

189±
ACRES
Offered in 2 Tracts

OHIO LAND AUCTION

Ross County • Concord Township



Tillable, Productive Cropland
Available for the 2017 Crop Year

THURSDAY, MARCH 23 • 6PM

614.626.SOLD

www.thewendtgroupp.com



OHIO LAND AUCTION 189±
ACRES
ROSS COUNTY • CONCORD TOWNSHIP
THURSDAY, MARCH 23, 2017



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Auction Held at the Brick - Frankfort Ohio

Tillable, Productive Cropland
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ACRES

Ross County • Concord Township

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AUCTION LOCATION: Sunroom @ The Brick, 113 East High Street, Frankfort, OH 45628 (located on the east side of Frankfort)

DIRECTIONS TO THE PROPERTY: From US-35 near Washington Court House, exit onto SR-753 South. Travel a short distance and turn east onto CR-35 A/Old US-35. Travel for 6 miles to Eyman Road and turn south (right). Travel 2½ miles to Washington-Good Hope Road and turn east (left). Travel 1½ miles to the property on the northeast corner of Good Hope Road and Douglas Road.

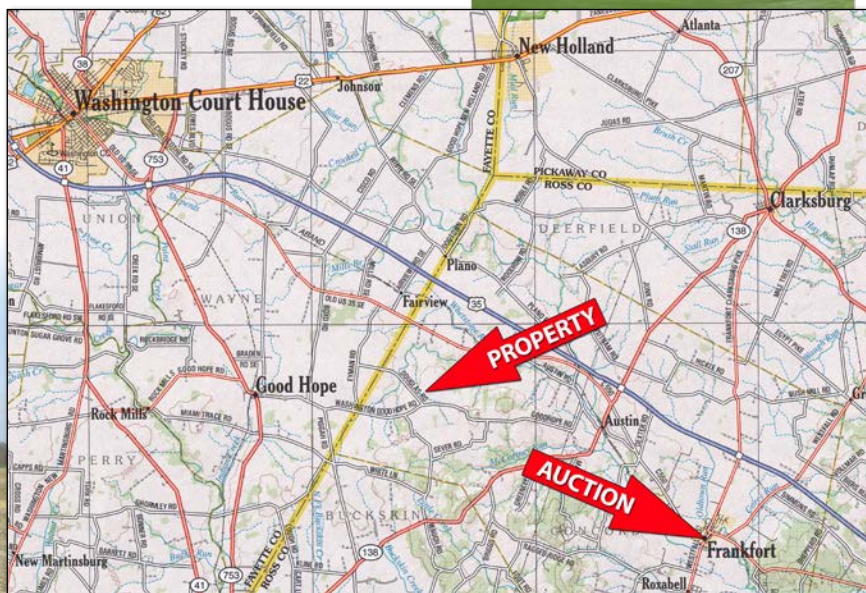
Tax and FSA Information available upon request

There are 5.5± acres of CRP at an annual payment of \$224 per acre. The contract period ends 9/30/2027.

Tract 1: 160± acres with 3.5± acres of CRP. The predominant soil types include Kokomo silty clay loam and Celina and Miamian silt loams. The open ditch provides an excellent drainage outlet. There is easy access from Douglas Road. A 48'x52' pole barn is also located on this tract. Consider the income potential offered on this large tract of land.

Tract 2: 29± acres with 2± acres of CRP. This tract is composed of Celina and Miamian silt loam soils. There is abundant frontage along both Douglas and Good Hope roads. A great drainage outlet is available with the open ditch. Investigate the possibilities of a rural building site with county water along Good Hope Road.

Combine Tracts 1 and 2 for an excellent addition to any farming operation.



12 miles Southeast of Washington C.H., Ohio
20 miles Northwest of Chillicothe, Ohio
45 miles Southwest of Columbus, Ohio

Tillable, Productive Cropland Available for the 2017 Crop Year



INFORMATION/INSPECTION DATE:
Tuesday, February 21 • 4-6 PM

A representative from The Wendt Group will be available on Tract 1



REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 189± acre unit. There will be open bidding on the tracts and the entire property during the auction as determined by the auctioneer. Bids on the tracts and the total property may compete.

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, 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. Available for the 2017 crop year.

REAL ESTATE TAXES: The Buyer(s) shall assume the real estate taxes for the calendar year 2017 due and payable in 2018 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 shall 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 shall 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 exclusive-

ly 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 OR ANY OTHER ORAL STATEMENTS MADE.



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Owner: Theresa A. Crosier, Trustee & Mark R. Crosier, Trustee

For More Information Contact:

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