



Auction

**140^{+/-}
ACRES**

AUCTION LOCATION: The Riser Barn, 8988 OH 180, Kingston, OH 45664.

FARM LOCATION: Just north of Chillicothe, OH, 2 miles from Rt. 23 commercial district, Kenworth Plant and Adena Health at 5701 Marietta Pike, Chillicothe, OH (Watch for signs).

WEDNESDAY, MAY 27 • 6 P.M.

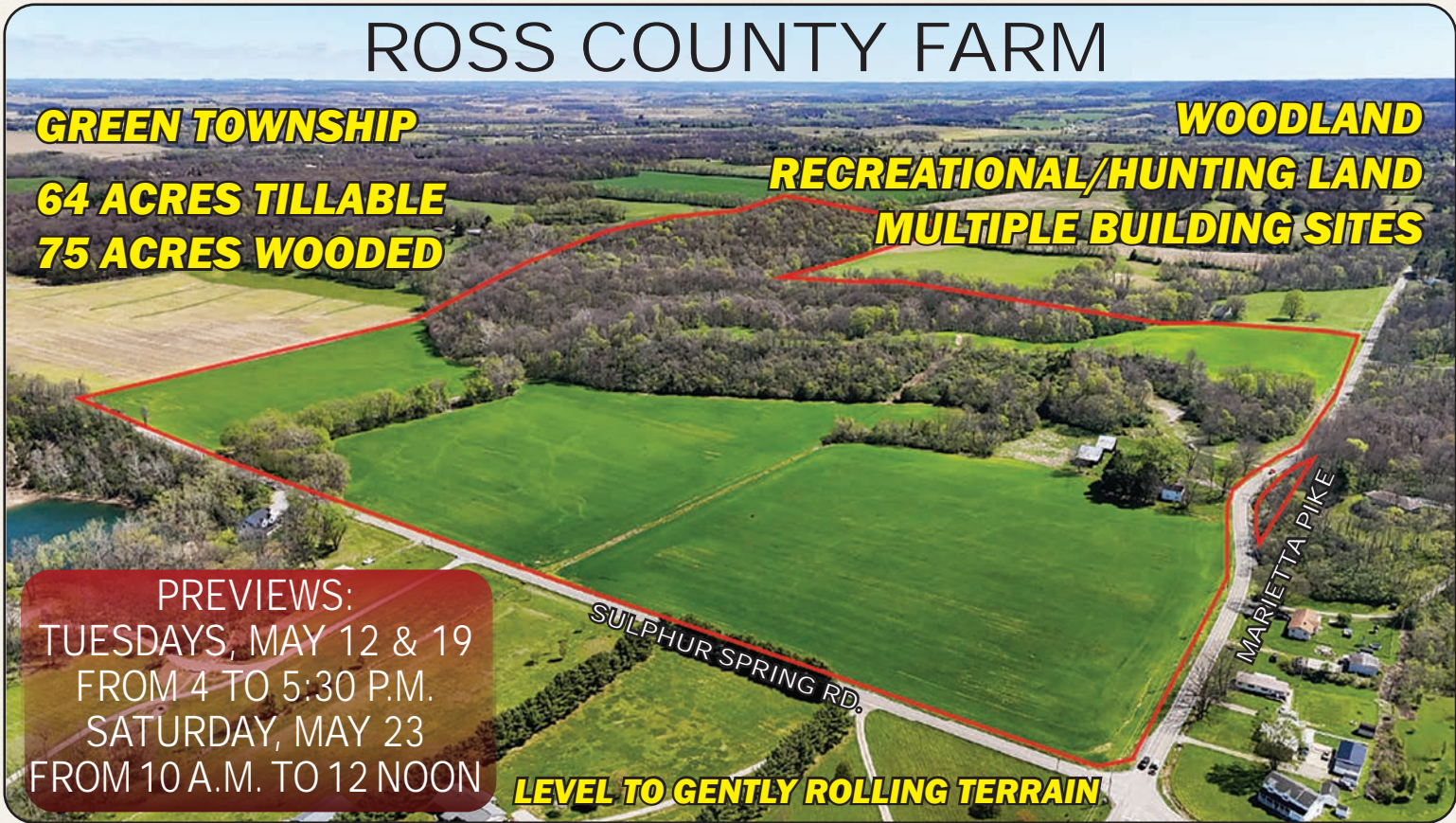
ROSS COUNTY FARM

GREEN TOWNSHIP

WOODLAND

**64 ACRES TILLABLE
75 ACRES WOODED**

**RECREATIONAL/HUNTING LAND
MULTIPLE BUILDING SITES**



PREVIEWS:
TUESDAYS, MAY 12 & 19
FROM 4 TO 5:30 P.M.
SATURDAY, MAY 23
FROM 10 A.M. TO 12 NOON

LEVEL TO GENTLY ROLLING TERRAIN

Sale conducted pursuant to Ross County Court of Common Pleas Order in Case #24-CI-000577



