

TUESDAY, MARCH 25 • 6 P.M.

AUCTION LOCATION: The Butcher Block Restaurant, 2280 SR 56 SW, London, OH

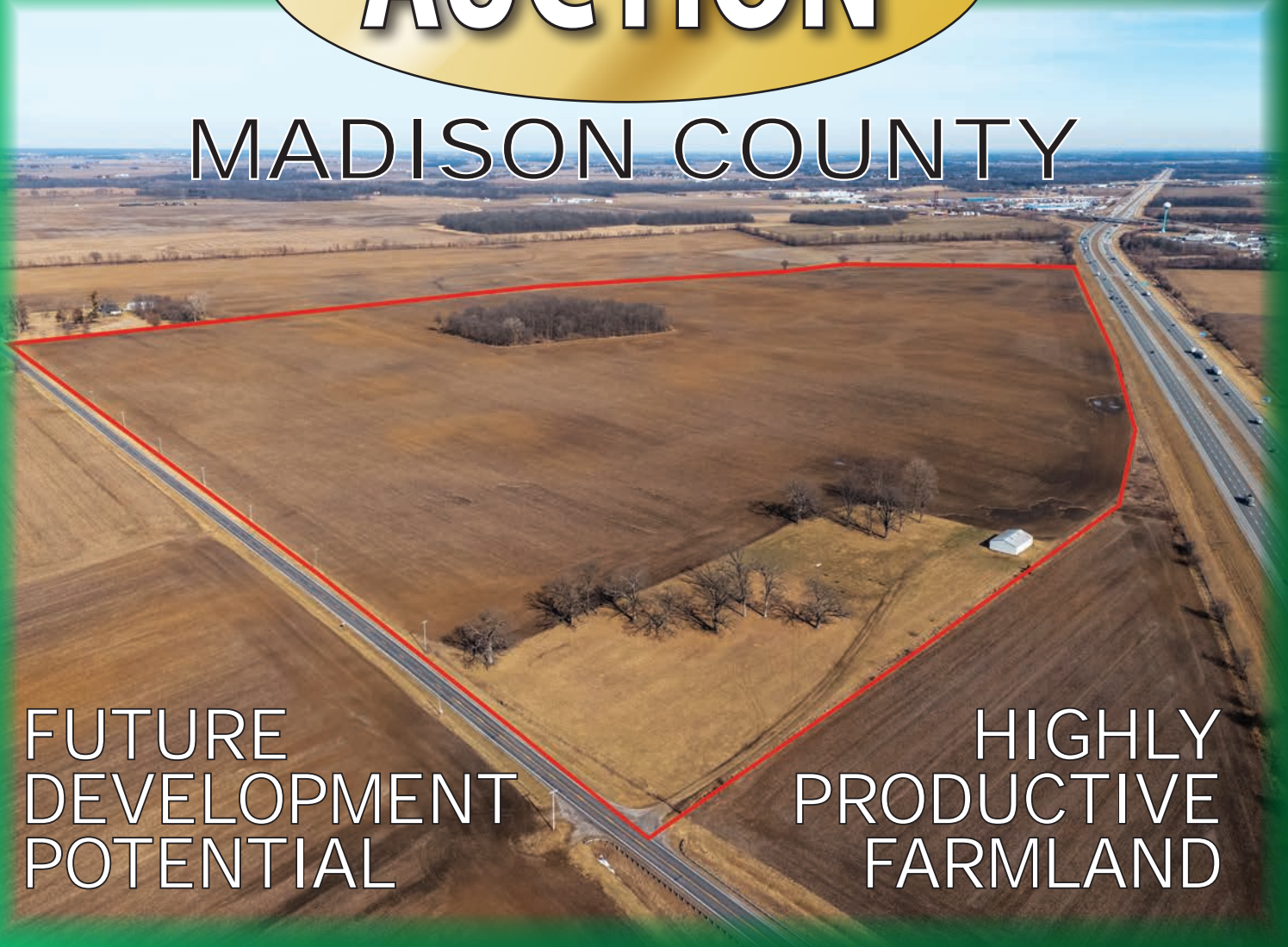
FARM LOCATION: 5 miles north of London, OH at 1011 Lafayette Plain City Road, Madison County, OH. Near I-70 & Rt. 42 Interchange. (Watch for signs)



