



AUCTION

RICHLAND COUNTY GENERAL PURPOSE FARM

134 ACRES

W/IMPROVEMENTS

AUCTION LOCATION: Der Dutchman Banquet Center,
720 SR 97 W, near I-71, Bellville, Ohio. (Watch for signs.)

FARM LOCATION: 5884 Renie Road, Bellville, Ohio,
Jefferson Township. Farm fronts on Renie Road and
Honey Creek Road, 3 miles SW of Bellville, OH, 4 miles
from I-71. Follow signs off SR 97 & SR 13.

WEDNESDAY, JUNE 26, 6 PM

**Selling in
5 Tracts
TRACTS RANGING
FROM 8.8 ACRES
TO 55.4 ACRES**

PREVIEW DATES:

**TUESDAYS,
JUNE 4 & 11
FROM 5 TO 7 PM
SATURDAY,
JUNE 22
FROM 10AM
TO 12 NOON**

*Call to schedule a
visit if outside of
preview dates.*

Buy any individual tract, combinations or whole property.

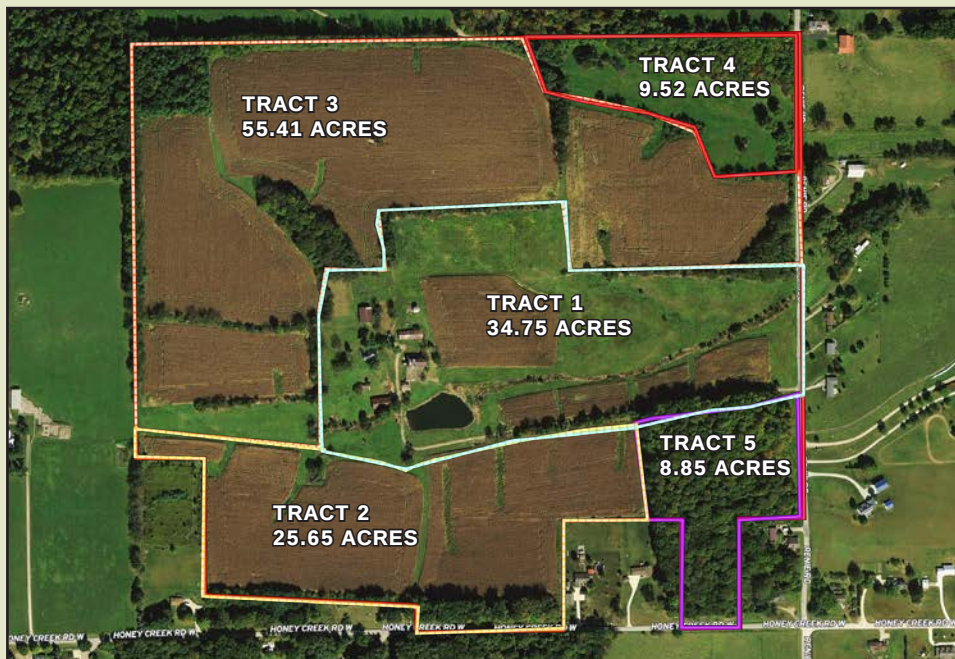
*Toni D. Clark Trustee
Butch & Toni Clark, Owners*



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
800.450.3440 | www.wilnat.com



