

Fayette County, Ohio



AUCTION

202.7 ACRES

**WITH IMPROVEMENTS
187.2 ACRES TILLABLE**

AUCTION LOCATION: Mahan Building, Fayette County Fairgrounds, 213 Fairview Avenue, Washington Court House, Ohio.

LOCATION: 2.5 miles North of Washington Court House at 4698 US 62 and Old Springfield Road NE. (Watch for signs)

WEDNESDAY, MARCH 11 • 6 PM

66% BROOKSTON SOIL | SOME SYSTEMATIC TILING



**SELLING IN
3 TRACTS
RANGING FROM
14 TO 131 ACRES**
*Buy any individual tract,
combinations or
whole property.*

**PREVIEWS:
TUESDAYS, FEB. 17 & MARCH 3
FROM 3 TO 5 P.M.
OR WALK LAND AT YOUR LEISURE ANYTIME**

Cynthia & Monte McCoy, Owners



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

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



TRACT 1

14.56+/- ACRES

WITH IMPROVEMENTS
1100' FRONTAGE ON US 62

Approx. 40x78 Steel Implement Building
Older 46x25 Livestock Barn with 46x18 and
60x46 Lean To; Small Grain Bin; 26x26 Block
Garage; A super building tract to create
your own lifestyle farm



TRACT 2

59.28+/- ACRES

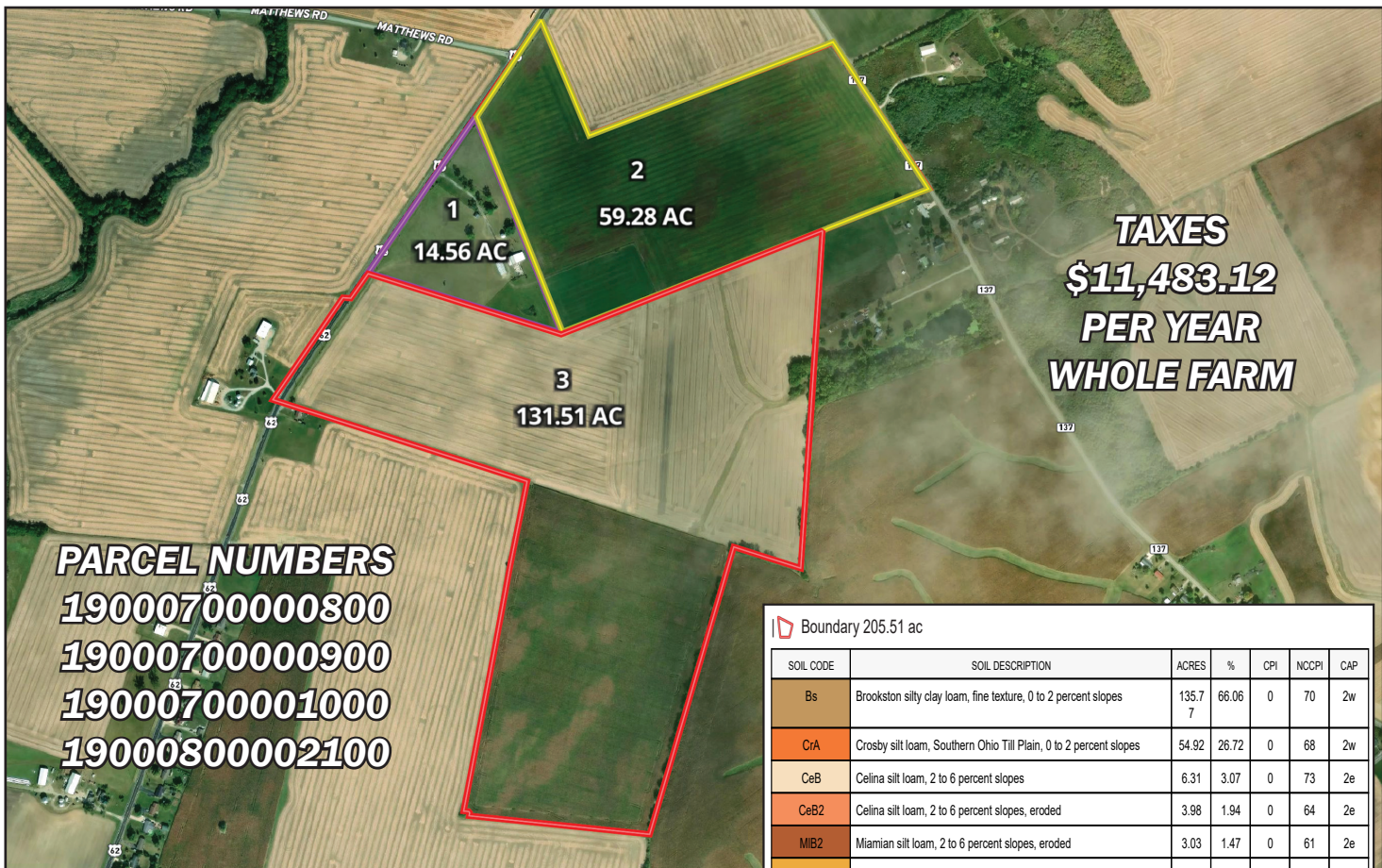
58.8 ACRES TILLABLE
VACANT LAND
1030' FRONTAGE ON
OLD SPRINGFIELD ROAD NE
695' FRONTAGE ON US 62
TILED AS NEEDED

