

UNION COUNTY GRAIN FARM



AUCTION

**A GOOD QUALITY GRAIN FARM
IN EXCELLENT LOCATION!**

**105
ACRES**
99% TILLABLE

**SYSTEMATIC DRAINAGE SYSTEM
BLOUNT - WETZEL - PEWAMO SOILS
104 ACRES TILLABLE**



THURSDAY, OCTOBER 6 • 6 P.M.

AUCTION LOCATION: Our Lady of Lourdes Parish Life Center, 1033 W. 5th Street, Marysville, OH.

FARM LOCATION: 7 miles SW of Richwood, OH, 11 miles N. of Marysville, OH. Farm is next to 17124 Harmon Patrick Rd, Richwood, OH. From Marysville take SR 31 N to right on Harmon Patrick Rd, go 1 mile on left. (Watch for signs.)

SELLING IN 2 TRACTS:

Buy single tract or combination

TRACT 1: 36.6 acres fronting on Forrider Road

TRACT 2: 69.5 acres fronting on Harmon Patrick Road

THOMAS VOLLRATH TRUSTEE & ETALS, OWNERS

**PREVIEW DATES:
WEDNESDAY
SEPTEMBER**

**14 & 28
4 TO 6 P.M.
OR WALK LAND
ANYTIME AT YOUR
CONVENIENCE**



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

Mark Wolfe, Sale Manager 740.391.6739

TRACT 1



36.6
ACRES

Fronting on Forrider Road
A great parcel of land for grain
farming or create your own
lifestyle farm.
760.32 foot of road frontage.

TRACT 2



69.5
ACRES

Fronting on Harmon Patrick Road
A larger parcel adjacent to Tract #1.
A real nice field for grain farming.
1166.88 foot of road frontage.

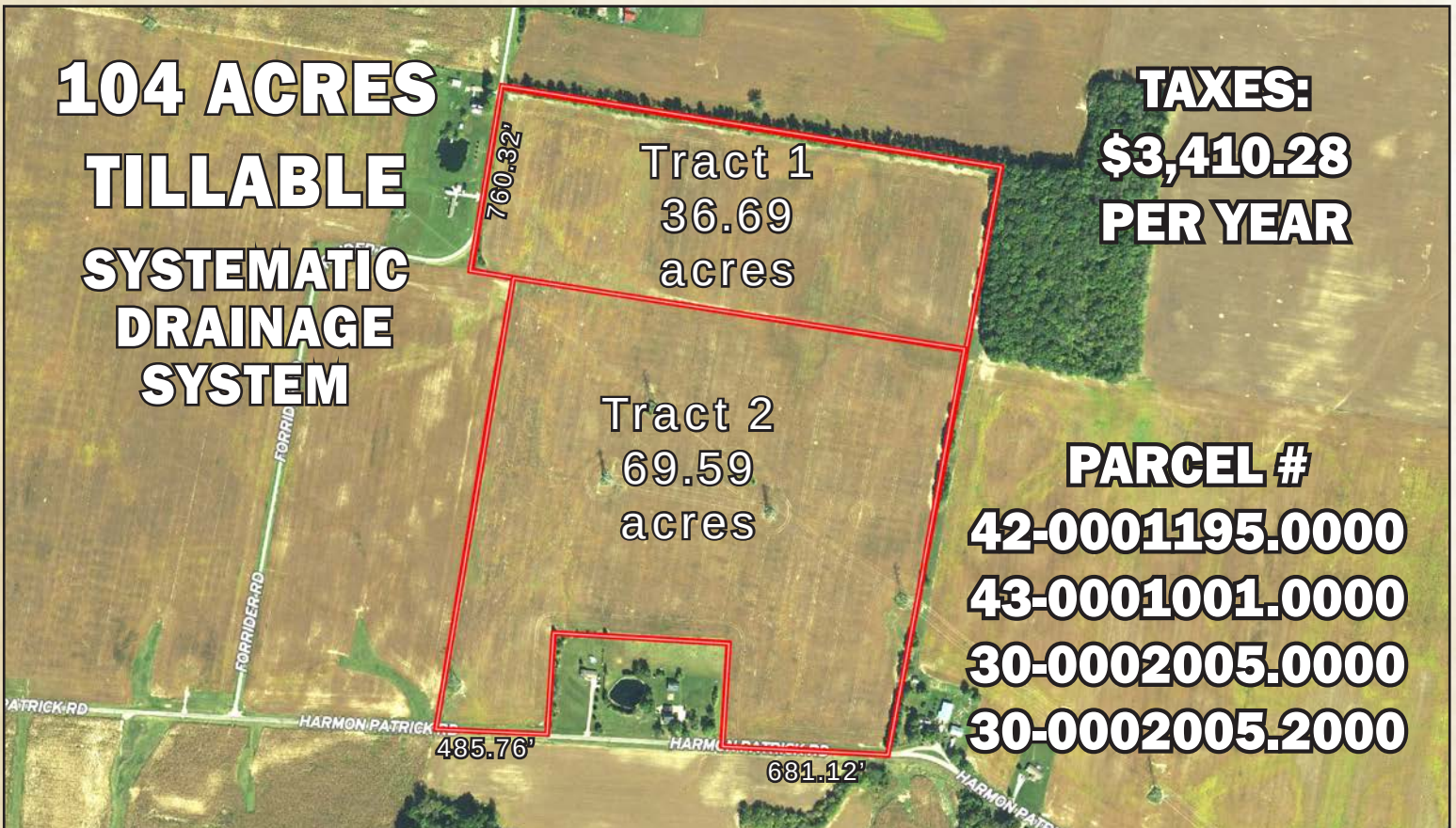
**104 ACRES
TILLABLE
SYSTEMATIC
DRAINAGE
SYSTEM**

