



AUCTION

49.8 ACRES VACANT LAND

AUCTION LOCATION: At the Clermont County Fairgrounds 4-H Building at 1000 Locust St., Owensville, OH. From Rt. 50 in Owensville turn on Plum St. to fairgrounds.

FARM LOCATION: 2 miles west of Owensville, 3.5 miles to Rt. 32, 8 miles to Rt. 275 off US Rt. 50 to north on Benton Rd. to property. (Watch for signs)

THURSDAY, APRIL 3 • 6 P.M.

CLERMONT COUNTY STONELICK TOWNSHIP SELLING IN 3 TRACTS

RANGING FROM 5 ACRES TO 28 ACRES

Buy any individual tract, combination or whole property



TILLABLE LAND

WOODS

SUPER LIFESTYLE
FARM TRACTS

PREVIEW:
SATURDAY, MARCH
15 & 29
FROM 10 A.M. TO 12 NOON
OR WALK LAND AT YOUR LEISURE
ANYTIME

Kelly Wehrung - Tracey Sumner, *Owners*



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com



TILLABLE LAND • WOODS SUPER LIFESTYLE FARM TRACTS

SELLING IN 3 TRACTS
RANGING FROM
5 ACRES TO 28 ACRES

*Buy any individual tract, combination
or whole property*

**Stonelick Creek Frontage
Near Golf Club at Stonelick Hills**

**TRACT 1: 5.10 Acres with 3 acres wooded, 2
acres tillable. Approx. 830' frontage, level ter-
rain.**

**TRACT 2: 16.60 Acres with 15 acres tillable,
balance in woods. Approx. 400' road frontage,
level terrain.**

**TRACT 3: 28.10 Acres with 3 acres tillable, 25
acres wooded. Stonelick Creek frontage. Ap-
prox. 300' frontage. Level to rolling terrain.**



