



AUCTION **162+/-** ACRES

AUCTION LOCATION:
Armstrong Conference Center,
121 S. Broadway, Lebanon, OH

LOCATION: Next to 9356 State Route 350,
3.5 miles west of Clarksville, OH,
10 miles east of Lebanon, OH. (Watch for signs)

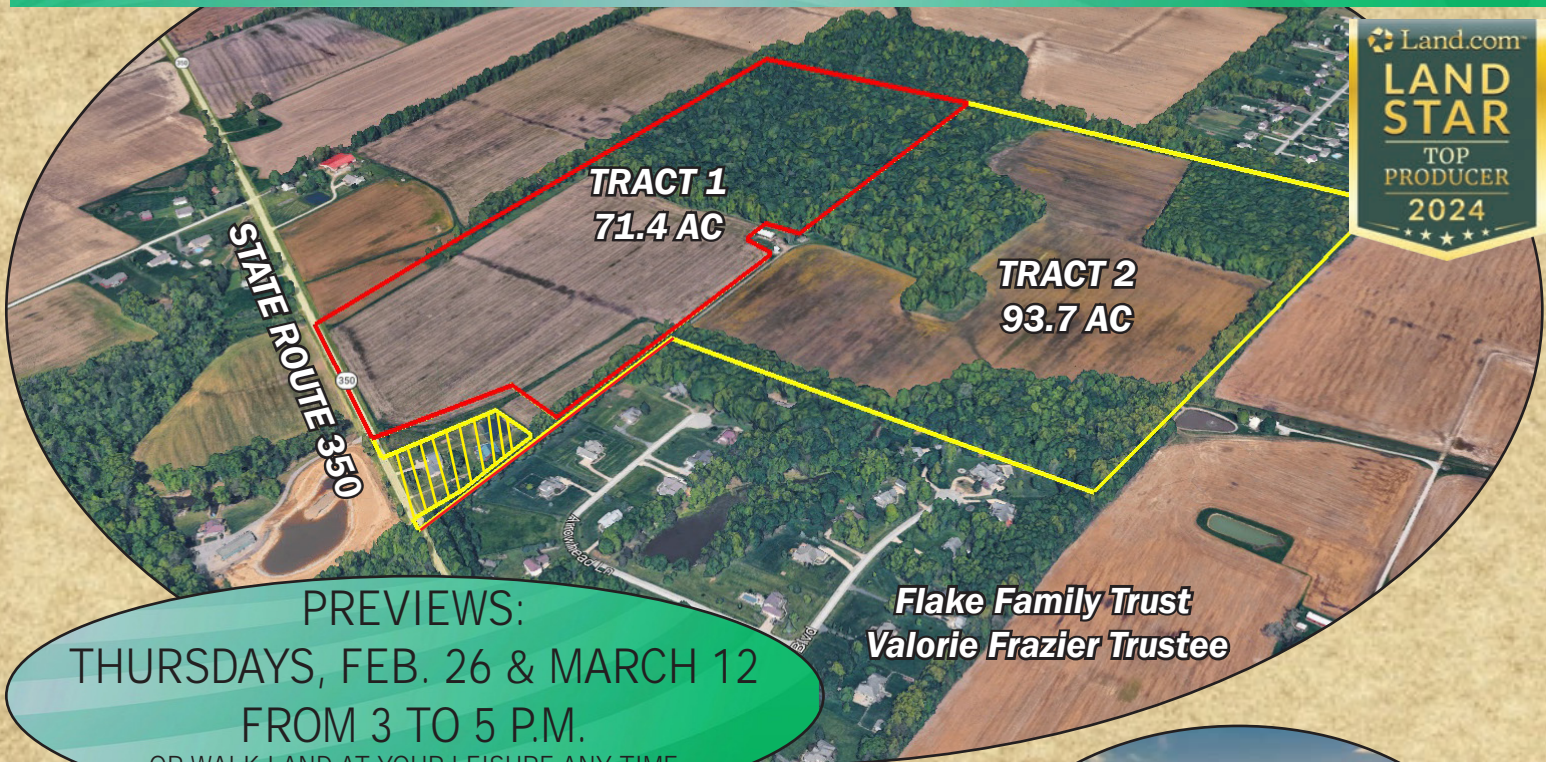
WARREN COUNTY

SELLING IN 2 TRACTS

Buy any individual tract, or whole property.