AUCTION

**173.69
ACRES**

MADISON COUNTY



**FUTURE
DEVELOPMENT
POTENTIAL**

**HIGHLY
PRODUCTIVE
FARMLAND**

Ryan McMurray, Elizabeth Cluchey Piner & Parker Piner, *Owners*



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com

Mike Weasel, Sale Manager - 614-774-2460

1011 LAFAYETTE PLAIN CITY ROAD, MADISON COUNTY



Prime 173.59^{+/-} acre farm in Madison County, Ohio. Selling in one tract. Featuring 159.19^{+/-} tillable acres with highly productive Kokomo and Crosby soils.

This farm is ideal for high-yield grain production. With frontage on Lafayette Plain City Road and I-70, it also offers strong future development potential.

Near Rt. 42 Interchange. Don't miss this opportunity!

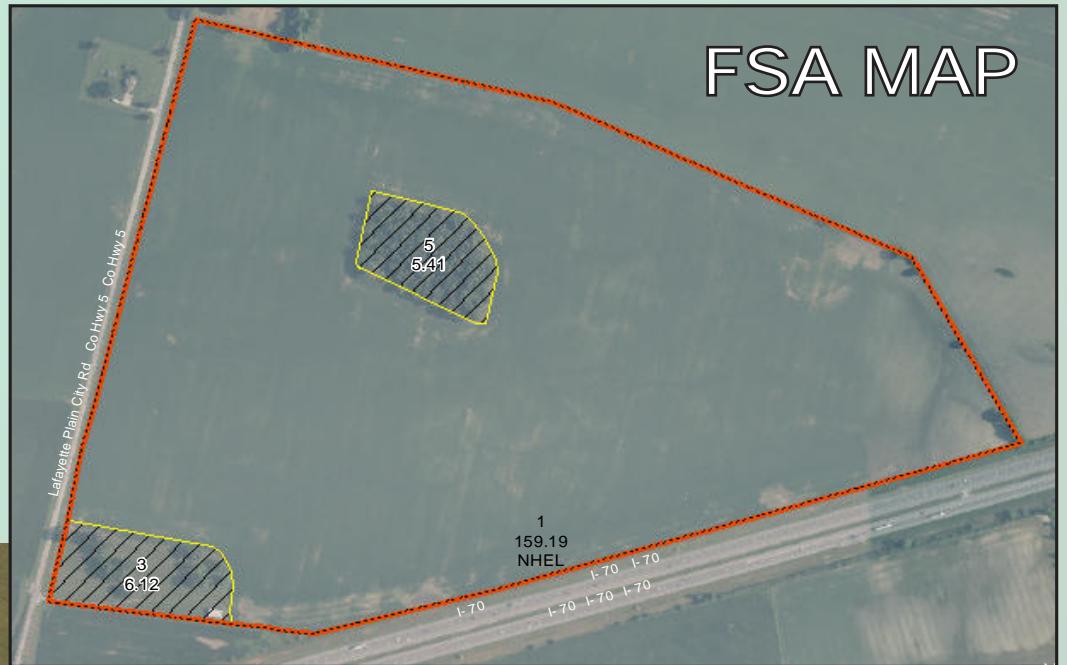




PARCELS
 05-00155.000
 05-00156.000

TAXES PER YEAR
 \$6,920.84
ASSESSMENT
 \$70.35

2 CONDITIONAL
 USE PERMITS
 FOR HOUSING
 AVAILABLE ON
 PARCEL
 #05-00155.000



**Kokomo
 and
 Crosby
 soils**



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173.69
ACRES
MADISON COUNTY
TUESDAY
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AUCTION

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

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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 9, 2025.

POSSESSION: Closing date subject to tenant's rights to harvest 2025 crop. Buyer to receive second rent installment in November 2025 for \$15,600.

TITLE: Property is selling with good marketable Title by Warranty 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 2024 taxes due and payable 2025. 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.