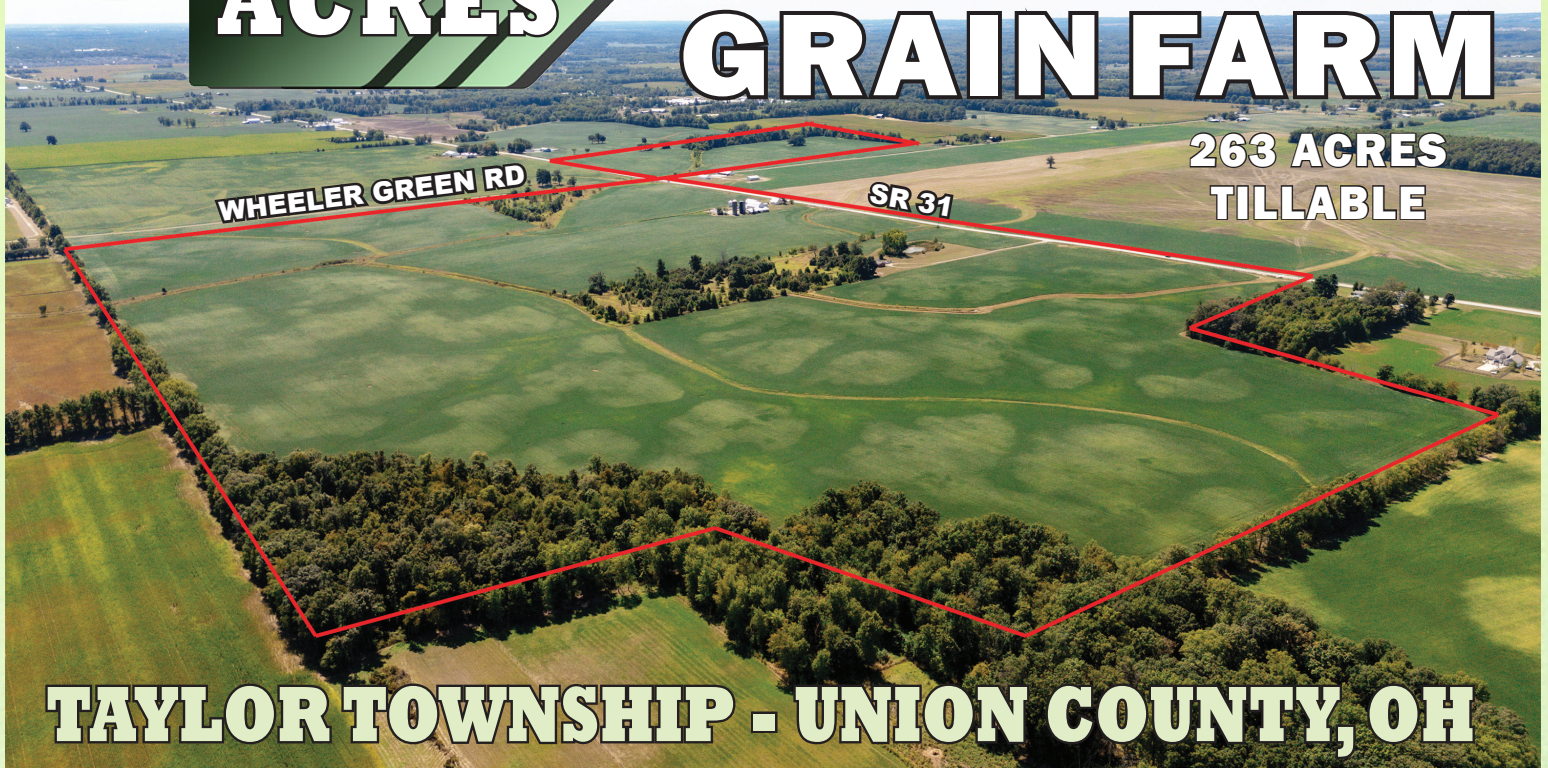




**313
ACRES**

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 170 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