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**PARCEL
302910E011**

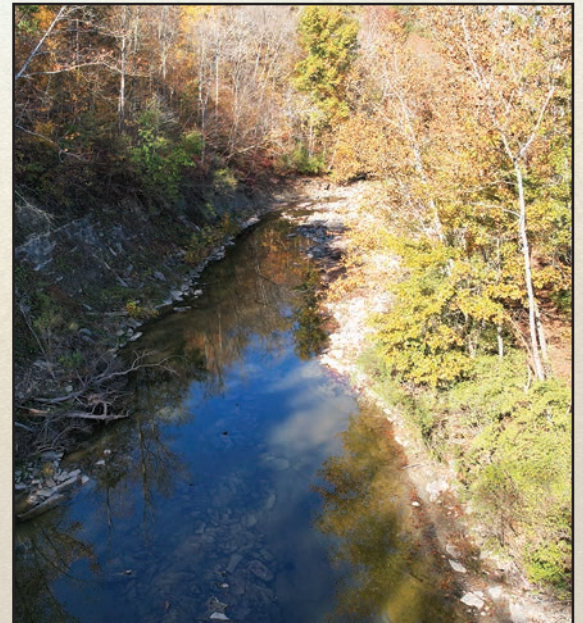
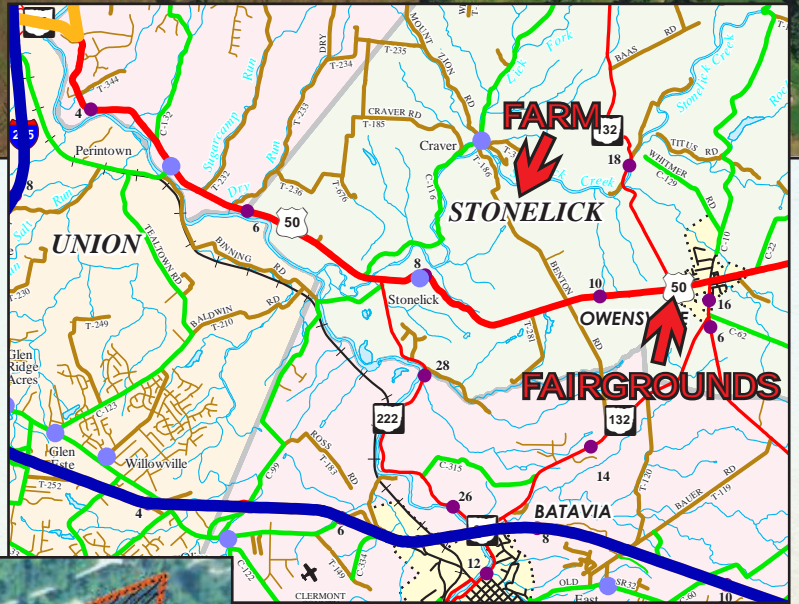
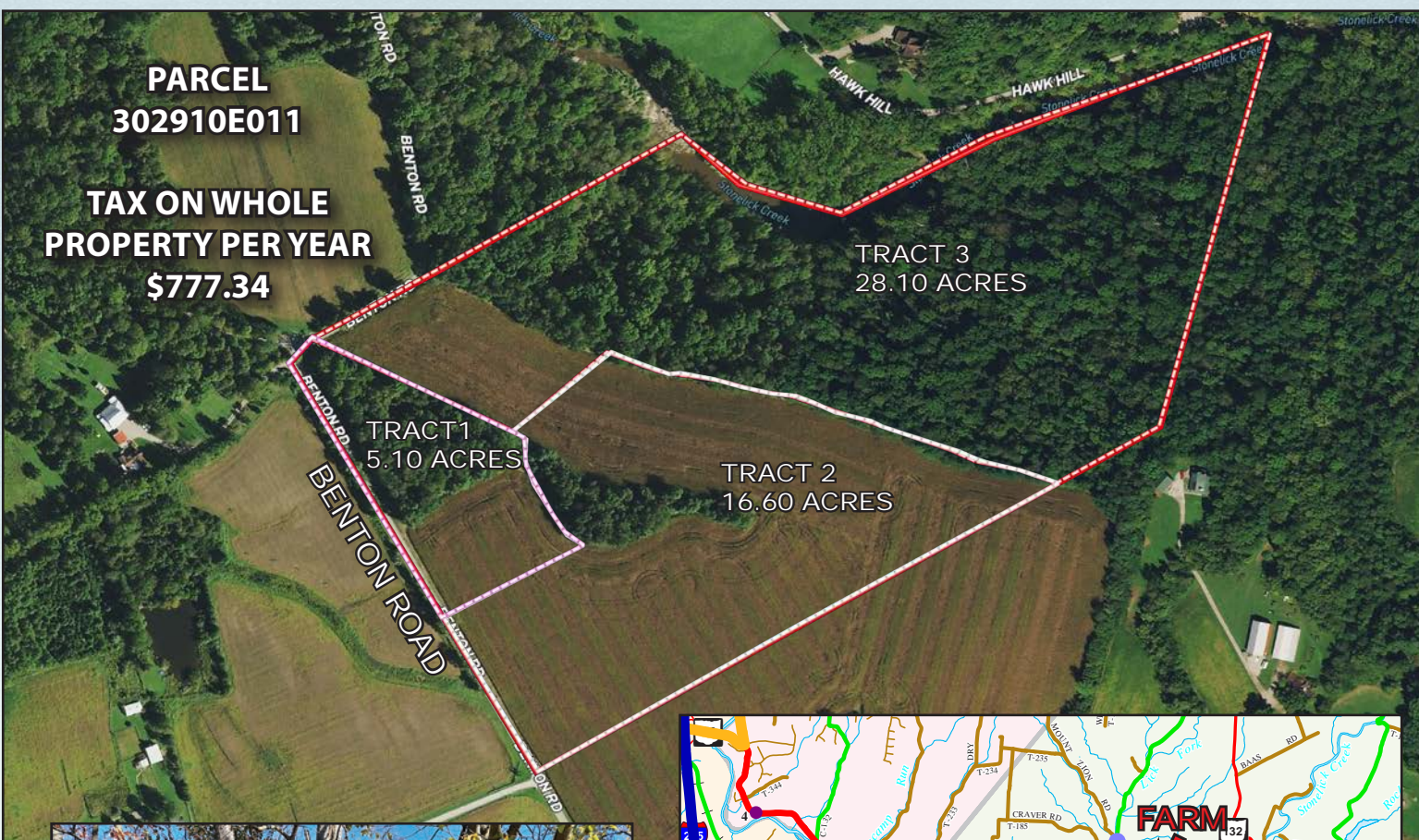
**TAX ON WHOLE
PROPERTY PER YEAR
\$777.34**

TRACT 1
5.10 ACRES

TRACT 2
16.60 ACRES

TRACT 3
28.10 ACRES

BENTON ROAD



ACRES
49.8

MADISON COUNTY
THURSDAY
APRIL 3, 6 P.M.

AUCTION

8845 ST. RL 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 May 16, 2025.

POSSESSION: Closing date. Buyer has tillage rights for 2025.

TITLE & CLOSING: Property is selling with good marketable Title by Trustees Deed free of any liens. Closing to be held at American Homeland Title Agency, 629 Cincinnati-Batavia Pike, Cincinnati, OH 45244. A title report & title commitment will be provided at a buyer cost of \$400 per tract. 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 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.