

SELLING IN ONE PARCEL

ACRES
101

WARREN
COUNTY

AUCTION

WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP
8845 St. Rt. 124 Hillsboro, OH 45133
937-393-3440 | www.wilnat.com



AUCTION

WARREN COUNTY, OH

AUCTION LOCATION: Patton's Lodge, 7540 Township Line Road, Waynesville, Ohio

FARM LOCATION: 4980 Old SR 73, Waynesville, OH off SR 73 on west side of Waynesville. (Watch for signs)

101
ACRES

WEDNESDAY, OCTOBER 4 • 6 P.M.



A parcel of land that lays very well & conducive to potential development in the village or Wayne Twp.

PREVIEWS:

WEDNESDAYS
SEPTEMBER
20 & 27
4 TO 6 P.M.

OR LOOK ANYTIME
AT YOUR LEISURE

DEVELOPMENT POTENTIAL
LIFESTYLE FARM
AGRICULTURAL OPPORTUNITY

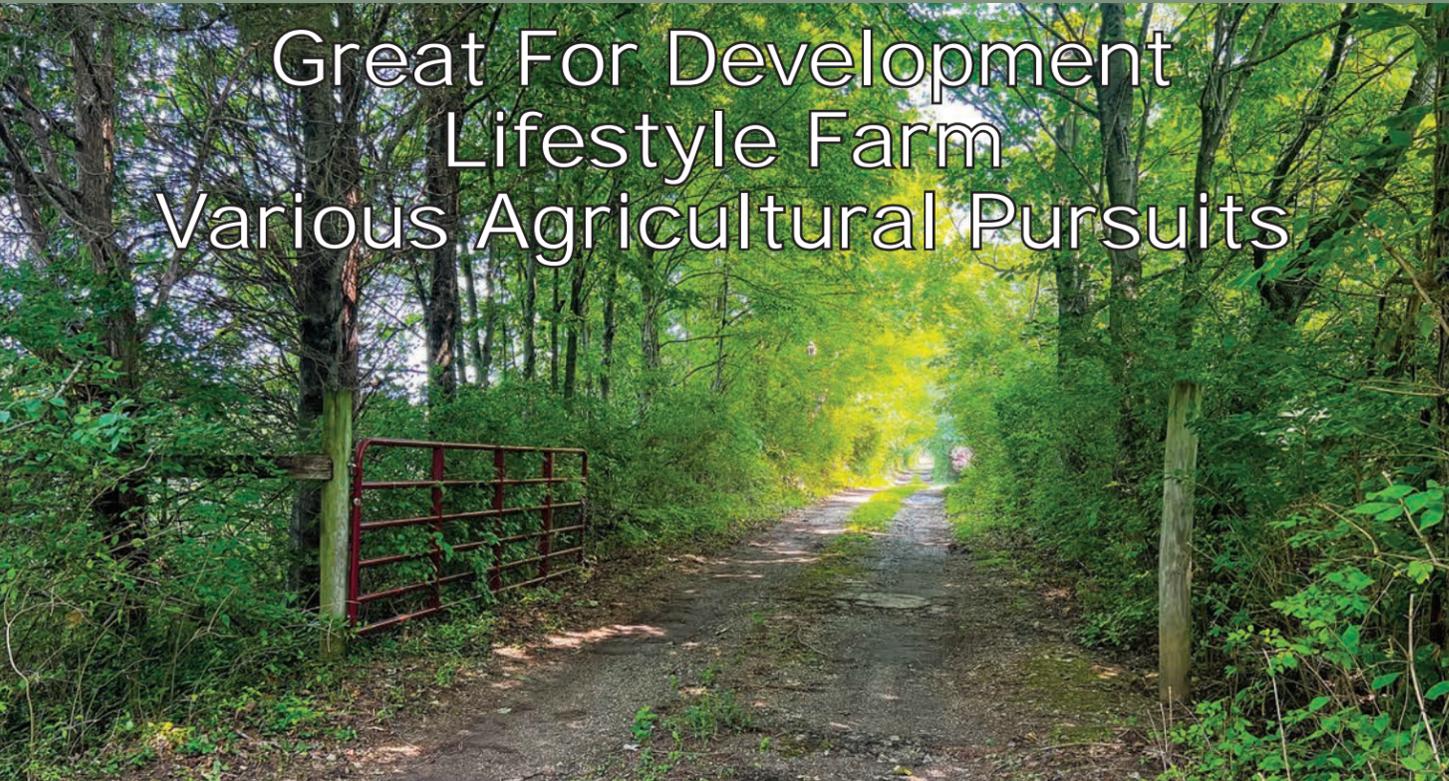
Robert Forsee Trustee - Dwight W. Michener Trust



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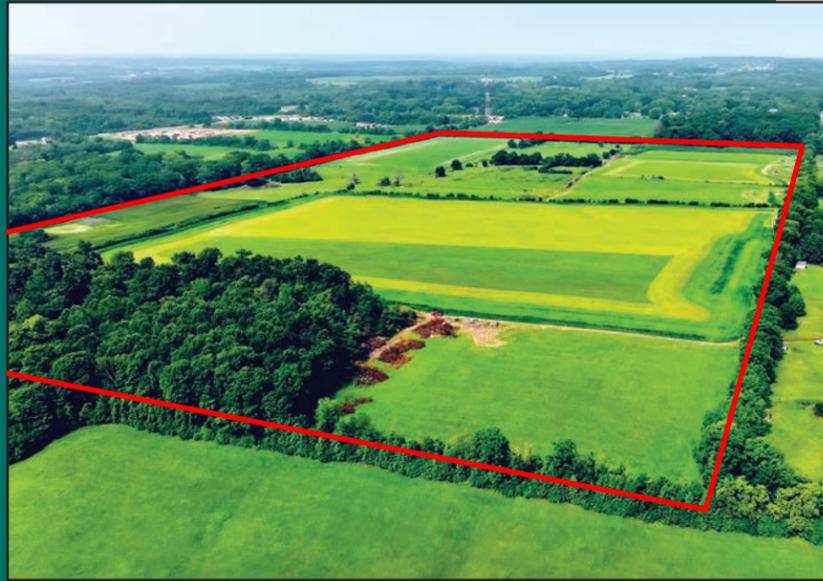
Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
800.450.3440 | www.wilnat.com

Great For Development
Lifestyle Farm
Various Agricultural Pursuits



FOR MORE INFO AND ONLINE BIDDING GO TO
www.wilnat.com or 800-450-3440

89 Acres of Predominately
Open Tillable Type Land
12 Acres of Woods and
old Homestead
Old 2 Story Home
is Uninhabitable



Parcel #0507200008
Taxes:
\$1,588.83 per half

County access off Old SR 73 - Cierra Way - and potential village access off Adamsmore Drive



Adjacent to corporation limit & residential developments with water and sewer
Zoned R-1 - Residence Single Family Zone
Waynesville School District

TERMS AND 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 November 20, 2023.

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

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: Pro-rated to closing date. 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.



SOILS:
Fincastle
Miami-Russell
Russell-Miamian
Brookston
Miami-Hennepin
Algiers

Go to wilnat.com for
additional information,
disclosures & documents