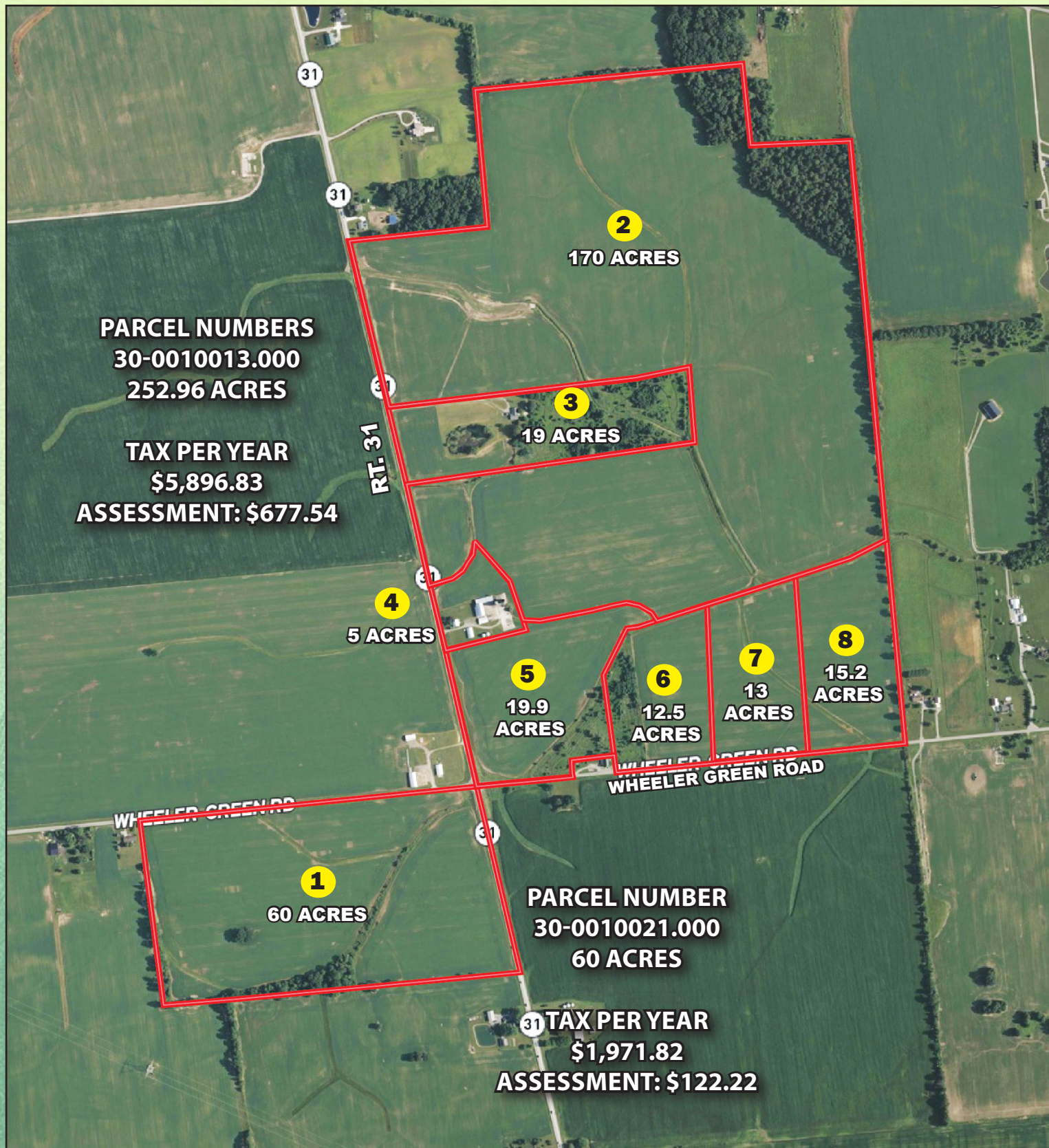
800.450.3440 | www.wilnat.com



313 ACRES

SELLING IN 8 TRACTS RANGING FROM 12 ACRES TO 170 ACRES

Buy any individual tract, combination or whole property



FSA MAP

State Rte 31 State Rte 31

1
18.1
NHEL

2
3.79
HEL

3
3.93
NHEL

4
3.55
NHEL

5
2.44
NHEL

6
6.12
HEL

7
41.47
NHEL

8
29.26
HEL

9
71.09
HEL

10
6.12
HEL

11
35.73
HEL

12
10.97
HEL

13
2.44
NHEL

14
27.54
HEL

T 1006

Co Hwy 205

Co Hwy 205 Wheeler Green Rd

N

FSA MAP

205

5
32.98
NHEL

T 13324

6
14.99
NHEL

Wheeler Green Rd

State Rte 31 State Rte 31

Co Hwy

1.58 NHEL

0.403



WILSON NATIONAL LLC
A REAL ESTATE & AUCTION GROUP

TRACT #1

60 ACRES



50 ACRES TILLABLE

1155' FRONTAGE ON ST. RT. 31

2059' FRONTAGE ON WHEELER GREEN ROAD

BLOUNT, PEWAMO & GLYNWOOD SOILS

TRACT #2

170 ACRES



156 ACRES TILLABLE

1655' FRONTAGE ON STATE ROUTE 31

WETZEL, BLOUNT, PEWAMO & GLYNWOOD SOILS

TRACT #3

19 ACRES

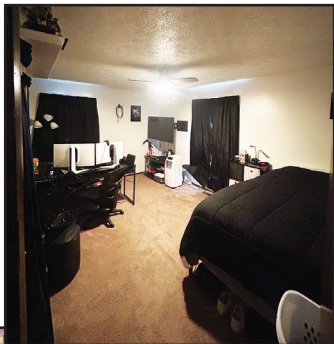


Address: 22380 St. Rt. 31, Marysville, OH
 Lot/Tract Size: 19 Acres Township: Taylor County: Union School District: Marysville

RESIDENCE EXTERIOR:
 Style: Ranch Screens: No. Rooms: 8 Walls: Drywall
 Finish: Brick Insulation: Yes No. Bedrooms: 4 Laundry Fac. Utility Room
 Approx. Age: 1970's Foundation: Block 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	11x11	C					