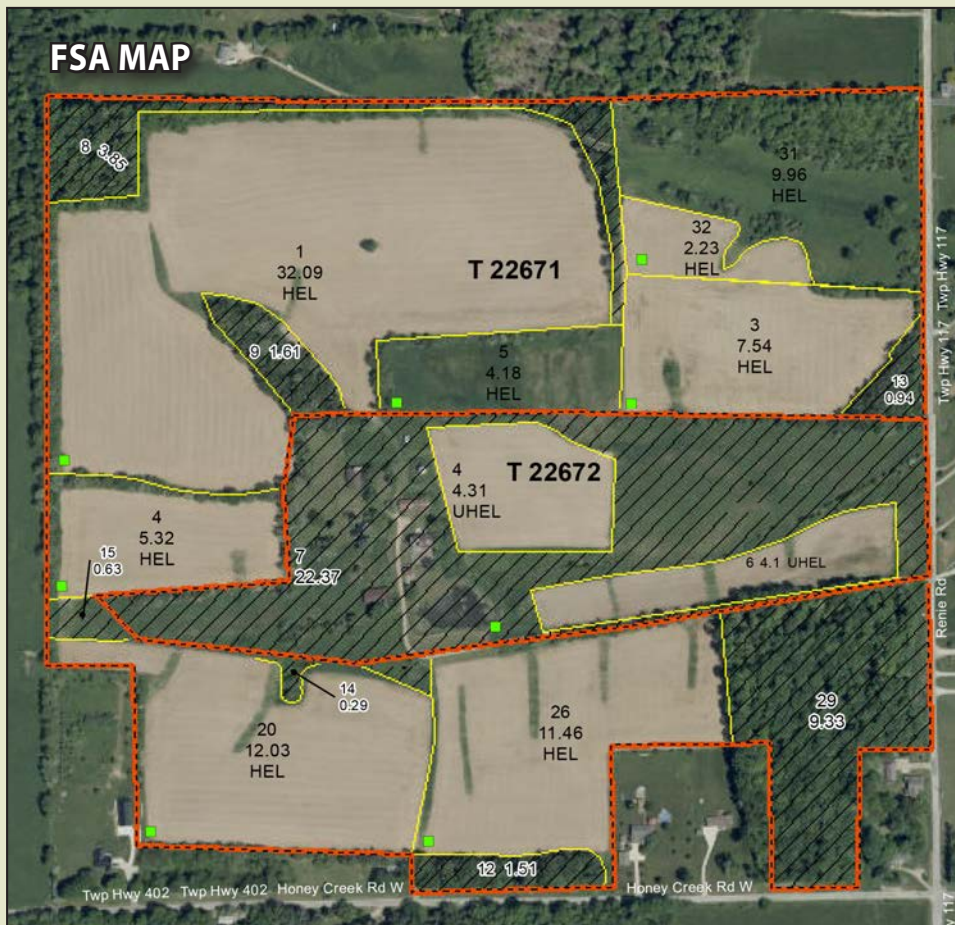
A good general purpose farm in nice rural community with excellent location. Come see and buy a piece of the rural lifestyle.

PARCEL #0143104617013

TAXES PER YEAR \$4,450.22 FOR WHOLE FARM



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TRACT 1

34.75 ACRES
HOME & BARN



8.4 ACRES TILLABLE LAND, BALANCE IN PASTURE.
APPROXIMATELY 522.53' ROAD FRONTAGE ON RENIE ROAD



5884 RENIE
ROAD
BELLVILLE, OH
OLDER 4
BEDROOM HOME
IN GOOD
CONDITION.
MULTIPLE
OUTBUILDINGS

8X10 DEN
16X13 BEDROOM
11X20 BEDROOM
13X9 BEDROOM
18X13 BEDROOM
VINYL SIDING
METAL ROOF

OPEN PORCH
WELL/SEPTIC
NEW WINDOWS
1 BA. FIRST FLOOR
PROPANE HEAT
WOOD STOVE



TRACT 2

25.65 ACRES
VACANT LAND



22.5 ACRES TILLABLE, 3 ACRES WOODS
APPROXIMATELY 590.08' ROAD FRONTAGE
ON HONEY CREEK ROAD W

TRACT 3

55.41 ACRES
VACANT LAND



WITH 47 ACRES TILLABLE, BALANCE IN PASTURE AND WOODS
APPROXIMATELY 370.57' ROAD FRONTAGE ON RENIE ROAD

TRACT 4

9.52 ACRES
VACANT LAND



BUILDING SITE WITH WOODS & PASTURE
APPROXIMATELY 551.97' ROAD FRONTAGE ON RENIE ROAD

TRACT 5

8.8 ACRES
VACANT LAND
WOODED



APPROXIMATELY 227.7' ROAD FRONTAGE ON
HONEY CREEK RD W & 488.9' ON RENIE RD.

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 August 9, 2024.

POSSESSION: For Home: September 1, 2024. For Vacant Land: Closing date subject to tenant's rights to harvest 2024 crop.

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

REAL ESTATE TAXES: Seller to pay first half taxes of 2024. 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.

Go to www.wilnat.com for additional bidder packet information.

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.

SELLING IN 5 TRACTS!

ACRES
134

GENERAL PURPOSE FARM

RICHLAND COUNTY

JUNE 26, 6 P.M.

WEDNESDAY

AUCTION

937-393-3440 | www.wilnat.com

8845 St. Rt. 124 Hillsboro, OH 45133

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