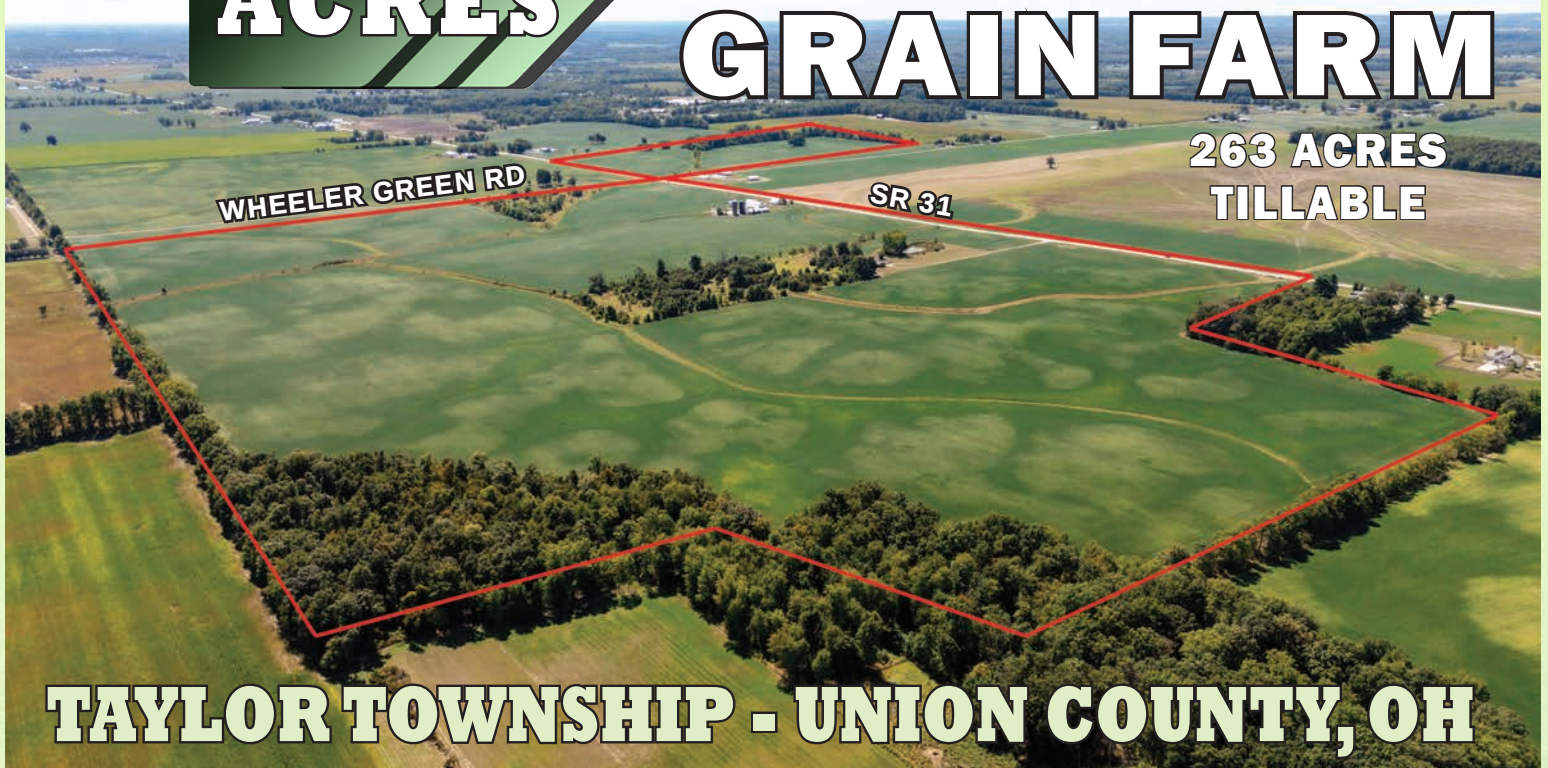




**313
ACRES**

AUCTION GRAIN FARM



TUESDAY, NOVEMBER 4 • 6 P.M.

AUCTION LOCATION: Our Lady of Lourdes Parish
Life Center, 1033 W. 5th Street, Marysville, OH

LOCATION: 22132 SR 31, Marysville, OH. Approx-
imately 5.5 miles north of Marysville on SR 31.
(Watch for signs)

PREVIEWS:

WEDNESDAY, OCTOBER 15

FROM 4 TO 6 P.M.

