



AUCTION

278

ROSS COUNTY FARM WITH

ACRES IMPROVEMENTS

THURSDAY, MARCH 9 • 6 P.M.

AUCTION LOCATION: Christopher Conference Center, 20 North Plaza Boulevard, Chillicothe, OH. Follow signs to the rear of Quality Inn

FARM LOCATION: 975 Vigo Road, Chillicothe, OH. 15 miles SE of Chillicothe, 17 miles NW of Jackson, OH, near Richmond Dale, OH off Rt. 35 to Vigo Road. (Watch for signs.)



**TILLABLE LAND
PASTURE**

**AND CRP LAND
OFFERED IN 3 TRACTS**

Buy single tract, combination or whole farm

PREVIEW DATES:

THURSDAYS

FEB. 16 & 23

FROM 3 TO 5 P.M.

SATURDAY

MARCH 4

10 A.M. TO 12 NOON

**A NICE GENERAL PURPOSE FARM IN AN
EXCELLENT LOCATION NEAR RT. 35**

SWANEY FARM LLC - RYAN SKEENS, OWNERS



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

OPPORTUNITIES IN INTENSIVE ROW CROP PRODUCTION LIVESTOCK FARMING - CRP INVESTMENT RETURNS OFFERED IN 3 TRACTS - *Buy single tract, combinations or whole farm*

TRACT 1



TRACT 1: 94.2 acres with 94 ac. tillable. Level topography. A real nice field for intensive row crop production.

TRACT 1



TRACT 2



Property line runs thru center of driveway.
Buildings on right sell with Tract 2. Home and buildings on left not a part of sale

TRACT 2



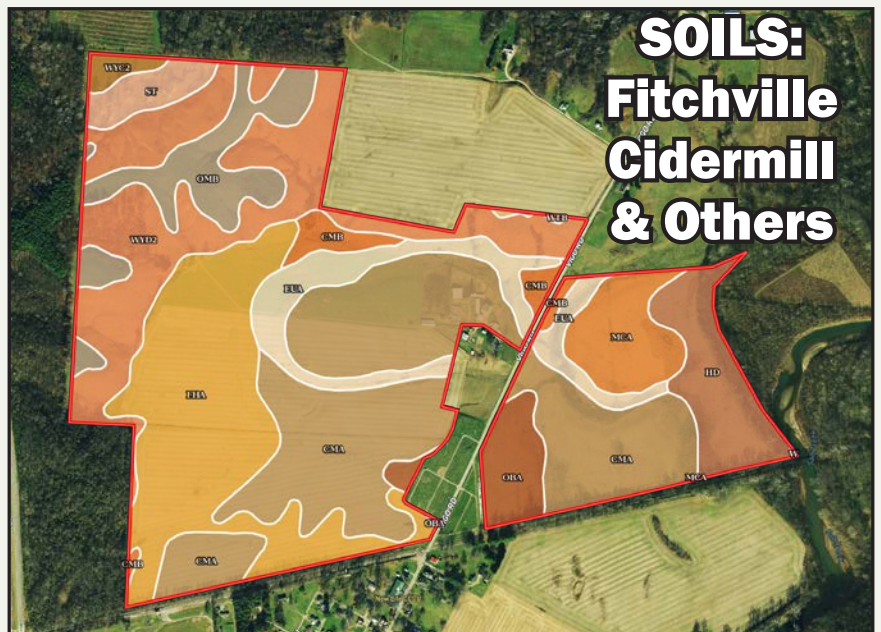
TRACT 2: 119 acre livestock farm. Predominately pasture land w/20 acres tillable & some woods. Good fencing with spring fed creeks & water reservoir supplying pastures, plus well & pump house for barns. Concrete silo w/80 ft. covered feed auger on concrete pad. Multiple barns for livestock equipment. Hay & feed storage. 40x50 concrete block shop building. A nice parcel well equipped for livestock production.

