



AUCTION

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

FARM LOCATION: 3.5 miles southwest of New Vienna fronting on Cumberland & Horseshoe roads. From New Vienna area take Rt. 73 south to Panhandle to Horseshoe or Rt. 28 west of New Vienna to Lacy Rd to Laymon Road to Cumberland Road. From Hillsboro take Rt. 124 west to Horseshoe Rd. Sits on the Highland & Clinton County line. (Watch for signs)

195 ACRES
TILLABLE

**256
ACRES**

61 ACRES
WOODED

VACANT LAND

SELLING IN 4 TRACTS
RANGING FROM 9 TO 113 ACRES

HIGHLY PRODUCTIVE FARMLAND
RECREATIONAL - HUNTING - LIFESTYLE FARM

THURSDAY, JUNE 19 @ 6 P.M.

PREVIEW:
TUESDAY, JUNE 10
FROM 3 TO 6 P.M.
SALE AGENT WILL BE ON TRACT 3
HORSESHOE ROAD
OR WALK LAND AT YOUR
LEISURE ANYTIME

**HIGHLAND & CLINTON
COUNTIES**

**BUY ANY INDIVIDUAL TRACT,
COMBINATION OR WHOLE PROPERTY**



Janet L. Bohren Trust, Owner
WILSON NATIONAL LLC

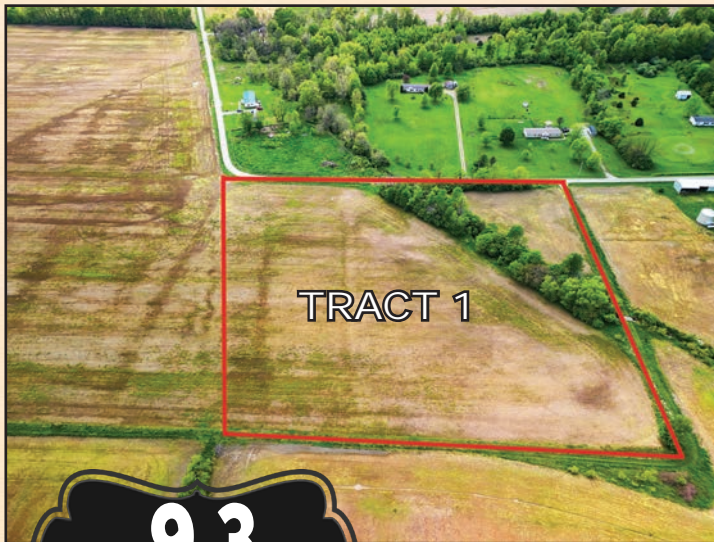
A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | www.wilnat.com



HIGHLY PRODUCTIVE FARMLAND RECREATIONAL - HUNTING - LIFESTYLE FARM

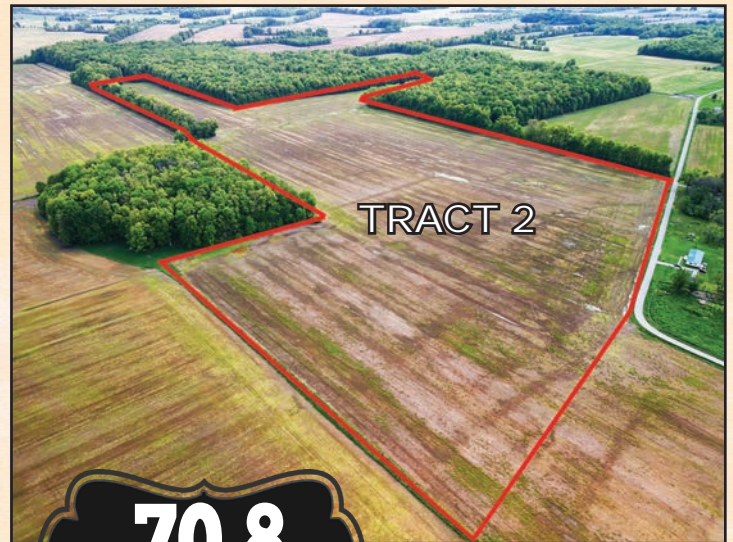


**9.3
ACRES**

**8.5 ACRES
TILLABLE**

TRACT #1

LIFESTYLE FARM (BUILDING SITE) LOT
WITH APPROX. 675' FRONTAGE
ON CUMBERLAND ROAD.