	Bedroom	12x13	C					
	Bedroom	11x13	C					
	Utility	9x6	V					Taxes(Annual)

**MODERN 4 BEDROOM BRICK
 RANCH HOME ON 19 ACRES
 WITH 3 ACRES OF OPEN LAND
 AND 16 ACRES WOODED
 WITH LOTS OF WILDLIFE**



WILSON NATIONAL LLC
 A REAL ESTATE & AUCTION GROUP

TRACT #4

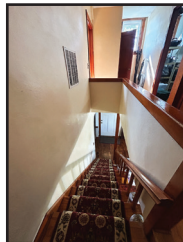
5 ACRES



**OLDER 1-1/2 STORY HOME IN
VERY GOOD CONDITION WITH
4 BEDROOMS, 1577 SQ. FT;
LARGE HIP ROOF BARN,
QUONSET BUILDING & SHOP**

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									
UTILITIES									
Water Supply: Well Sewer: Septic									
Extra Features: Home is in very good									
condition for its age. 60x36 Quonset									
bldg. 70x55 older barn. 30x50 milk house									
converted to shop. lg. lean to. Several									
thousand sq. ft. of concrete, silos, other									
misc. buildings.									
Taxes(Annual)									

Box Codes	Rooms	1st floor	FL	2nd floor	FL	Basement	FL
	Living	15x17	W				
	Dining	17x20	W				
	Kitchen	9x15	V				
	Baths						
	Bedroom	13x9	W	17x18			
	Bedroom			13x9			
	Bedroom			14x8			
Family							
Utility							



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 2024 crops.

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 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-

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

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.