



AUCTION

UNION COUNTY

AUCTION LOCATION: At Der Dutchman Banquet Center, 445 S. Jefferson Ave. (Rt. 42), Plain City, OH.

FARM LOCATION: 7.8 miles north of Plain City, OH, 10 miles west of Dublin, OH. From Rt. 33 take Rt. 42 N to Bell Road, turn left to property. Land fronts at corner of Harriott Road and Bell Road. (Watch for signs)

110 ACRES

VACANT LAND
103 ACRES TILLABLE
MILLCREEK TWP.

THURSDAY, JULY 17 - 6 PM

SELLING IN 3 TRACTS RANGING FROM 32 TO 40 ACRES



PREVIEW DATES:

TUESDAY, JULY 8

3 TO 5 P.M.

OR WALK LAND AT YOUR
LEISURE ANY DAY

FUTURE DEVELOPMENT POTENTIAL

Sandra K. Conley
Executor

Estate of Eldred A. McKittrick
Union County Probate Court Case #2024PE057

*Buy any individual tract,
combination of tracts or whole farm!*



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com



LEVEL TERRAIN | EXCELLENT LOCATION

A great opportunity to purchase high quality agricultural land with a potential for future development.



TRACT #1: 32.04 acres with 31 ac. tillable. Approx. 862.0' frontage on Harriott Road and 1582.64' on Bell Road.

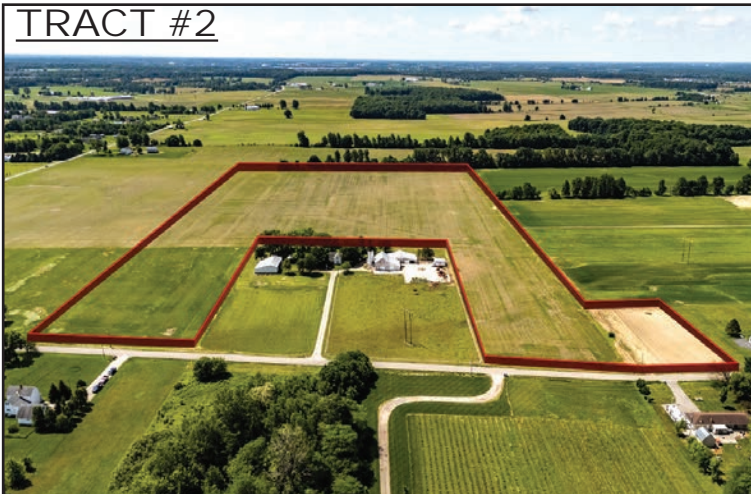
TRACT #2: 37.988 acres with 37 ac. tillable. Approx. 665' frontage on Harriott Road.

TRACT #3: 40.3 acres with 35 ac. tillable. Approx. 390' frontage on Bell Road.

