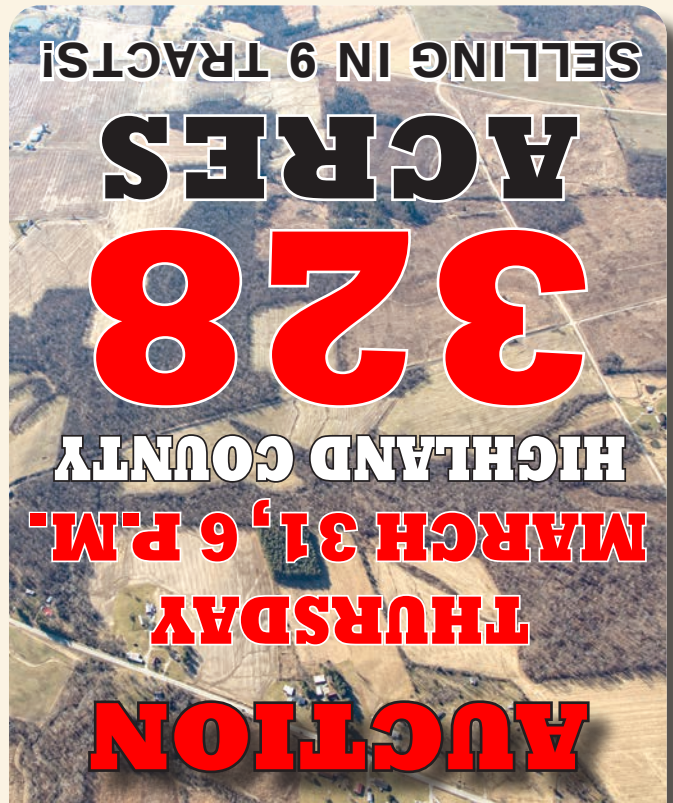
\$1,921.04

Avg. \$5.94 per acre

Very Low

Real Estate Tax!





WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

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

AUCTION
THURSDAY
MARCH 31, 6 P.M.
HIGHLAND COUNTY
328
ACRES
SELLING IN 9 TRACTS!



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 May 13, 2022.

POSSESSION: On closing date. Buyer to have right to till and plant crop before closing if so desired.

TITLE: Property is selling with good marketable Title by Trustees Deed free of any liens. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Buyer to pay 2021 taxes due and payable 2022. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if buyer removes.

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