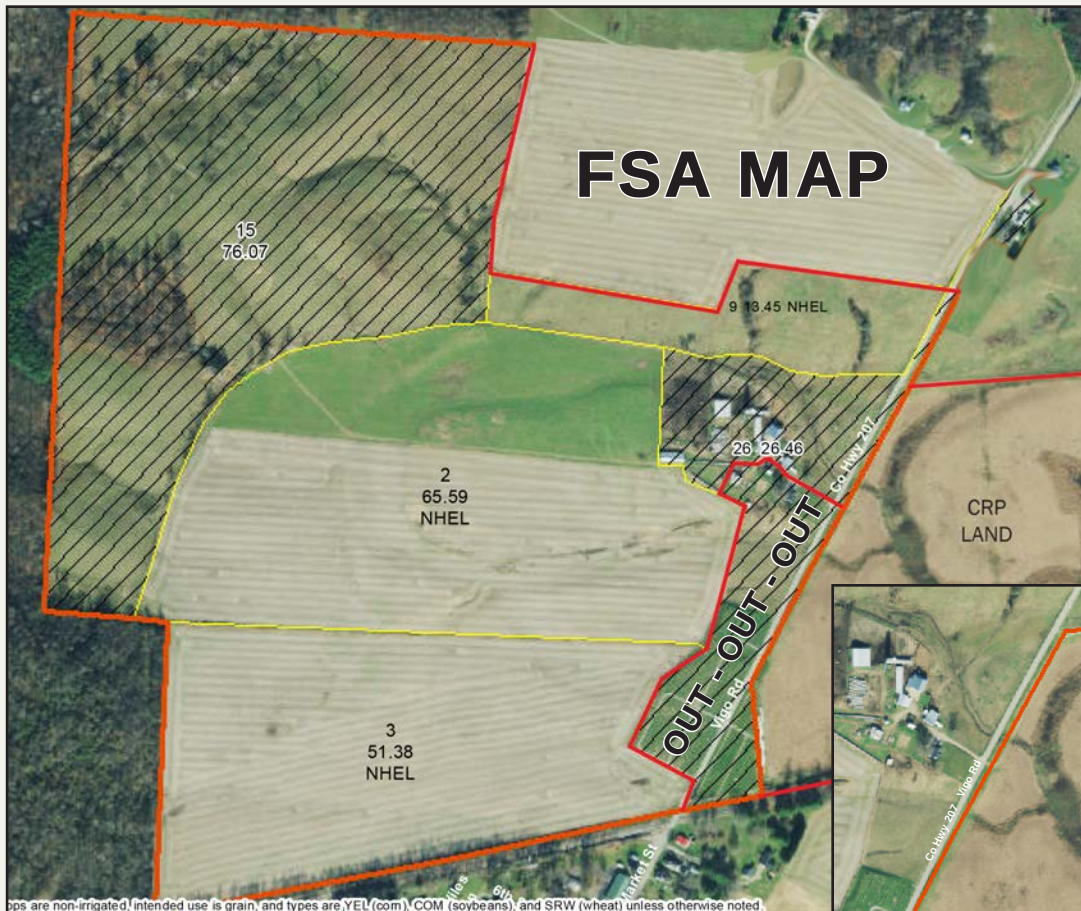
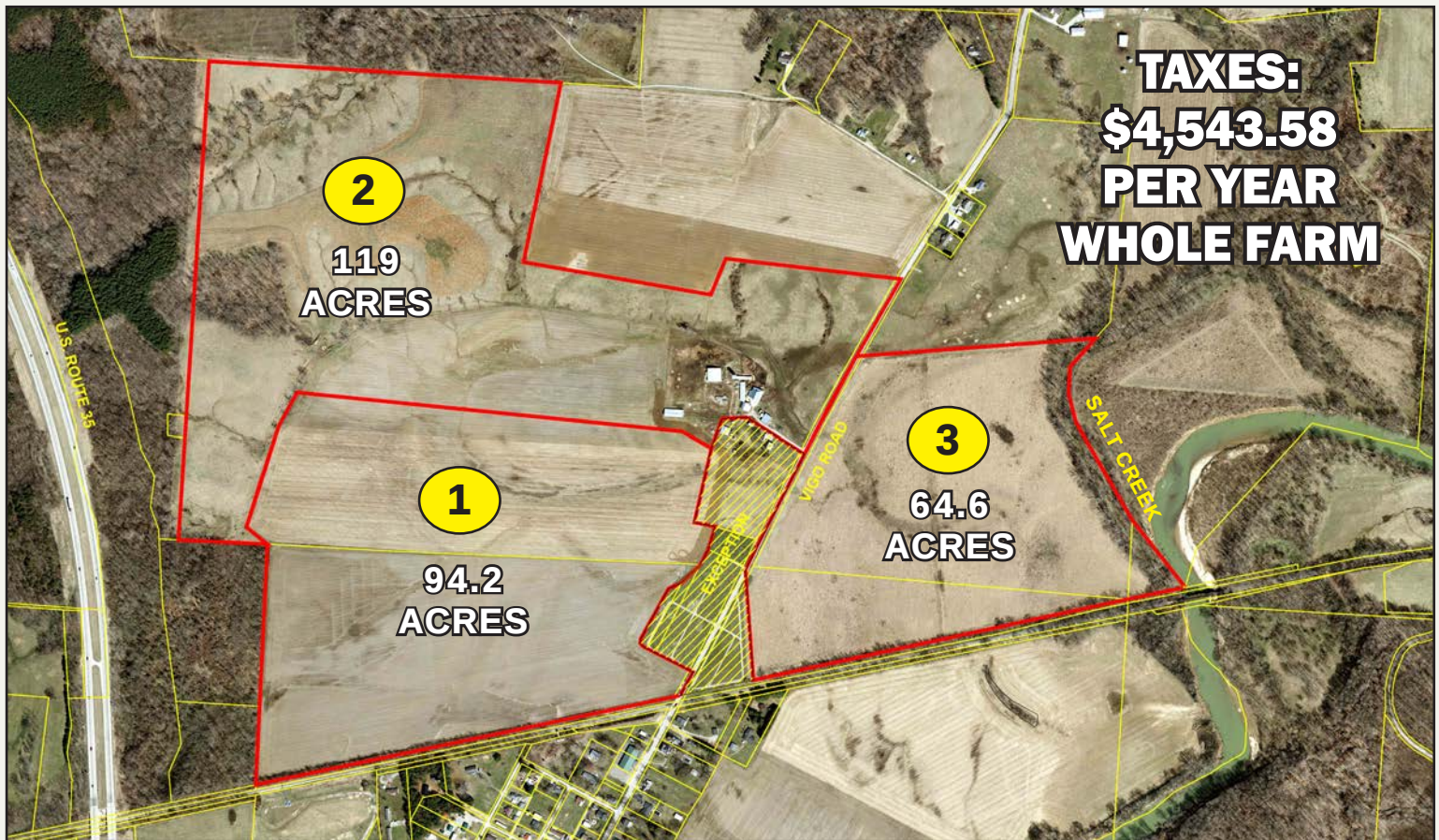
TRACT 3



