



AUCTION

*LIBERTY TOWNSHIP
HIGHLAND COUNTY, OH*

126 ACRES

W/IMPROVEMENTS

**SECLUDED
RECREATIONAL
RETREAT**

**THURSDAY,
OCT. 30 • 6 PM**

**PREVIEW
DATES:
SATURDAYS
OCT. 11 & 25
10 A.M. TO
12 NOON
THURSDAY
OCT. 16
4 TO 6 P.M.**

**WALK LAND AT YOUR LEISURE
ANYTIME. FEEL FREE TO BRING YOUR ATV.**



AUCTION LOCATION:
At the offices of Wilson
National LLC, 8845 SR 124,
3 miles east
of Hillsboro, OH
(Watch for signs.)

FARM LOCATION:
9677 Grabill Road,
New Vienna, OH. 6.5
miles N of Hillsboro, OH,
5.5 miles S. of New Vienna,
OH off Rt. 73 to Roundhead
Road to Grabill Road.
(Watch for signs)

**WENDY ALLEN LONG
TRUSTEE, OWNER**



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

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

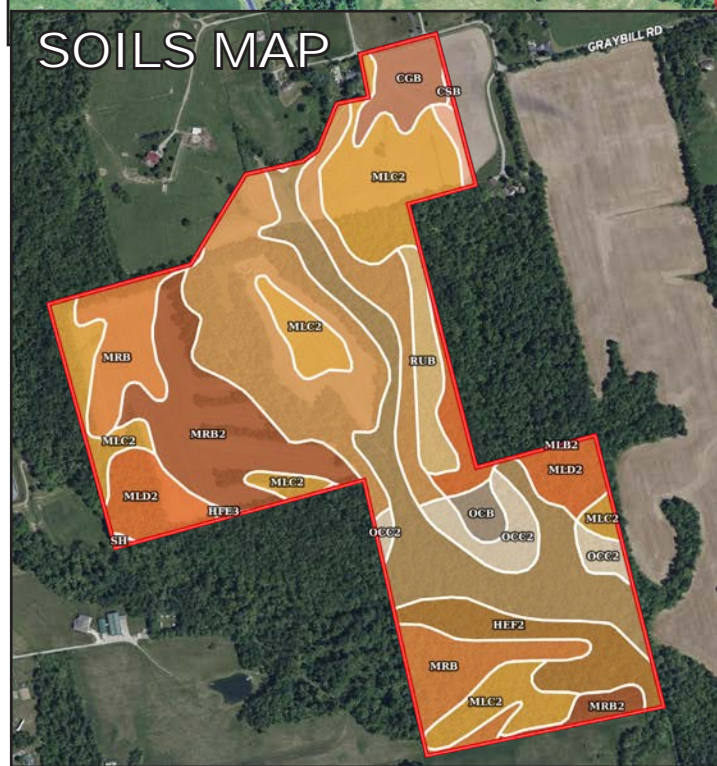
Secluded Recreational Retreat



RECREATIONAL PARADISE

HIGHLAND COUNTY, OHIO
Abundant Wildlife on gently rolling terrain with 45 acres tillable and 81 acres wooded. Lots of trails and camping sites. Plenty of cover and water supplied by creek. All secluded back lane off a township road.





WILSON NATIONAL LLC
 A REAL ESTATE & AUCTION GROUP

(*) 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.

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 December 15, 2025 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. 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 new survey is required and final acreage is different by more than 1 acre, then advertised acreage price will adjust new surveyed acre based upon price 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 need-

This is a preliminary brochure.
Minor adjustments may be made.

ed, 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.

ACRES

126

RETREAT

SECLUDED RECREATIONAL

HIGHLAND COUNTY

OCT. 30, 6 P.M.

THURSDAY

AUCTION

WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

