



AUCTION

CLARK COUNTY

THURSDAY, NOVEMBER 13 • 6 P.M.

PLEASANT & SPRINGFIELD TOWNSHIPS



142 ACRES VACANT LAND

85 ACRES TILLABLE

PREVIEW:

TUESDAY, OCTOBER 28

FROM 3 TO 5 P.M.

SATURDAY, NOVEMBER 8

FROM 10 A.M. TO 12 NOON

AUCTION LOCATION: Clark County Fairgrounds, APBA Arts Building, 4401 S. Charleston Pike, Springfield, OH.

LOCATION: Property next to 6138 Vernon Asbury Road. From Catawba go north on Rt. 54 to left on Neer Road, to left on Vernon Asbury Road. Property on left. (Watch for signs)

**GRAIN FARM WITH GENTLY
ROLLING TERRAIN IN A NICE
AGRICULTURAL COMMUNITY**

**WOODLAND PROVIDES
RECREATIONAL OPPORTUNITIES**

WESTMORLAND FARM LLC, OWNER



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com



Vernon Asbury Road

**142
ACRES
VACANT LAND**



**A VERSATILE PARCEL OF LAND THAT
HAS 85 TILLABLE ACRES WITH
BALANCE IN WOODS & GRASS AREAS.
IT OFFERS SECLUSION, INCOME
GENERATION, RECREATIONAL
OPPORTUNITIES, AND YOU COULD BUILD
TO CREATE YOUR OWN LIFESTYLE FARM.**



**Call
Mark Wilson
937-402-1961**



**or
Brandon Wilson
937-763-1993**



LARGE CONCRETE PAD

CLARK COUNTY

PLEASANT & SPRINGFIELD TOWNSHIPS

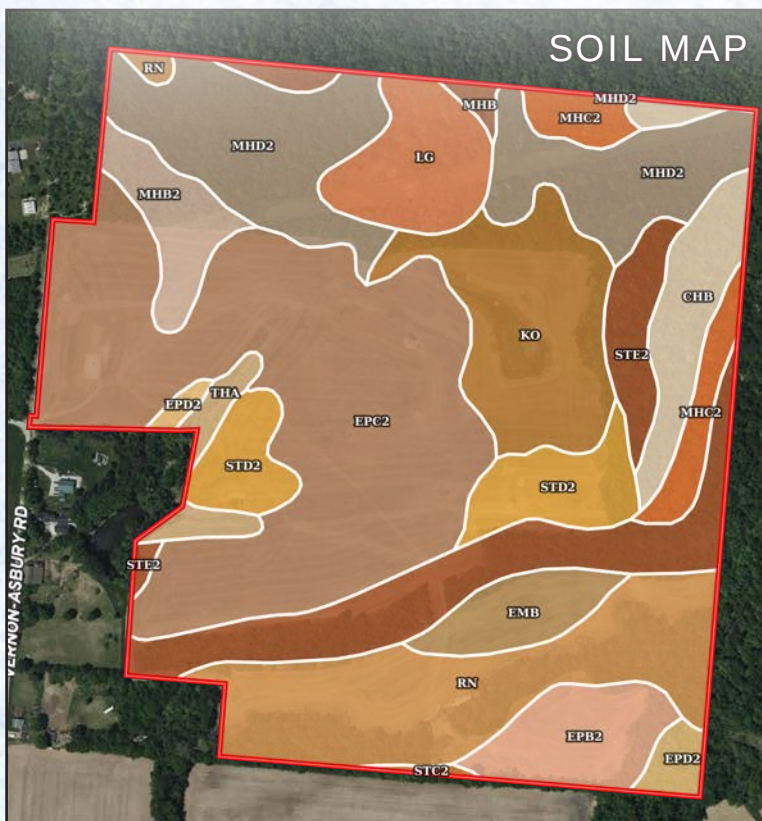
PARCEL NUMBERS
2800400023000016
2800400023000036

**TAX ON WHOLE
PROPERTY PER YEAR**
\$1,542.36



WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP



Boundary 140.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EpC2	Eldean-Miamian complex, 6 to 12 percent slopes, eroded	37.21	26.57	0	58	3e
MhD2	Miamian silt loam, 12 to 18 percent slopes, eroded	18.76	13.39	0	52	4e
Rn	Ross silt loam, 0 to 2 percent slopes, occasionally flooded	16.66	11.89	0	86	2w
STE2	Strawn silty clay loam, 18 to 35 percent slopes, eroded	14.47	10.33	0	10	6e
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	11.78	8.41	0	82	2w
STD2	Strawn silty clay loam, 12 to 18 percent slopes, eroded	7.25	5.18	0	41	4e
Lg	Linwood muck, undrained	5.99	4.28	0	15	5w
ChB	Celina-Strawn complex, 2 to 6 percent slopes	5.76	4.11	0	71	2e
EpB2	Eldean-Miamian complex, 2 to 6 percent slopes, eroded	5.3	3.78	0	60	2e
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	4.06	2.9	0	55	3e
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	4	2.86	0	61	2e
EmB	Eldean silt loam, 2 to 6 percent slopes	3.65	2.61	0	64	2e
ThA	Thackery silt loam, 0 to 2 percent slopes	1.96	1.4	0	82	1
EpD2	Eldean-Miamian complex, 12 to 18 percent slopes, eroded	1.7	1.21	0	51	4e
MhB	Miamian silt loam, 2 to 6 percent slopes	1.24	0.89	0	74	2e
StC2	Strawn silty clay loam, 6 to 12 percent slopes, eroded	0.27	0.19	0	48	3e
TOTALS		140.06 (*)	100%	-	56.01	3.22

(*) 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.

ACRES
142
UNION COUNTY
THURSDAY
NOV. 13, 6 P.M.
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 29, 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. Closing to be held at Midland Title West at 117 W. High St. #105, London, OH. A title report & title commitment will be provided at a buyer cost of \$500. 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 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 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.