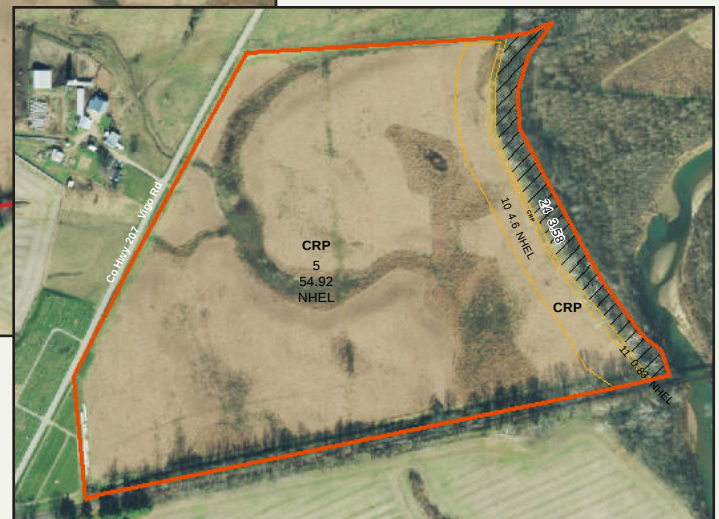
TRACT 3: 64.6 acres of vacant land with 60.35 acres in the CRP program for Scioto River Basin paying \$18,710 per year with contract ending 9/30/2035. Property is bordered by Salt Creek which is lined with trees and adds beauty to this property with recreational opportunities while getting a good government payment return on your investment.

