



# AUCTION

TUESDAY, MARCH 10 • 6 P.M.

**33.687 ACRES**



BROWN TOWNSHIP

33.49 ACRES TILLABLE

FRANKLIN COUNTY VACANT LAND

AUCTION LOCATION: Franklin County Fairgrounds,  
4100 Columbia St., Hilliard, OH.

LOCATION: 7469 Davis Road, Hilliard, OH at corner  
of Davis Road and Walker Road. (Watch for signs.)

**ZONED RURAL  
EXCELLENT PARCEL FOR  
POTENTIAL DEVELOPMENT**

*Davis & Walker Ltd., Owner*



**WILSON NATIONAL LLC**

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer

800.450.3440 | [www.wilnat.com](http://www.wilnat.com)

PREVIEWS:

**THURSDAYS,  
FEB. 19 & MARCH 5  
3:00-5:00 p.m.  
OR WALK LAND AT YOUR  
LEISURE ANYTIME!**





# 7469 DAVIS ROAD



## **33.687 ACRES OF VACANT LAND OPEN TILLABLE LAND WITH LEVEL TOPOGRAPHY**

- Zoned Rural
- 2,430' Road Frontage
- Approx. 915' to Hilliard Corp. Limit
- In Hilliard Comprehensive Plan
- Excellent Parcel for Potential Development



Mark & Brandon Wilson, Brokers



**WILSON NATIONAL LLC**  
A REAL ESTATE & AUCTION GROUP



**33.687 ACRES  
FRANKLIN COUNTY**

**PARCEL NUMBER  
120000029**

**TAXES:  
\$2,419.72  
PER YEAR**

## **CITY OF HILLIARD UTILITIES**

**Potentially develop by annexation  
into Hilliard or through Brown  
Township, Franklin County.**

**Highly productive  
agricultural soils.**

**33.687 ACRE  
SUBJECT PROPERTY**



**ACRES**  
**33.687**  
**FRANKLIN COUNTY**  
**TUESDAY**  
**MARCH 10 • 6 P.M.**  
**AUCTION**

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

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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 April 28, 2026.

**POSSESSION:** Closing date.

**TITLE & CLOSING:** Property is selling with good marketable Title by Warranty Deed free of any liens. Closing to be held at Midland Title West, 117 W. High St., Suite 105, London, OH. Title insurance is responsibility of buyer if so desired. Title commitment available at [www.wilnat.com](http://www.wilnat.com). Customary closing cost will be applied for buyer and seller

**REAL ESTATE TAXES:** Pro-rated to closing date. 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](http://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](http://www.wilnat.com). New Data, Corrections, and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections or