

SOUTHERN OHIO • ROSS COUNTY NEAR GREENFIELD

REAL ESTATE & PERSONAL PROPERTY

Auction

167.75± THURSDAY, SEPTEMBER 10TH

PERSONAL PROPERTY 10AM | REAL ESTATE 12 NOON

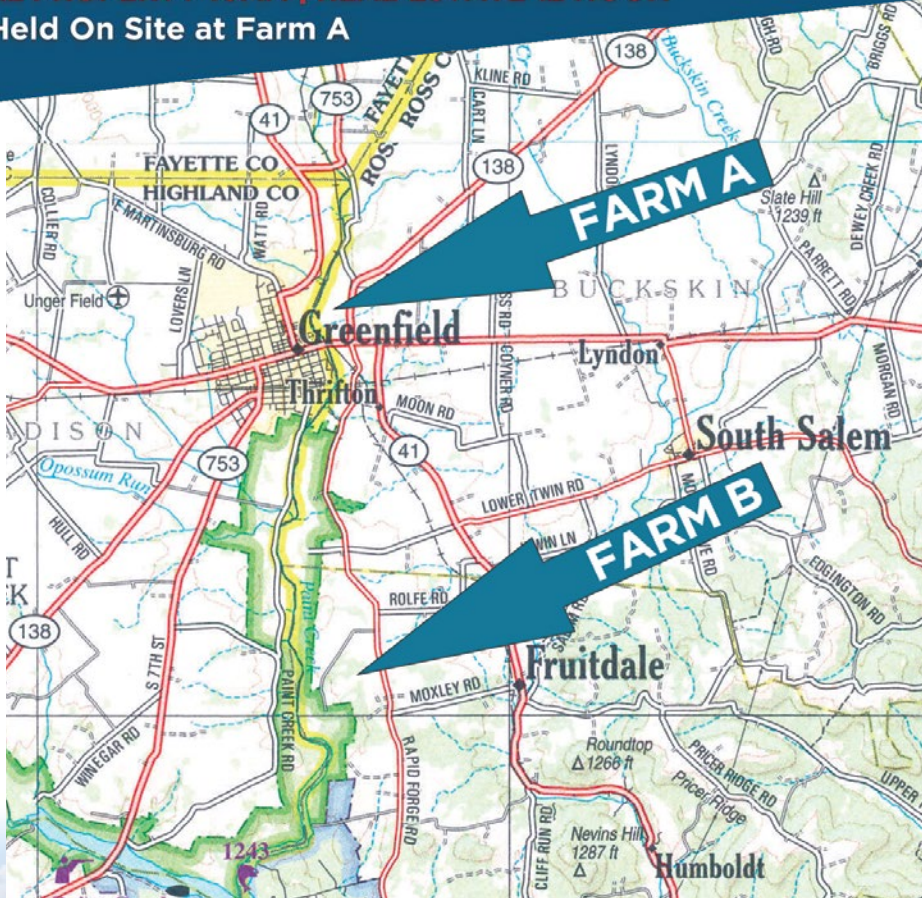
Auction Held On Site at Farm A

2 Locations Offered in 3 Tracts

Ross County • Paint & Buckskin Townships • Greenfield EVSD

Due to the death of Ronald Walls, his wife, Beverly, will offer the following personal property and real estate at public auction.

AUCTION HELD ON-SITE AT THE BUILDING ON TRACT 1 (on OH-138 E.)
DIRECTIONS TO THE PROPERTIES: These farms are located just east of Greenfield, Ohio.
Farm A (Tracts 1 & 2): From the intersection of SR-28 E/SR-41 S/SR-138 E on the east side of Greenfield, turn north on SR-138 Northeast and travel a short distance to the property on the west side of the road.
Farm B (Tract 3): From the intersection of SR-28 E & SR-41 S just east of Greenfield, travel on SR-41 South for 1.3 miles to Rapid Forge Road. Turn west (right) and travel 3 miles to the property on the west side of Rapid Forge Road.



INSPECTION DATE
Real Estate and Personal Property
Thursday, August 20th • 3 - 6 PM
A representative from The Wendt Group will be available at the building on Tract 1.
Walk-overs are welcome.

Owner: Beverly A. Walls
For more information, call Dale Evans 260-894-0458

614.626.SOLD
www.thewendtgroup.com

THE WENDT GROUP
Land & Agricultural Asset Auctions

THURSDAY, SEPTEMBER 10TH
PERSONAL PROPERTY 10AM
REAL ESTATE 12 NOON

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THE WENDT GROUP
Land & Agricultural Asset Auctions



- Tillable Land
- Wooded Land
- Hunting & Recreation
- Tractor • Truck • Tools

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THE WENDT GROUP
Land & Agricultural Asset Auctions

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Land & Agricultural Asset Auctions

SOUTHERN OHIO • ROSS COUNTY NEAR GREENFIELD

REAL ESTATE & PERSONAL PROPERTY

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167.75±
Acres

2 Locations
Offered in 3 Tracts

Farm A: 55.75± Acres

Tillable Land • Wooded Land - Ideal for Hunting & Recreation
Metal Building/Garage • Tractors • Shop Equip. • Truck • Tools