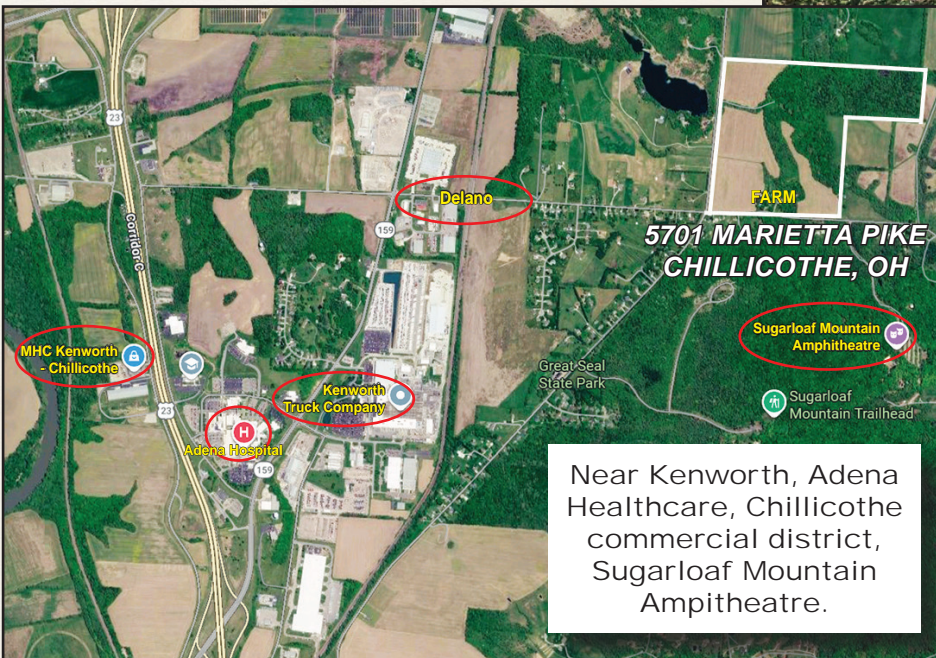
WILSON

NATIONAL

A REAL ESTATE & AUCTION GROUP

**Mark Wilson
Brandon Wilson
Auctioneers
800.450.3440
www.wilnat.com**

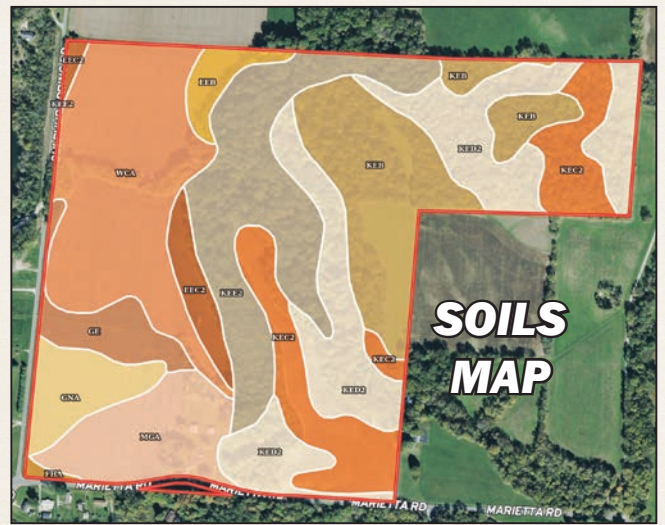
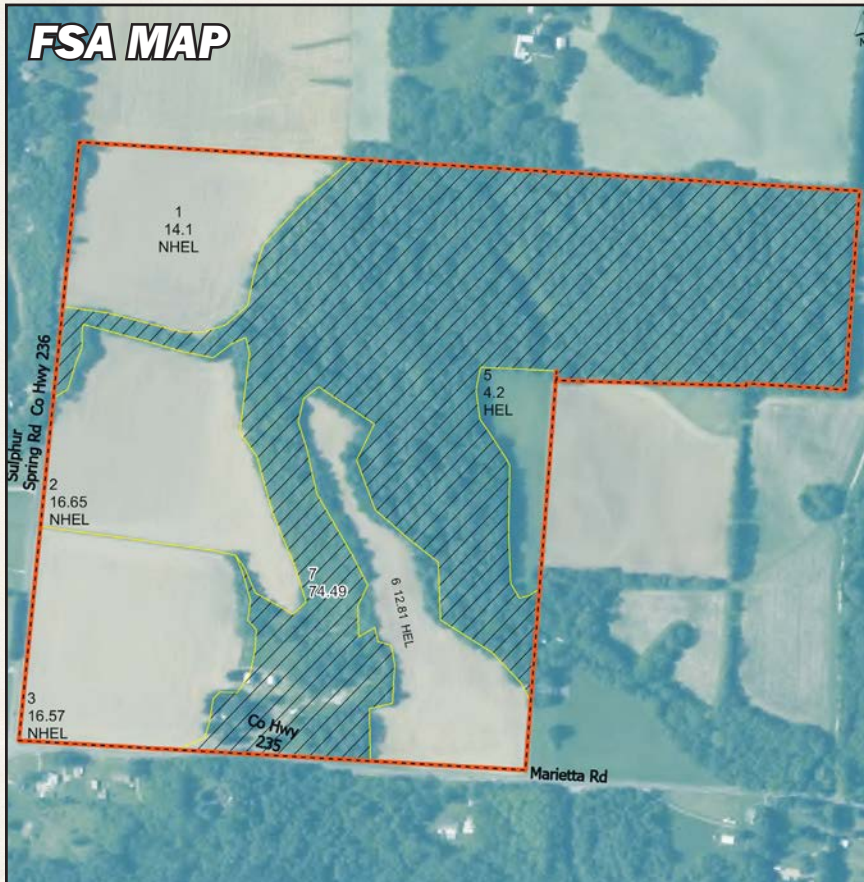
A very nice general purpose farm with level to gently rolling terrain. Great farming, recreational, and hunting opportunities. Can be subdivided in multiple tracts.



**TILLABLE FIELDS
WOODLAND
RECREATIONAL/HUNTING
LAND
GOOD TIMBER GROWTH
MULTIPLE BUILDING SITES
PUBLIC WATER AVAILABLE
LEVEL TO GENTLY
ROLLING TERRAIN
SECLUDED PEACEFUL MEADOWS
OLD HOMESTEAD IS IN
POOR CONDITION**



4,500 ft. frontage on Marietta Road & Sulphur Spring Road.



Boundary 139.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KeD2	Kendallville-Eldean complex, 12 to 20 percent slopes, eroded	27.15	19.53	0	58	4e
WcA	Warsaw loam, 0 to 2 percent slopes	25.44	18.3	0	59	2s
KeE2	Kendallville-Eldean complex, 20 to 35 percent slopes, eroded	21.64	15.56	0	14	6e
KeB	Kendallville silt loam, 2 to 6 percent slopes	20.96	15.08	0	69	2e
KeC2	Kendallville-Eldean complex, 6 to 12 percent slopes, eroded	15.48	11.13	0	67	3e
MgA	Mentor silt loam, gravelly substratum, 0 to 2 percent slopes	10.48	7.54	0	82	1