**70.8
ACRES**

**69 ACRES
TILLABLE**

TRACT #2

HIGHLY PRODUCTIVE FARMLAND
970' FRONTAGE ON CUMBERLAND ROAD.

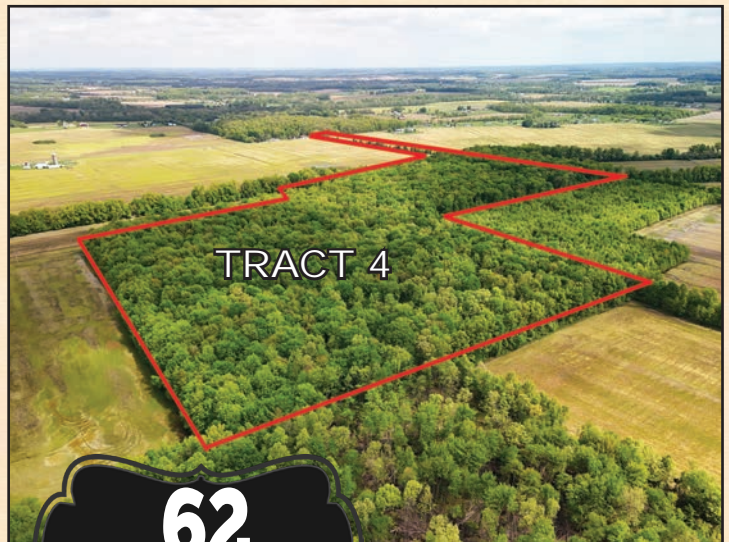


**113.9
ACRES**

**113 ACRES
TILLABLE**

TRACT #3

HIGHLY PRODUCTIVE FARMLAND
1925' FRONTAGE ON HORSESHOE ROAD.