Farm B: 112± Acres

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REAL ESTATE SELLS AT 12 NOON

FARM A (Located in Buckskin Township along SR-138 East)

Tract 1: 55± acres. Predominant soil types include Gessie, Ross, and Milton silt loams. Located on the southeast side of town. **The land is currently eligible (but not required) to be enrolled in a CREP program at a rate of \$310 per acre paid annually for 15 years on 46.62 acres.** Contact Dale Evans for details about the CREP program. Net annual real estate taxes of \$247

Tract 2: ¾± acre with outbuilding. The 40'x75' metal-sided building has electric, concrete floor, overhead slider, and walk-in door. This building offers a great location near the intersection of State Routes 28, 41, and 138. Ideal for workshop and storage or investigate the possibilities of your own business. Tracts 1 & 2 can be combined for further opportunities. Net annual real estate taxes of \$180.



Farm A



Tract 2



Farm B

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, and as a total 167± 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 Tract 1 and Tract 3. Tract 2 will require a \$2,500 down payment. 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, SO BE SURE YOU HAVE ARRANGED 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 real estate taxes will be prorated to the date of closing. The Buyer(s) will assume the real estate taxes for the calendar year 2021 due and payable in 2022 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. Combination purchases will only receive a perimeter survey. 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.

FARM B (Located in Paint Township along Rapid Forge Road)

Tract 3: 112± acres. This tract offers many possibilities with the open land, mixed hardwoods, and abundant wildlife. If you have been searching for the ideal location for your private country estate, this is a must see! Excellent investment opportunities. This property is not currently enrolled in CREP. Net annual real estate taxes of \$373



Farm B



PERSONAL PROPERTY STARTS AT 10AM

TRACTOR & ATTACHMENTS
White 2-110 diesel Field Boss tractor, cab, Perkins 5.8L, (2) hyd remotes, 3-pt, 540/1000 PTO, 18.4R38 rears, 11L-15 fronts, 3234 hrs, SN 300900-435
Bush Hog 10' rotary cutter, model 32-10, semi-mount, 540 PTO, laminated tires, stump jumpers, chain shielding, SN 12-13686
New Holland 7' blade, model 786B, 3-pt, SN S7AN063

LAWN & GARDEN
JD 955 diesel tractor, 4WD, ROPS, front weights, hydro, liquid-cooled Yanmar, 72" deck, 3-pt, PTO, 36x13.50-15 turf rears, 25x8.50-14 turf fronts, 692 hrs, SN LV0955E201109
JD 445 garden tractor, Kawasaki FD 620D, hydro, liquid cooled, 26x12.00-12 rears, 18x8.50-8 fronts, 116 hrs
(2) small lawn & garden 2-wheeled dump-bed trailers
Log splitter, 5-hp Briggs, hyd log lift, on trailer w/ ball hitch
Troy Bilt CS4210 3" chipper-shredder, 10-hp OHV Intek Briggs & Stratton on cart
Tecumseh Earthquake post hole power drill, model 8902
Stihl weed whip • **Several chain saws**

PICKUP TRUCK
1986 F-250 XLT Lariat truck, 4x4, 460 gas (remanufactured w/ less than 5,000 miles), Supercab, auto, power, tilt, cruise, dual tanks, 8' bed, dual exhaust, new paint, new LT235/85 R16 tires, VIN 1FTHX26L-06KA92723. NOTE: Ronald was in the process of



restoring this truck inside and out. There are still some things to be done. Great opportunity to finish this project and have a very nice work-type truck with minimal effort and investment.

FUEL TANKS & TRANSFER PUMPS
Transfer Flow fuel tank, 98-gal, diamond plate, in-bed auxiliary tank
Other auxiliary fuel tanks
Fill-Rite FR 1200G transfer pump, NEW, 12V, 15 GPM, fittings & hoses
Pneumatic fuel pump
Hand-crank fuel pump

GENERATORS
Winco generator, 120/240V, model CSA 30 PT00-3/B, on 2-wheel trailer, SN 59474FS
Dayton generator, 115/230V, model 1W8200, heavy duty w/ 14 outlets, powered by Wisconsin model VE4 motor, SN 1293466
Several other smaller generators

TOOLS
HILTI DX460-F8 powder actuated low-velocity fastening tool • **Duo-Fast Model RS-1748A nail gun** • **Several other nail guns and power staplers** • **Porta Power unit** • **Molding planes & wood clamps** • **Several workbenches** • **Kennedy Machinist chests, boxes, and organizers** • **Wood working tools & sanders** • **Electric repair parts, commercial electric motors, & electric fittings**
appliance cart • **air tools** • **power tools** • **Atlas drill press** • **plumbing** • **floor jacks** • **live trap** • **several ladders** • **plastic gas totes** • **all types of hand tools** (screwdrivers, wrenches, sockets, hammers, etc.) • **bolts, screws, washers, nuts** • **spools of wire & rope** • **log chains** • **MUCH MORE!**

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