

206±
ACRES
LAND AUCTION
Southern Ohio
THURS, JANUARY 16TH, 2020 • 6PM
Near Frankfort, Ohio • Ross County
OFFERED IN 4 TRACTS



121 Jackson St., Plain City, OH 43064

Kevin Wendt, CAI - President / Auctioneer / Broker
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614.626.SOLD
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THURSDAY, JANUARY 16TH • 6PM
Held at the Sunroom at the Brick - Frankfort, Ohio
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- Tillable Land
- Wooded Land
- Potential Rural Building Sites
- Ideal Wildlife Habitat
- High Deer Concentration



14± Miles West of Chillicothe
4± Miles South of Frankfort

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**ATTENTION FARMERS, INDIVIDUALS SEEKING
POTENTIAL BUILDING SITES, HUNTERS & INVESTORS!**

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INSPECT THE PROPERTY:

For further information, a representative from The Wendt Group will be available on **Thursday, January 2nd • NOON-2PM**
Walk-over inspections are welcome.

DIRECTIONS TO THE AUCTION SITE: Sunroom at the Brick, 113 E. High Street, Frankfort, Ohio. Located on High Street approximately ¼ of a mile east of Main Street in Frankfort.

PROPERTY LOCATION: 4 miles south of Frankfort on Core Road (just north of OH-28)

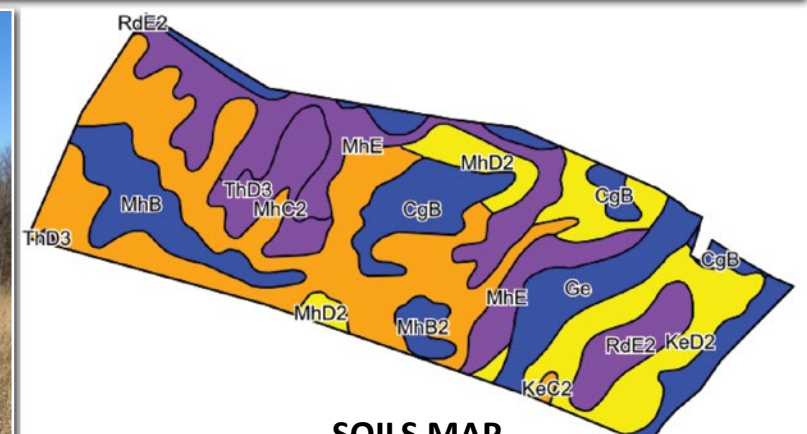
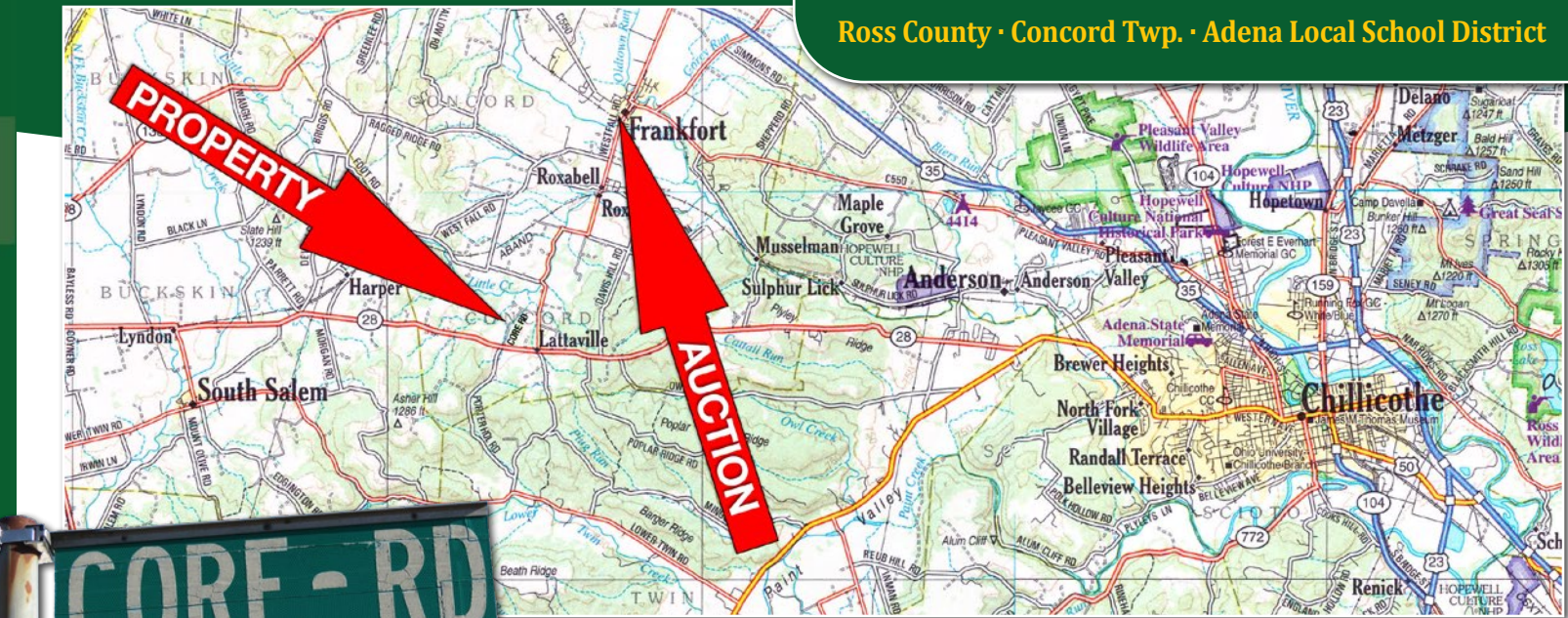
DIRECTIONS TO THE PROPERTY: From Frankfort, travel south on Main Street/ West Fall Road/Little Creek Road. In 2 miles, turn right to stay on Little Creek Road and then turn back left. Travel about 1 ½ miles to Core Road and turn right. Travel a short distance to the property on the west side of Core Road.