SATURDAYS, OCT. 18 & NOV. 1

FROM 10 A.M. TO 12 NOON
or by appointment

**2 MODERN HOMES
WITH OUTBUILDINGS
SMALL ACREAGE
LIFESTYLE FARM TRACTS
SELLING IN 8 TRACTS
RANGING FROM
12 AC. TO 171 AC.**

*Buy any individual tract, combination
of tracts, or whole property.*

Turkey Run Inc., Owners



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

**Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer
Mark Wolfe - Co-Sale Manager - 740-361-6739**

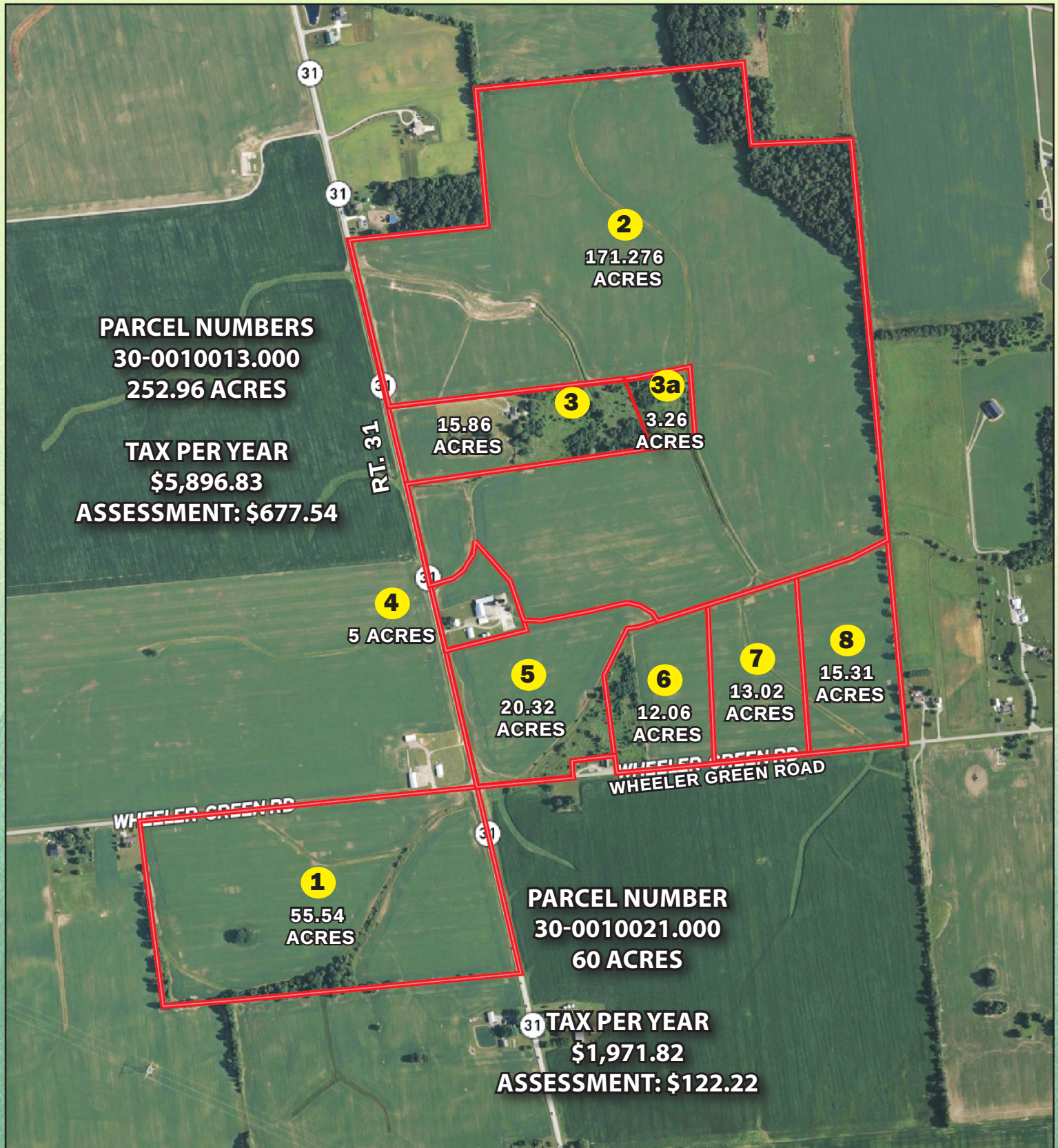
800.450.3440 | www.wilnat.com



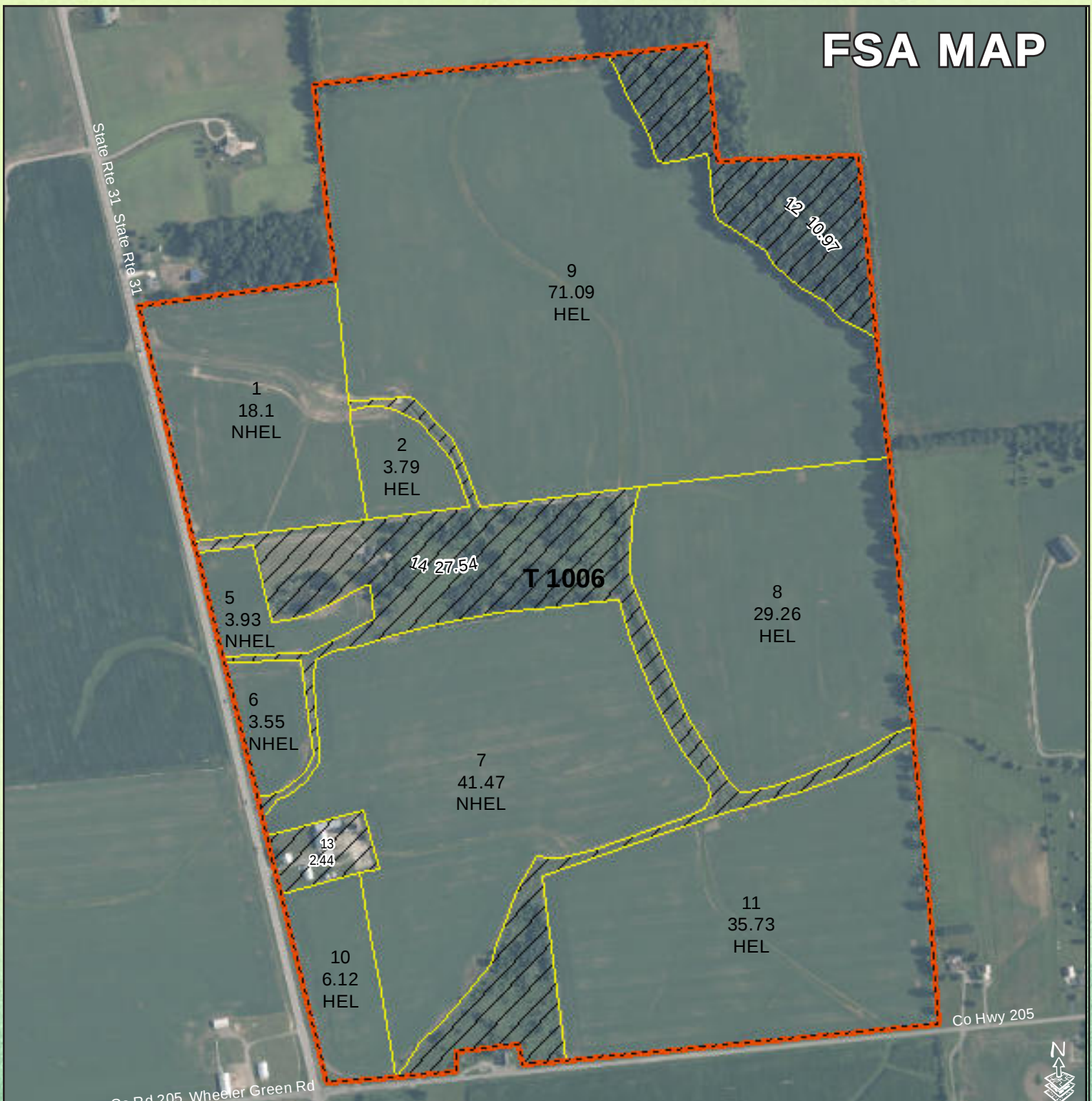
313 ACRES

SELLING IN 8 TRACTS RANGING FROM 12 ACRES TO 170 ACRES

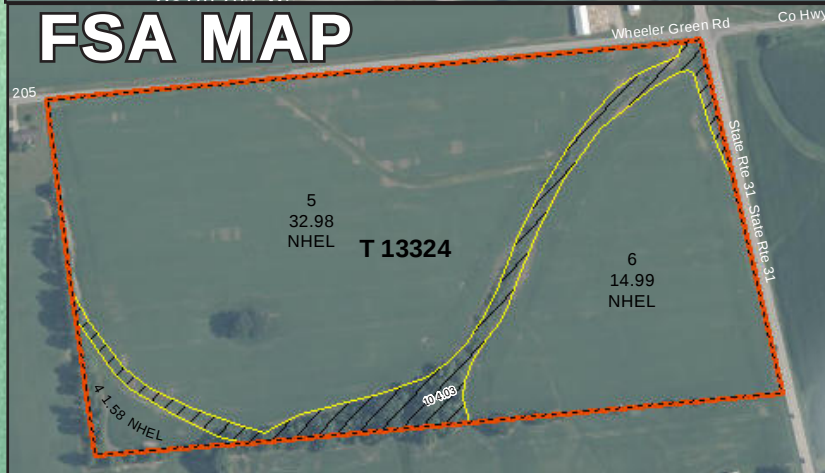
Buy any individual tract, combination or whole property



