



Auction

BUTLER COUNTY GRAIN FARM

TUESDAY, APRIL 4 • 6 P.M.

AUCTION LOCATION: Talawanda Middle School, 4030 Oxford Reilly Road, Oxford, Ohio

FARM LOCATION: 7185 Stillwell Beckett Road, 1 mile west of Oxford, Ohio at corner of Stillwell Beckett Road and Riggs Road. Take Brookville Road west out of Oxford to left on Riggs Road. (Watch for signs)

OFFERED IN 4 TRACTS

Buy single tract, combination or whole farm

241

**ACRES WITH IMPROVEMENTS
216 ACRES TILLABLE**

**A VERY GOOD GRAIN
FARM IN EXCELLENT
LOCATION WITH
NEARBY DEVELOPMENT**

HESELBROCK FAMILY, OWNERS

**PREVIEW:
TUESDAYS, MARCH 21
4 TO 6 P.M.
SATURDAY, APRIL 1
10 A.M. TO 12 NOON**



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

TRACT 1

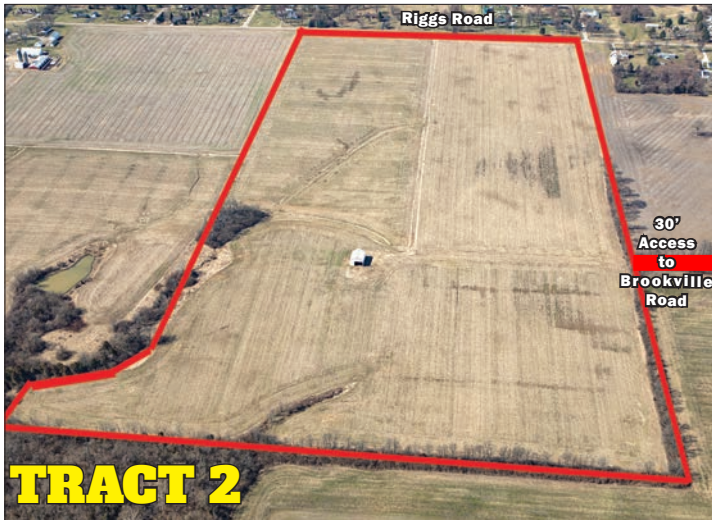


TRACT #1 - 83.5 ACRES

68 Acres tillable. Ranch home with 1596 sq. ft., 3 BR, 1 bath, full basement, vinyl siding, with 3100 ft. road frontage on Riggs Road and Stillwell Beckett Road. 30 ft. frontage on Brookville Road.



- 2 Grain Bins - 19,500 bu. total storage with stirrators and fans with drying floors.
- Morton 52'x80' implement barn with 17' and 23' wide doors.
- Borkholder 22'x40' pole building
- Dairy loafing pole barn 40'x120' with exterior concrete slab for livestock and manure storage structure.
- Concrete stave silos - 20'x50' and 18'x60'



TRACT 2

TRACT #2 - 82.5 ACRES

82.5 acres with 77 acres tillable, older 40'x50' barn, 1332 ft. frontage on Riggs Road.



TRACT 3

TRACT #3 - 67.9 ACRES

67.9 acres with 65 acres tillable. 2157 ft. road frontage on Stillwell Beckett Road.

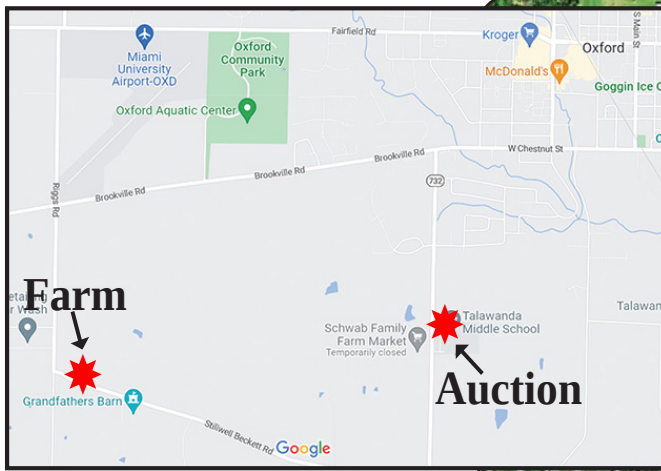


TRACT 4

TRACT #4 - 8 ACRES

8.0 acres with 6.0 acres tillable and 30'x60' block barn with concrete floor. 1344 ft. frontage on Riggs Road and Stillwell Beckett Road.