**62
ACRES**

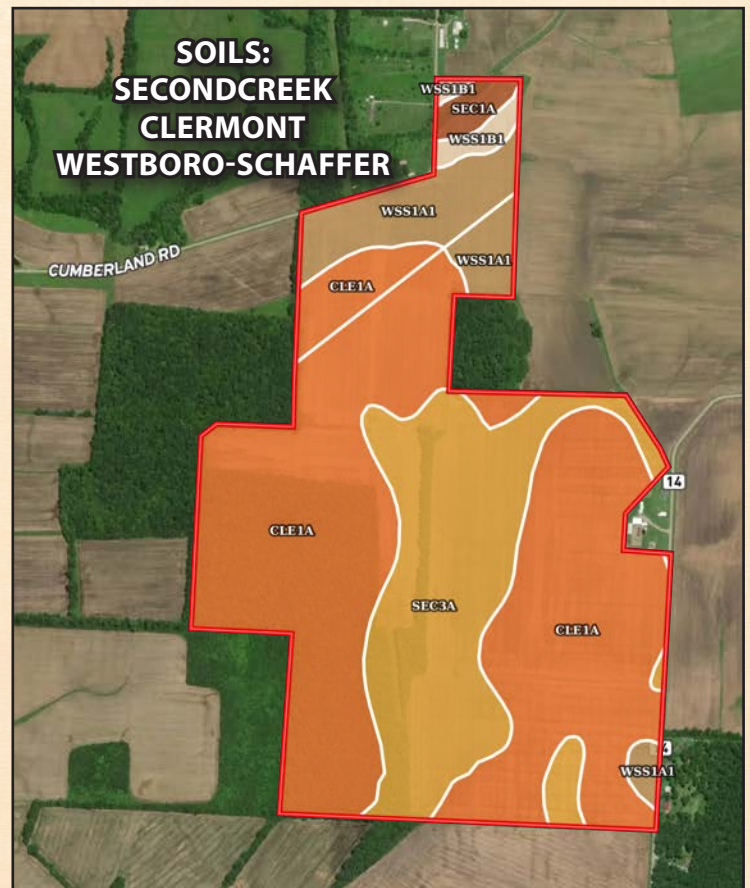
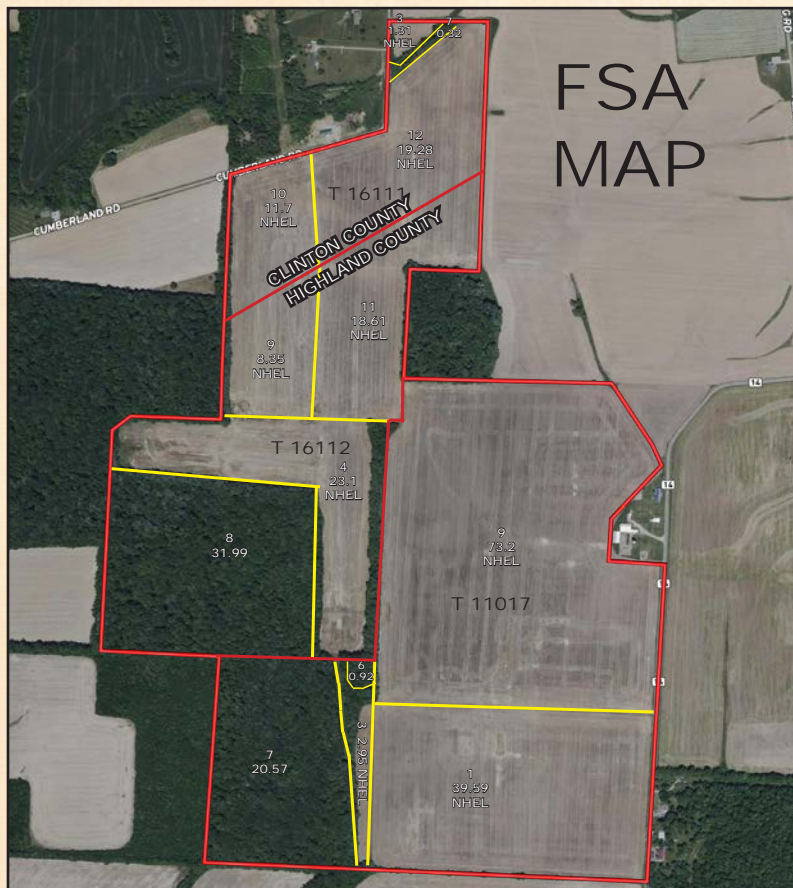
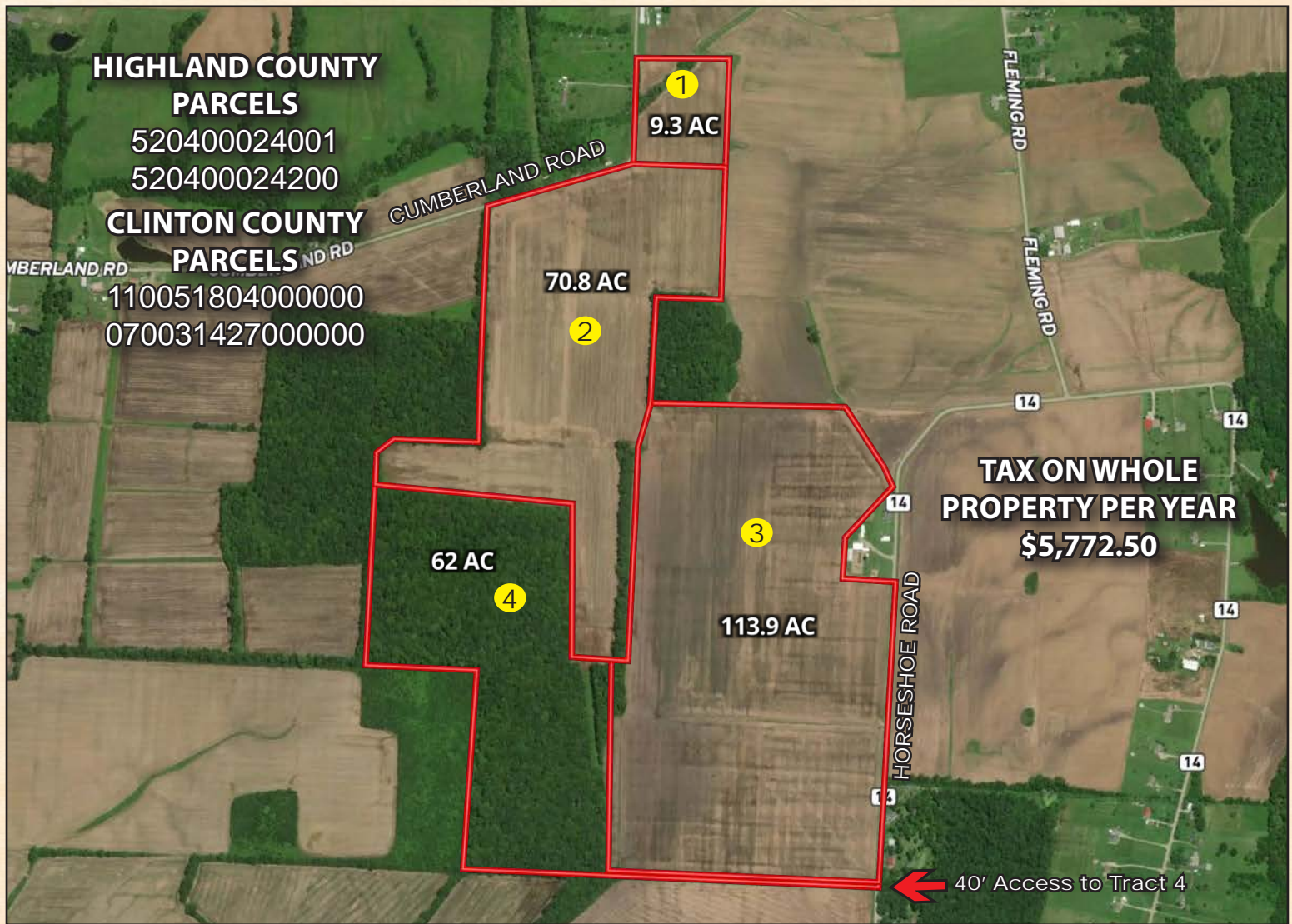
**61 ACRES
WOODED**