TRACT 3

131.51+/- ACRES

128.4 ACRES TILLABLE
VACANT LAND
918' FRONTAGE ON US 62
SOME SYSTEMATIC TILING

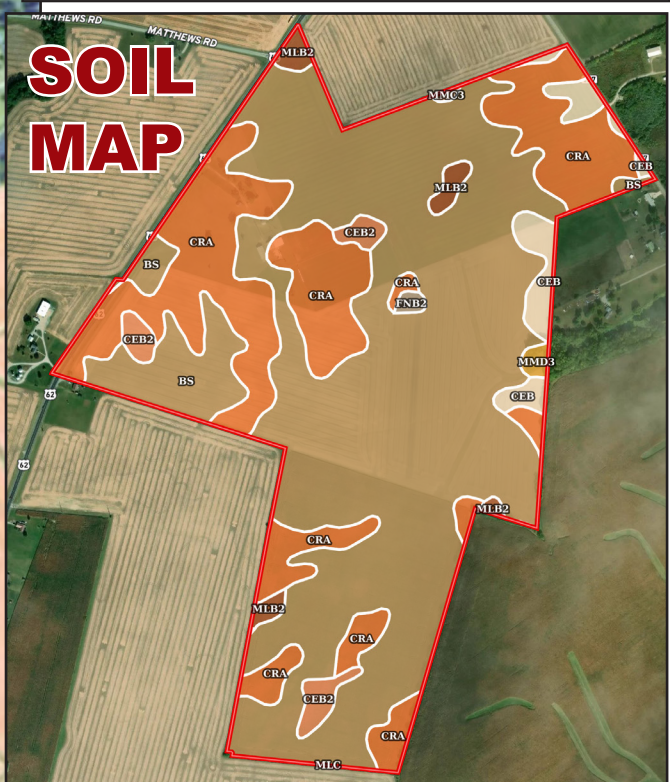
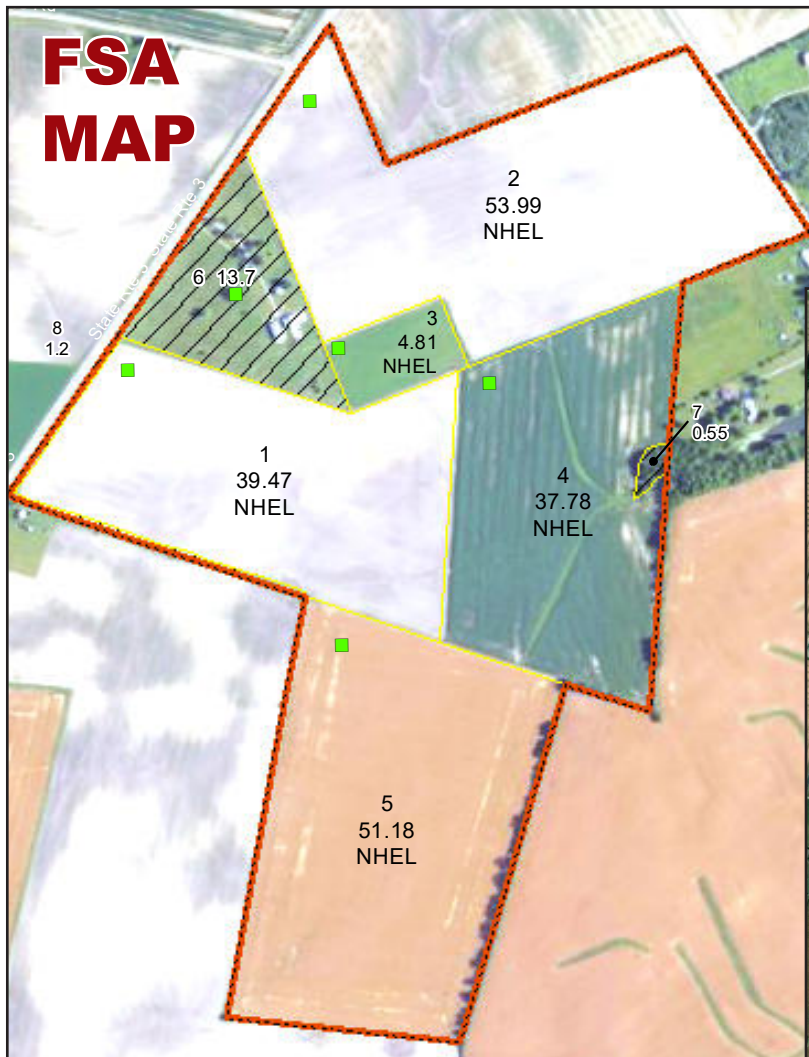




