



AUCTION

MADISON COUNTY GRAIN FARM
THURSDAY, NOVEMBER 3 • 6 P.M.

80.5 ACRES
VACANT LAND
75 ACRES TILLABLE

PREVIEW DATES: WEDNESDAY, OCTOBER 19 - 2-4 PM
OR WALK LAND ANYTIME AT YOUR LEISURE

AUCTION LOCATION: Madison County Fairgrounds, Della Selsor Building,
205 Elm St., London, OH.

FARM LOCATION: 6 Miles North of London, Ohio on SR 56. (Watch for signs.)



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson and Brandon Wilson, Auctioneers

800.450.3440 | www.wilnat.com

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 December 16, 2022.

POSSESSION: On closing date.

TITLE: Property is selling with good marketable Title by Warranty 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.

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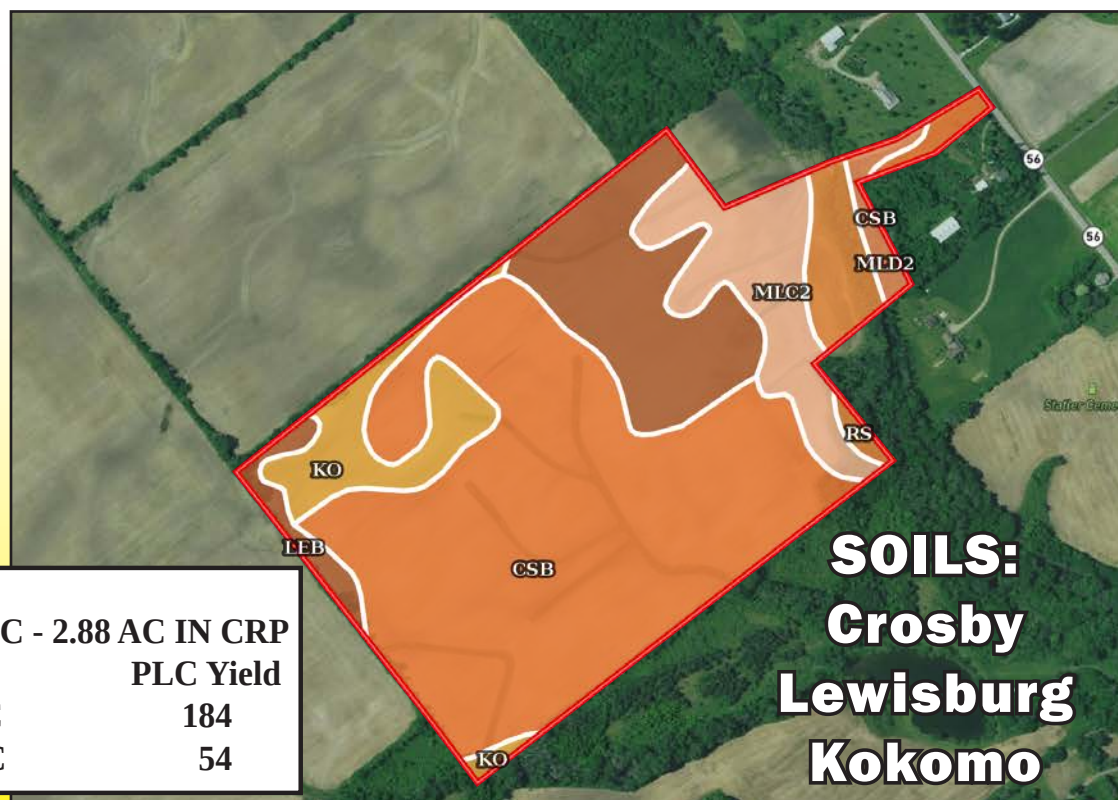
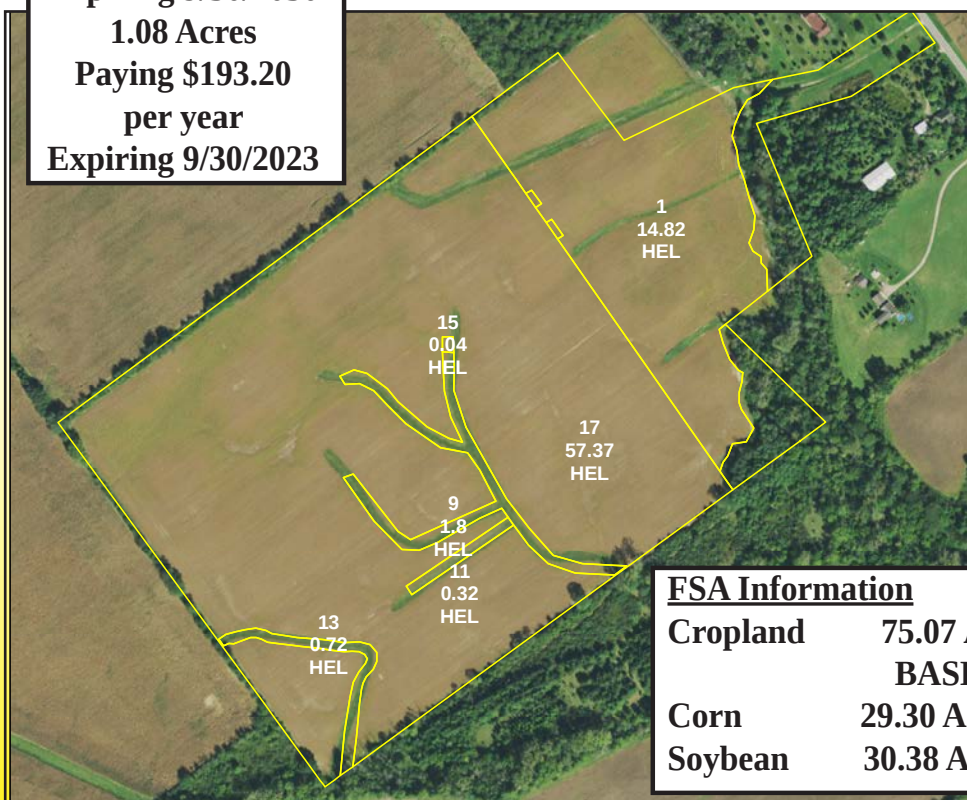
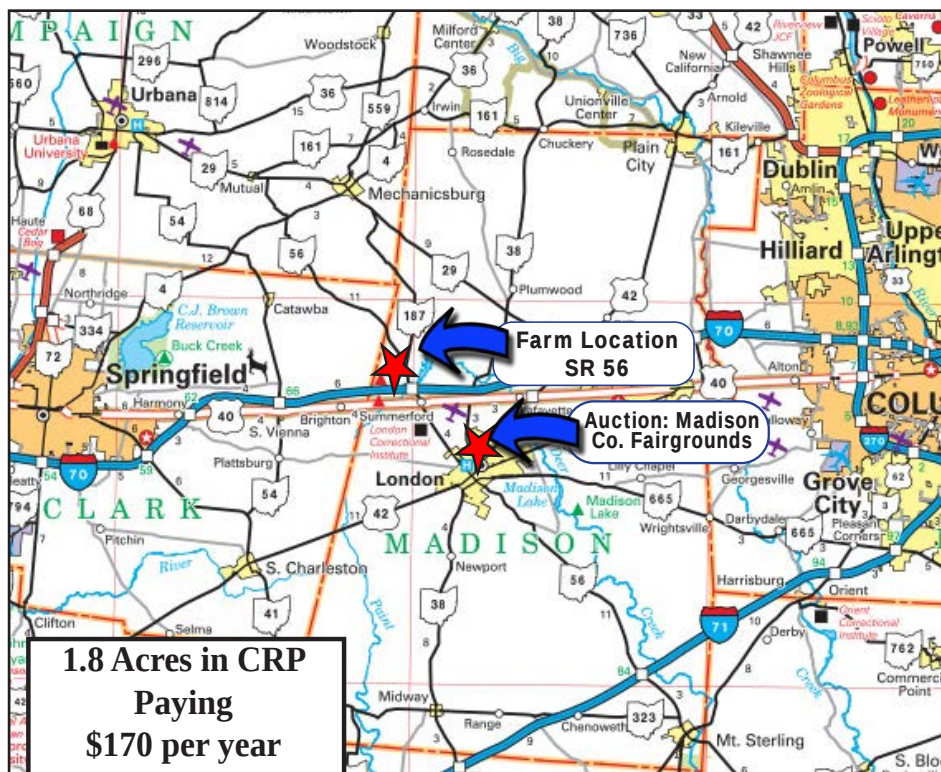
AUCTION

80.5

ACRES VACANT LAND

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A GOOD PRODUCING FARM WITH LEVEL TO GENTLY ROLLING TERRAIN



FSA Information		
Cropland	75.07 AC - 2.88 AC IN CRP	
	BASE	PLC Yield
Corn	29.30 AC	184
Soybean	30.38 AC	54



MADISON COUNTY INVESTORS, INC., Owner
WILSON NATIONAL LLC
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