FSA MAP



FSA MAP



**TAYLOR TWP.
UNION COUNTY
263 ACRE
TILLABLE**



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

TRACT #1

55.54 ACRES



**50 ACRES TILLABLE
1159' FRONTAGE ON ST. RT. 31
2065' FRONTAGE ON WHEELER GREEN ROAD
BLOUNT, PEWAMO & GLYNWOOD SOILS**

TRACT #2

171.276 ACRES



**156 ACRES TILLABLE
1635' FRONTAGE ON STATE ROUTE 31
WETZEL, BLOUNT, PEWAMO & GLYNWOOD SOILS**

TRACT #3/3a

19.12 ACRES

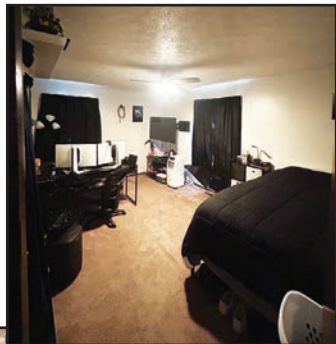


Address: 22380 St. Rt. 31, Marysville, OH
 Lot/Tract Size: 19 Acres Township: Taylor County: Union School District: Marysville

RESIDENCE EXTERIOR: RESIDENCE INTERIOR:
 Style: Ranch Screens: Living Space: 1772 sq. ft. Walls: Drywall
 Finish: Brick Insulation: Yes No. Rooms: 8 Laundry Fac. Utility Room
 Approx. Age: 1970's Foundation: Block No. Bedrooms: 4 Heating: Electric
 Condition: Good Landscaping: Mature No. Baths: 2 Heating Cost:
 Roof: Shingle Sidewalks: Yes Fireplaces: 1 Air Cond. Central
 Storm Windows: Yes Driveway: Gravel Floors: Carpet & Vinyl Basement: 3/4
 Kitchen Features: Base/Wall Cabinets, Refrigerator, Dishwasher, Elec. Range, Double Oven

Box Codes	Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
C - Carpet	Living	13x13	C					Water Supply: Well Sewer: Septic
T - Tile	Dining	13x18	C					Extra Features: Concrete patio, 200 amp
W - Hardwood	Kitchen	11x9	V					elec. service, 2 car attached garage. Acre-
V - Vinyl	Baths	2 Full	V					age is gently rolling with lots of wildlife,
	Bedroom	15x11	C					especially deer.
	Bedroom	11x12	C					
	Bedroom	12x13	C					
	Bedroom	11x13	C					
	Utility	9x6	V					Taxes(Annual)

**MODERN 4 BR BRICK RANCH
 HOME ON 15.86 ACRES W/3.26
 ACRES OF OPEN LAND & 16 AC
 WOODED WITH LOTS OF WILDLIFE.
 531' FRONTAGE ON SR 31**



WILSON NATIONAL LLC
 A REAL ESTATE & AUCTION GROUP

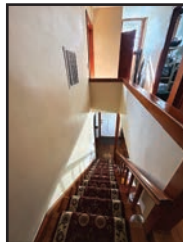
TRACT #4

5 ACRES



OLDER 1-1/2 STORY HOME IN VERY GOOD CONDITION W/4 BR, 1577 SQ. FT; LARGE HIP ROOF BARN, QUONSET BUILDING & SHOP. 393' FRONTAGE ON SR 31