**TAXES:
\$3,410.28
PER YEAR**

Tract 1
36.69
acres

Tract 2
69.59
acres

PARCEL #
42-0001195.0000
43-0001001.0000
30-0002005.0000
30-0002005.2000



SELLING IN 2 TRACTS:
Buy single tract or combination



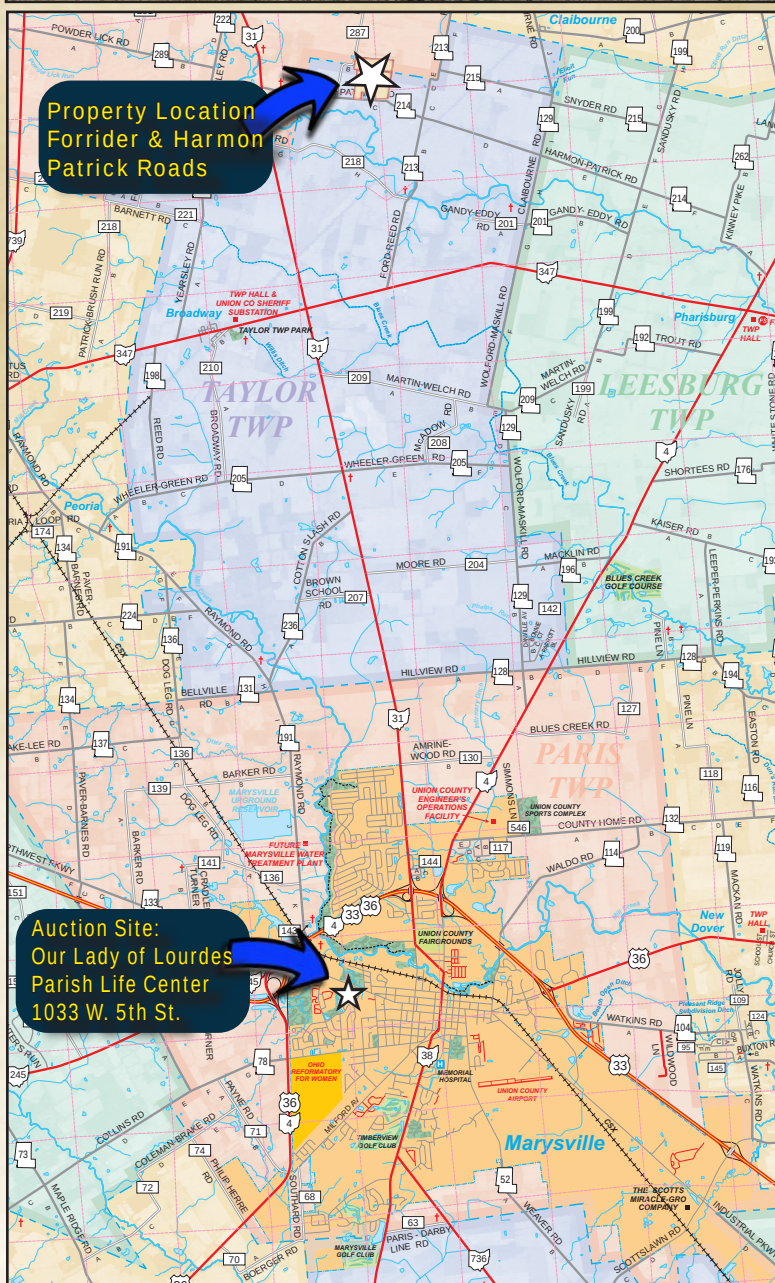
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**BLOUNT - WETZEL
PEWAMO SOILS**

FSA Information Farm 6040

Cropland	106.15 AC	PLC Yield
Corn Base	75.70	167
Wheat Base	15.70	57
Soybean Base	13.00	43





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 before November 14, 2022.

POSSESSION: On closing date, subject to tenant's rights to 2022 crop.

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:

Seller to pay 2022 taxes, buyer thereafter. If usage is changed buyer is responsible for CAUV recoup.

SURVEY: A new survey will be provided by seller if necessary for transfer, otherwise a new survey will not be provided. The survey will be at the Seller's expense and 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.