Boundary 205.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	135.77	66.06	0	70	2w
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	54.92	26.72	0	68	2w
CeB	Celina silt loam, 2 to 6 percent slopes	6.31	3.07	0	73	2e
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	3.98	1.94	0	64	2e
MB2	Miamian silt loam, 2 to 6 percent slopes, eroded	3.03	1.47	0	61	2e
MmD3	Miamian clay loam, shallow to dense till substratum, 12 to 18 percent slopes, severely eroded	0.75	0.36	0	33	6e
FnB2	Fox silt loam, 2 to 6 percent slopes, moderately eroded	0.52	0.25	0	70	2e
MmC3	Miamian clay loam, shallow to dense till substratum, 6 to 12 percent slopes, severely eroded	0.22	0.11	0	35	4e
MIC	Miamian silt loam, 6 to 12 percent slopes	0.01	0.0	0	61	3e
TOTALS		205.51(*)	100%	-	69.14	2.02

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



202.7
ACRES

WEDNESDAY
MARCH 11 • 6 P.M.
FAYETTE COUNTY

AUCTION

8845 St. Rt. 124 Hillsboro, OH 45133
937-393-3440 | www.wilnat.com

WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP



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 April 24, 2026 or as soon thereafter that closing documents are prepared.

POSSESSION: Closing date.

TITLE & CLOSING: Property is selling with good marketable Title by Warranty Deed free of any liens. Closing to be held at Washington Title Agency, 106 W. East St., Washington C.H., OH. Title insurance is responsibility of buyer if so desired. Customary closing cost will be applied for buyer and seller

REAL ESTATE TAXES: Seller to pay 2025 tax due and payable 2026. 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. If final surveyed acre is more than 1 acre difference from advertised acre, the price will be adjusted to new surveyed acre based upon price per acre paid at auction.

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.