Address: 22132 St. Rt. 31, Marysville, OH									
Lot/Tract Size: 5 Acres			Township: Taylor			County: Union		School District: Marysville	
RESIDENCE EXTERIOR:					RESIDENCE INTERIOR:				
Style: 1-1/2 Story		Screens:			Living Space: 1577 sq. ft.		Walls: Drywall		
Finish: Wood Shingle		Insulation: Unknown			No. Rooms: 7		Laundry Fac. Yes		
Approx. Age: Older		Foundation: Block			No. Bedrooms: 3 or 4		Heating: Propane Gas		
Condition: Good		Landscaping: Mature			No. Baths: 2		Heating Cost:		
Roof: Metal		Sidewalks: Yes			Fireplaces:		Air Cond. Window		
Storm Windows: Yes		Driveway: Gravel			Floors: Hardwood		Basement: Full		
Kitchen Features: Base & Wall Cabinets, Vinyl Floors									
		Rooms	1st floor	FL	2nd floor	FL	Basement	FL	UTILITIES
Box Codes	Living	15x17	W						Water Supply: Well
	Dining	17x20	W						Sewer: Septic
C- Carpet	Kitchen	9x15	V						Extra Features: Home is in very good
T - Tile	Baths								condition for its age. 60x36 Quonset
W - Hardwood	Bedroom	13x9	W	17x18					bldg. 70x55 older barn. 30x50 milk house
V - Vinyl	Bedroom			13x9					converted to shop. lg. lean to. Several
	Bedroom			14x8					thousand sq. ft. of concrete, silos, other
	Family								misc. buildings.
	Utility								Taxes(Annual)



SMALL ACREAGE BUILDING SITES ADJOINS TRACT 2

TRACT #5 20.32 ACRES



20.32 ACRES VACANT LAND WITH 16 ACRES TILLABLE. CORNER LOCATION WITH 845' FRONTAGE ON SR 31 & 587' FRONTAGE ON WHEELER GREEN ROAD

TRACT #6 12.06 ACRES



12.06 ACRE BUILDING SITE W/APPROX. 8 ACRES TILLABLE, 4 ACRES NON-TILLABLE. 594' FRONTAGE ON WHEELER GREEN RD

TRACT #7 13.02 ACRES



13.02 ACRES NEARLY ALL TILLABLE WITH 575' FRONTAGE ON WHEELER GREEN ROAD

TRACT #8 15.31 ACRES



15.31 ACRES NEARLY ALL TILLABLE WITH 600' FRONTAGE ON WHEELER GREEN ROAD

Call.....



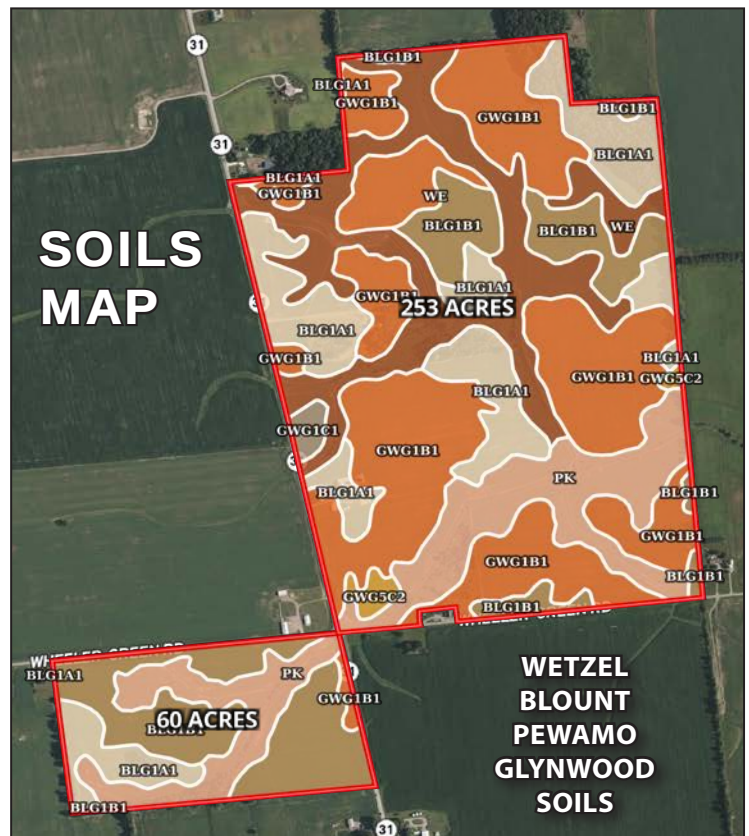
Mark Wilson
937-402-1961



Brandon Wilson
937-763-1993



Mark Wolfe
740-361-6739



ACRES
313
UNION COUNTY
NOV. 4, 6 P.M.
TUESDAY

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 December 19, 2025 or as soon thereafter that closing documents are prepared.

POSSESSION: Closing date. Subject to tenant's rights to remove 2025 crops.

TITLE & CLOSING: Property is selling with good marketable Title by Warranty Deed free of any liens. Closing to be held at Union County Title Ltd., 233 W. 5th St., Marysville, OH 43040. 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 2026 based upon 2024 tax rate. 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 Auc-

tion. 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.