SOILS:
Fitchville
Cidermill
& Others

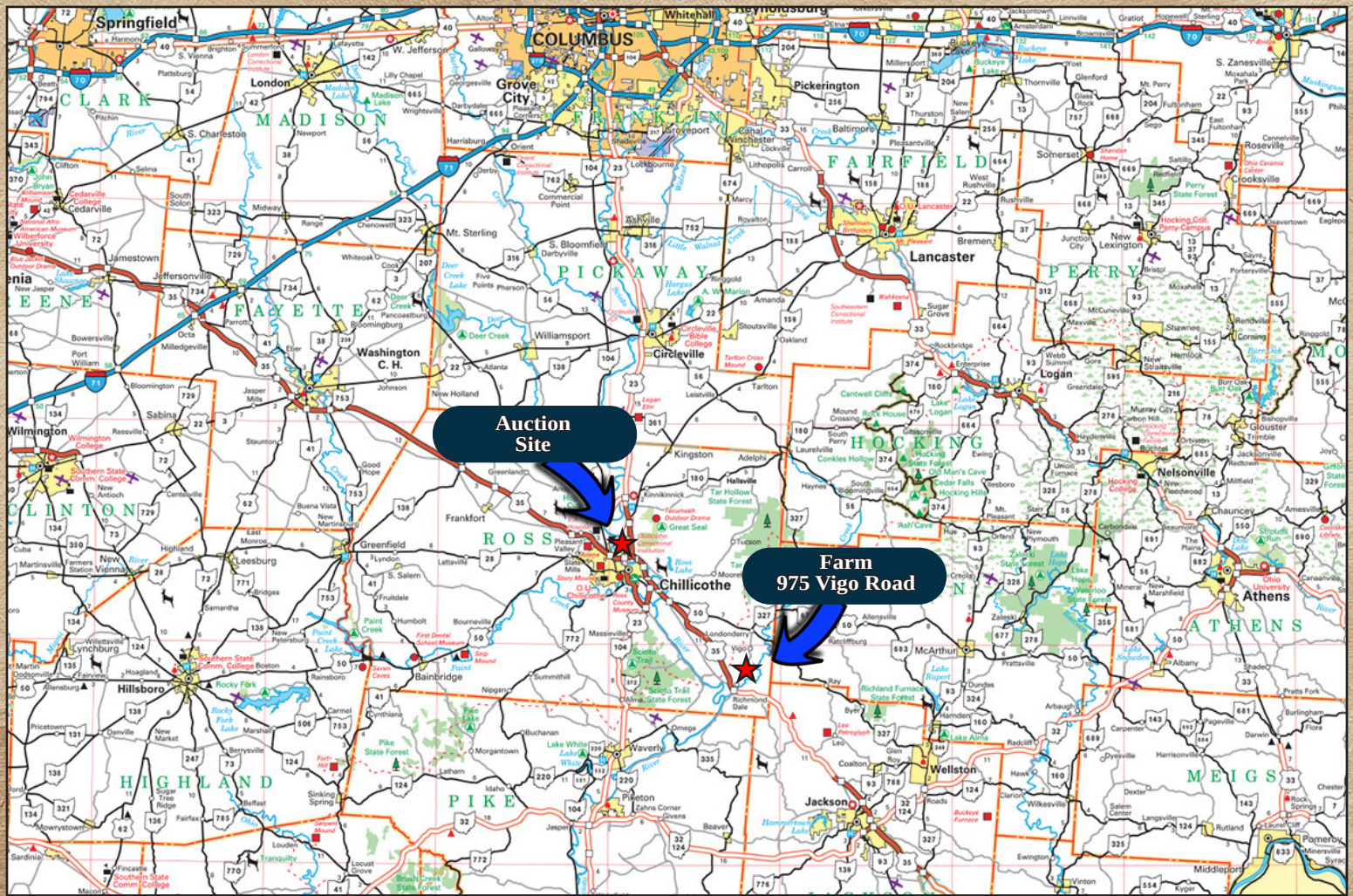




PARCEL #
18-0506056
18-0501075
18-0505011
18-0505013
18-0506027



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 before April 21, 2023.

POSSESSION: On closing date.

TITLE: Property is selling with good marketable Title by Warranty Deed free of any liens. Title commitment will be provided. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay 2022 taxes due & payable 2023. If usage is changed buyer is responsible for CAUV recoup.

SURVEY: A new survey will be provided, 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, investiga-

tions, 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.