PROPERTY DESCRIPTION: This farm includes 86± acres of cropland (per the Ross County Farm Service Agency.) Investigate the opportunity to increase the tillable acreage. Little Creek flows through the property providing an excellent drainage outlet. If hunting is your goal, the property layout is fantastic with plenty of food, water, and cover with ideal habitat and travel corridors.

FSA and Tax Information available upon request

Owners:
Jason and Mandy Durose

For questions, contact:
Dale Evans 260-894-0458



SOILS MAP

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts, and as a total 206± acre unit. There will be open bidding on the tracts and the entire property during the auction as determined by the auctioneer. Bids on individual tracts, tract combinations, and the total property may compete. This auction will be conducted using the "Multi-parcel auction method. The definition of the "Multi-parcel auction" means any auction of real or personal property in which multiple parcels or lots are offered for sale in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.

DOWN PAYMENT: A 10% down payment is required on the day of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a Purchase Agreement at the conclusion of the auction. All final bid prices are subject to Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any Buyer elects to purchase title insurance, the cost thereof will be at such Buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts sold "AS IS".

DEED: Appropriate deed will be delivered at closing. **CLOSING:** Closing will take place 45-60 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: The Buyer(s) will assume the real estate taxes for the calendar year 2020 due and payable in 2021 and thereafter. If usage is changed, the Buyer is responsible for CAUV Recoupment.

TRACT MAPS; ACRES: Tract maps, depicted boundaries, and stated acres are approximates based on county parcel data, current legal descriptions, and/or aerial mapping software and are not provided survey products.

SURVEY: New surveys will be prepared where there is no existing legal description or where new boundaries are created by the tract division in this auction. The type of survey provided will be at the Seller's option. Survey costs will be shared equally between Buyer and Seller.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale will include 100% of the mineral rights (if any) owned by the Seller. **AGENCY:** The Wendt Group and its representatives are exclusively the agents of the Seller.

AUCTION CONDUCT: Conduct of the auction and increments of bidding are at the sole discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company.

ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	59.44	28.8%	
MhE	Miamian silt loam, 20 to 35 percent slopes, eroded	34.98	17.0%	
KaD2	Kendallville-Eldon complex, 12 to 20 percent slopes, eroded	19.90	9.7%	
Ge	Gessie silt loam, occasionally flooded	18.08	8.8%	
MhD2	Miamian silt loam, 12 to 18 percent slopes, eroded	15.11	7.3%	
CgB	Culina silt loam, 2 to 6 percent slopes	14.77	7.2%	
MhB	Miamian silt loam, 2 to 6 percent slopes	14.38	7.0%	
ThD3	Thifton clay loam, 12 to 20 percent slopes, severely eroded	11.15	5.4%	
RdE2	Rodman gravelly loam, 20 to 35 percent slopes, eroded	8.50	4.1%	
Pc	Patton silty clay loam, sandy substratum	6.09	3.0%	
MhB2	Miamian silt loam, 2 to 6 percent slopes, eroded	3.19	1.5%	
KaC2	Kendallville-Eldon complex, 6 to 12 percent slopes, eroded	0.59	0.3%	

Dale A. Evans, Auction Manager • 260.894.0458



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Excellent Investment Opportunity!