GnA	Glenford silt loam, 0 to 2 percent slopes	5.87	4.22	0	83	1
Ge	Gessie silt loam, occasionally flooded	4.99	3.59	0	72	2w
EeC2	Eldean loam, 6 to 12 percent slopes, eroded	3.91	2.81	0	58	3e
EeB	Eldean loam, 2 to 6 percent slopes	2.71	1.95	0	54	2e
FhA	Fitchville silt loam, 0 to 2 percent slopes	0.41	0.29	0	91	2w
TOTALS		139.04	100%	-	57.39	3.03

(*) 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.

ROSS COUNTY
GRAIN FARM

ACRES

140+/-

WEDNESDAY, MAY 27 • 6 PM

Auction

937-393-3440 | www.wilnat.com

8845 St. Rt. 124 Hillsboro, OH 45133

A REAL ESTATE & AUCTION GROUP

WILSON NATIONAL LLC



Terms & Conditions

SALE CONDUCTED pursuant to Ross County Court of Common Pleas Order in Case #24-CI-000577. Pursuant to order sale must bring 2/3rds of commissioner's appraisal which is a minimum bid of \$716,000.

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 July 10, 2026 or as soon thereafter that closing documents are prepared.

POSSESSION: Closing date.

TITLE & CLOSING: Property is selling with good marketable Title by Sheriff's Deed & Partition 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: Pro-rated to closing date. 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.