TRACT #4

WOODED RECREATIONAL LAND
WITH 40' ACCESS FROM HORSESHOE ROAD.
SUPER HUNTING LAND - VERY SECLUDED.

SELLING IN 4 TRACTS

*BUY ANY INDIVIDUAL TRACT,
COMBINATION OR WHOLE PROPERTY*





WILSON NATIONAL LLC

A REAL ESTATE & AUCTION GROUP

8845 St. Rt. 124 Hillsboro, OH 45133

937-393-3440 | www.wilnat.com

AUCTION

THURS., JUNE 19 - 6 PM

HIGHLAND & CLINTON
COUNTIES

**256
ACRES**

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 August 4, 2025.

POSSESSION: Closing date. Subject to tenant's rights. Purchaser to receive \$10,000 for 2nd half rent 2025. If sold in individual tracts, rent will be prorated.

TITLE & CLOSING: Property is selling with good marketable Title by Warranty Deed free of any liens. A title report & title commitment will be provided at a buyer cost of \$500 per tract with a maximum cost of \$1,000 in the event buyer purchases more than one tract. Title insurance is responsibility of buyer if so desired. Customary closing cost will be applied for buyer and seller

REAL ESTATE TAXES: Seller to pay 1st half to 2025 taxes due and payable 2026. Land is presently enrolled in CAUV. 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.

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.