TRACT 2
82.5 ACRES

BUTLER COUNTY
PARCEL #'S
H3510036000011
H3510035000074
H3510035000066
H3510035000072

TRACT 1
83.5 ACRES

TRACT 4
8 ACRES

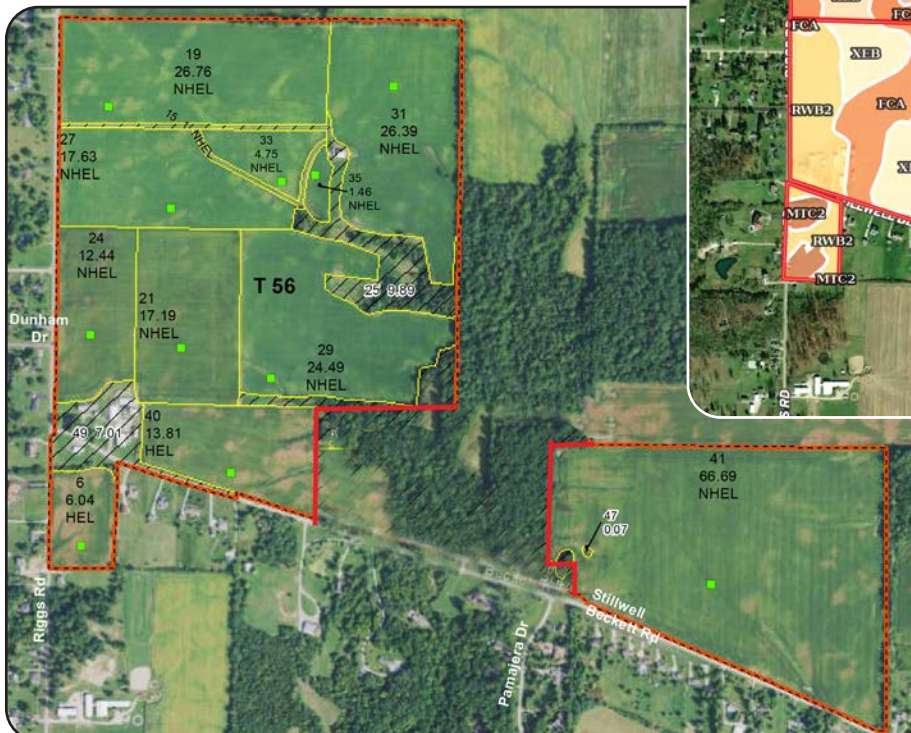
TRACT 3
67.9 ACRES

ZONED A-1
AGRICULTURAL



TRACT 1

TAXES WHOLE FARM
\$6,640.56 PER YEAR
Level Terrain
Public Water
Talawanda Schools



SOILS
Fincastle - Miamian
Russell & Xenia



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SELLING IN 4 TRACTS!
216 ACRES TILLABLE
ACRES
241
BUTLER COUNTY
APRIL 4, 6 P.M.
TUESDAY
AUCTION

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

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 about May 19, 2023.

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 Warranty Deed free of any liens. Title commitment will be provided by seller. Purchaser is responsible for Title insurance if desired.

REAL ESTATE TAXES: Seller to pay 2022 taxes due and payable 2023. Land is presently enrolled in CAUV. Buyer is responsible for CAUV recoup if applicable.

SURVEY: A new survey will be provided by seller if necessary for transfer. 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.