



# AUCTION

## HIGHLAND COUNTY FARM

# 112

## ACRES

### W/IMPROVEMENTS

AUCTION LOCATION: At the offices of Wilson National LLC, 3 miles east of Hillsboro, OH at 8845 SR 124, Hillsboro, OH.

FARM LOCATION: 11 miles east of Hillsboro, OH take SR 124 to Harriet Road to 3245 Harriet Road. (Watch for signs.)

# THURSDAY, MAY 28, 6 PM



**PREVIEW**  
WEDNESDAYS, MAY 13 & 20  
FROM 4:00 TO 5:30 P.M.  
SATURDAY, MAY 23  
FROM 10:00 A.M. TO 12 NOON

ROBERT BOYD TRUSTEE | WILLIAM A. BOYD TRUST



# WILSON

## NATIONAL

A REAL ESTATE & AUCTION GROUP

Mark Wilson  
Brandon Wilson  
Auctioneers  
800.450.3440  
www.wilnat.com



Online Bidding Provided By  
**wilnat.com**

# HIGHLAND COUNTY FARM

## 112 ACRES W/IMPROVEMENTS

OFFERED IN 4 TRACTS  
**Buy any individual tract, combination or whole property.**

*A great opportunity to purchase a diverse parcel of land with an abundance of road frontage opening up many opportunities for agriculture, recreational/hunting and homesite development in a nice rural community. County water available.*



**TRACT 1**

28.5



Picturesque old homestead, 1-1/2 story with 1800 sq. ft., 4 BR, 1 bath home with some deferred maintenance, further improved with 24x50 vinyl sided pole building w/concrete floor, elec. heat & air, misc. older buildings. 7.7 acre tillable with balance in woods, pasture and lawn area. County water.



**TRACT 2**

33.79



Beautiful tract of land with 31 wooded acres and 2.5 acres of open tillable ground. Topography is level to gently rolling. Good timber growth. There are multiple building sites with 1,350' frontage on Harriet Road



20.08

**TRACT 3**

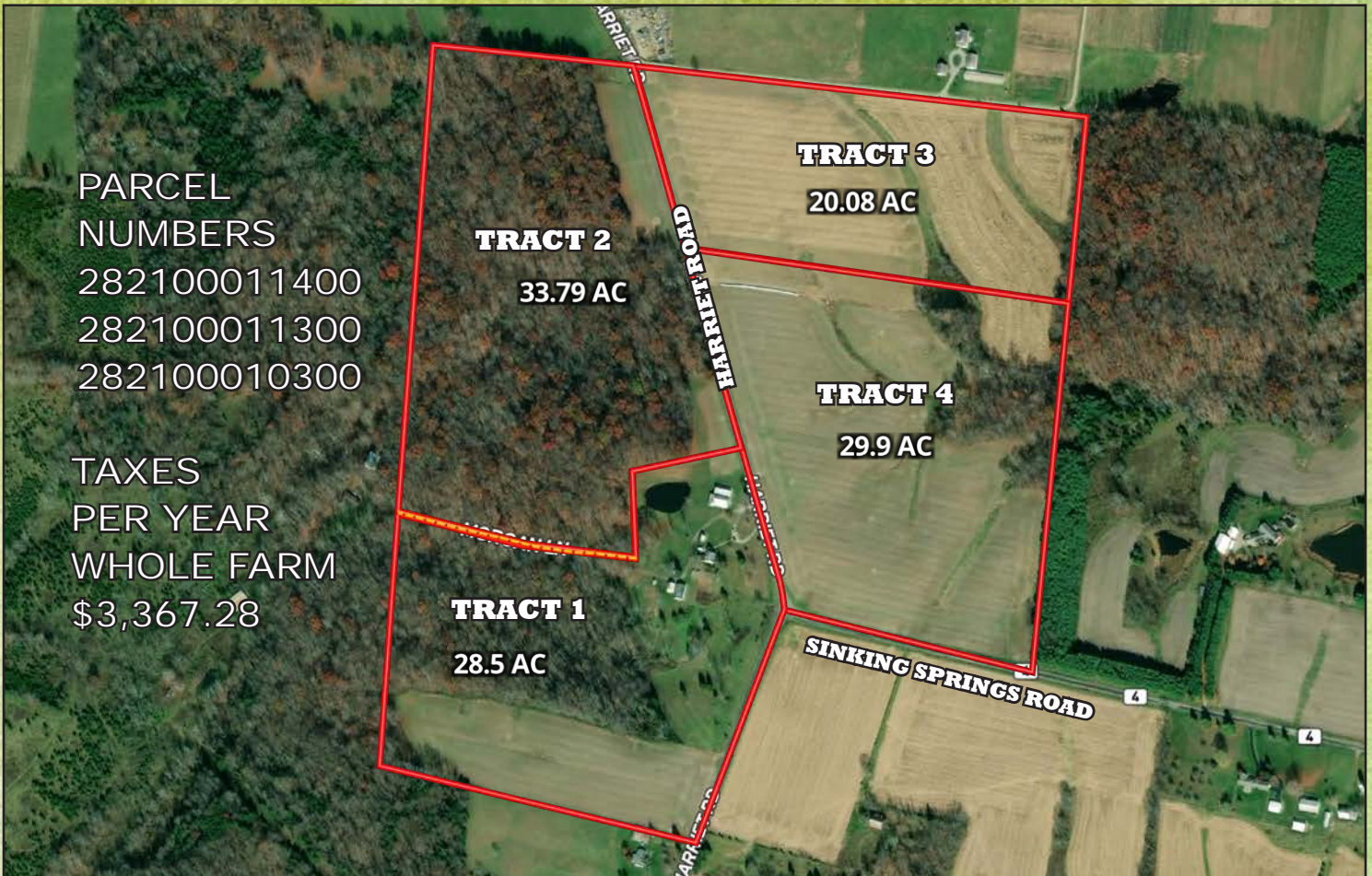
Open land with approx. 17 tillable acres. Nice building sites with 650' frontage on Harriet Road.



29.9

**TRACT 4**

Open tillable land with approx. 26 tillable acres and 4 acres wooded. 1,300' frontage on Harriet Road and 870' frontage on Sinking Springs Road. Multiple building sites.



**OFFERED IN 4 TRACTS**

**ACRES**

**112**

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**HIGHLAND COUNTY**

**THURS., MAY 28, 6 PM**

**AUCTION**

8845 St. Rt. 124 Hillsboro, OH 45133 | 937-393-3440 | [www.wilnat.com](http://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 July 10, 2026.

**POSSESSION:** On closing date subject to tenant's rights.

**TITLE:** Property is selling with good marketable Title by Trustees Deed free of any liens. Sellers will provide a title commitment. Purchaser is responsible for Title insurance if desired.

**REAL ESTATE TAXES:** Seller to pay first half 2026 taxes due and payable 2027, buyer thereafter. If usage is changed buyer is responsible for CAUV recoup.

**CASH RENT:** Purchaser's of Tract 1, 3, and 4 will receive \$100 per tillable acre payment from tenant by November 1st, 2026.

**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.

**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](http://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.