TRACT #1

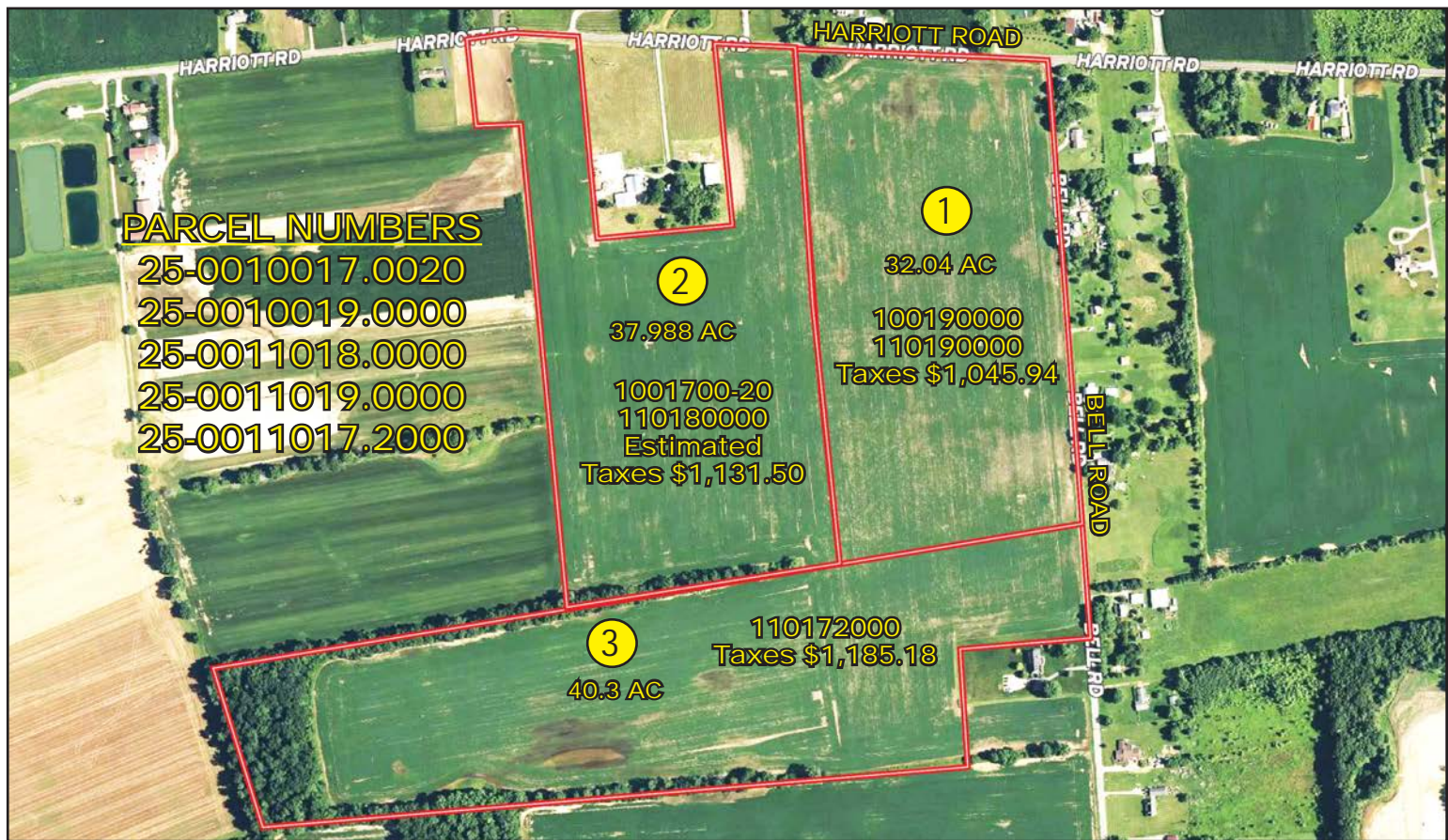


TRACT #2



TRACT #3





WILSON NATIONAL LLC
 A REAL ESTATE & AUCTION GROUP

SELLING IN 3 TRACTS

**RANGING FROM
 32 ACRES TO 40 ACRES**

*Buy any individual tract,
 combination of tracts or whole farm!*

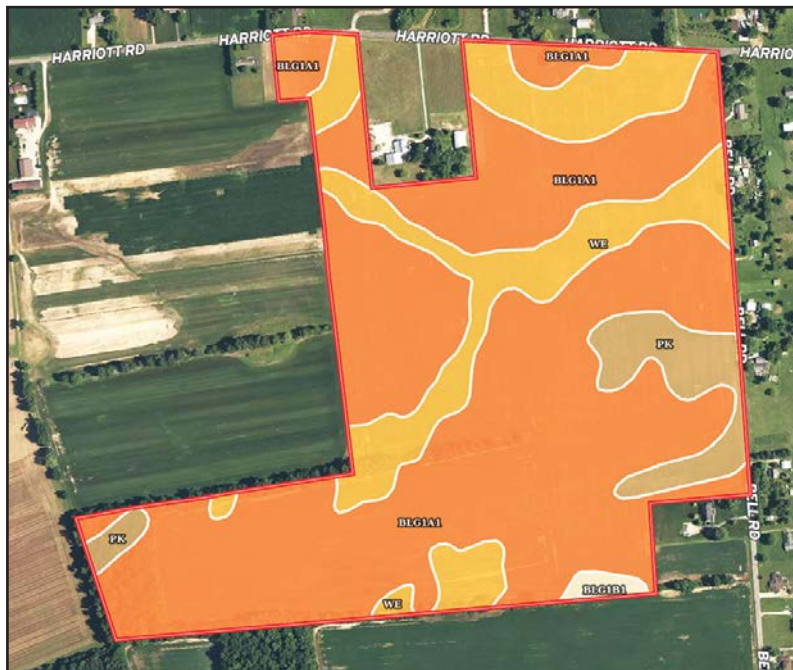
103 ACRES TILLABLE

**BLOUNT, PEWAMO,
 WETZEL SOILS**

ZONED U-1

**1,546 FT. FRONTAGE
 ON HARRIOTT ROAD**

**1,967 FT. FRONTAGE
 ON BELL ROAD**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Blg1A1	Blount silt loam, ground moraine, 0 to 2 percent slopes	78.58	72.29	0	69	2w
We	Wetzel silty clay loam	22.36	20.57	0	86	2w
Pk	Pewamo silty clay loam, 0 to 1 percent slopes	6.96	6.4	0	76	2w
Blg1B1	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.8	0.74	0	67	2e
TOTALS		108.7 (*)	100%	-	72.93	2.0

(*) 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.



6 P.M.
THURSDAY, JULY 17
UNION COUNTY, OHIO
VACANT LAND
ACRES

110

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

WILSON NATIONAL LLC A REAL ESTATE & AUCTION GROUP 

110

**ACRES UNION COUNTY FARM
VACANT LAND - 103 AC. TILLABLE
SELLING IN 3 TRACTS**

BUY ANY INDIVIDUAL TRACT, COMBINATION OF TRACTS OR WHOLE FARM!

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 September 1, 2025.

POSSESSION: Closing date. Subject to tenant's rights. Purchaser to receive \$80 per tillable acre for 2nd half rent 2025. If sold in individual tracts, rent will be prorated.

TITLE & CLOSING: Property is selling with good marketable Title by Fiduciary Deed free of any liens. Seller is providing title insurance. Closing will be handled by Midland Title West LLC, 117 W. High St., #105, London, OH 43140. Customary closing cost will be applied for buyer and seller.

REAL ESTATE TAXES: Seller to pay 1st half of 2025 taxes due and payable 2026. 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.