TILLABLE LAND WOODS

THURSDAY, MARCH 19 • 6 PM



WILSON

NATIONAL

A REAL ESTATE & AUCTION GROUP

800.450.3440 | www.wilnat.com

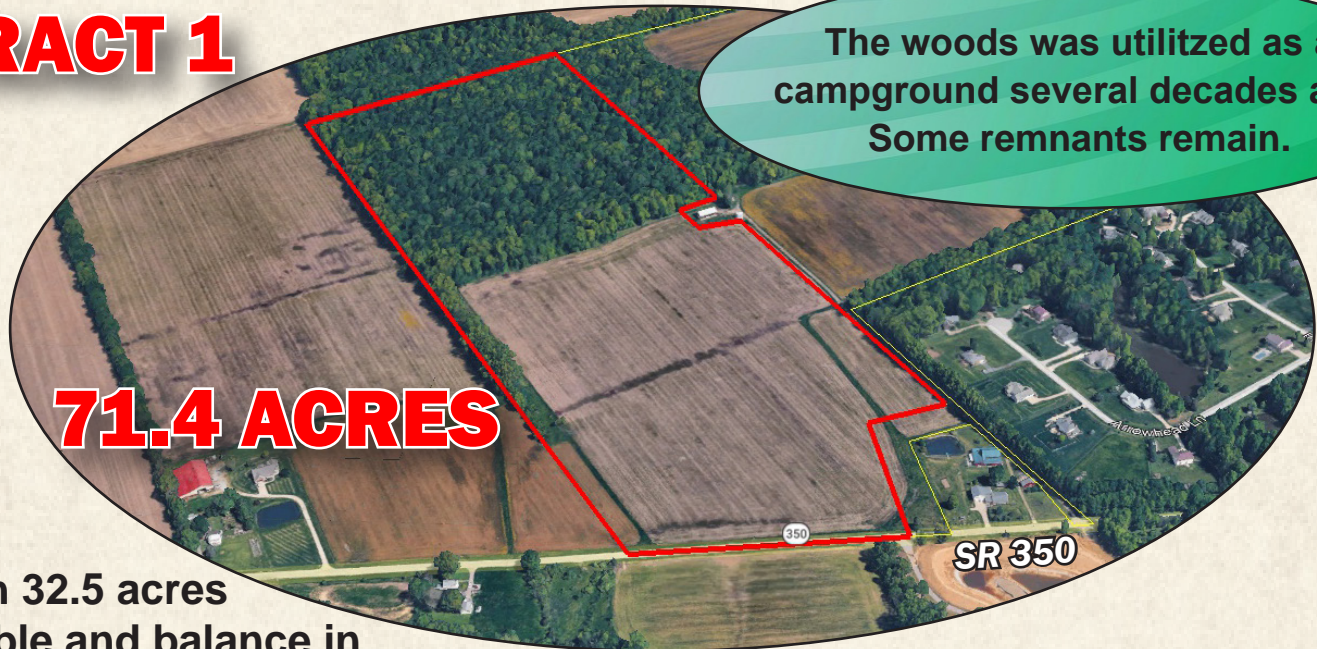


Mark & Brandon Wilson
Auctioneers

AGRICULTURAL | RECREATIONAL LIFESTYLE FARM OPPORTUNITIES

**A FANTASTIC PARCEL OF LAND THAT COULD
SERVE MANY USES IN AN EXCELLENT LOCATION.**

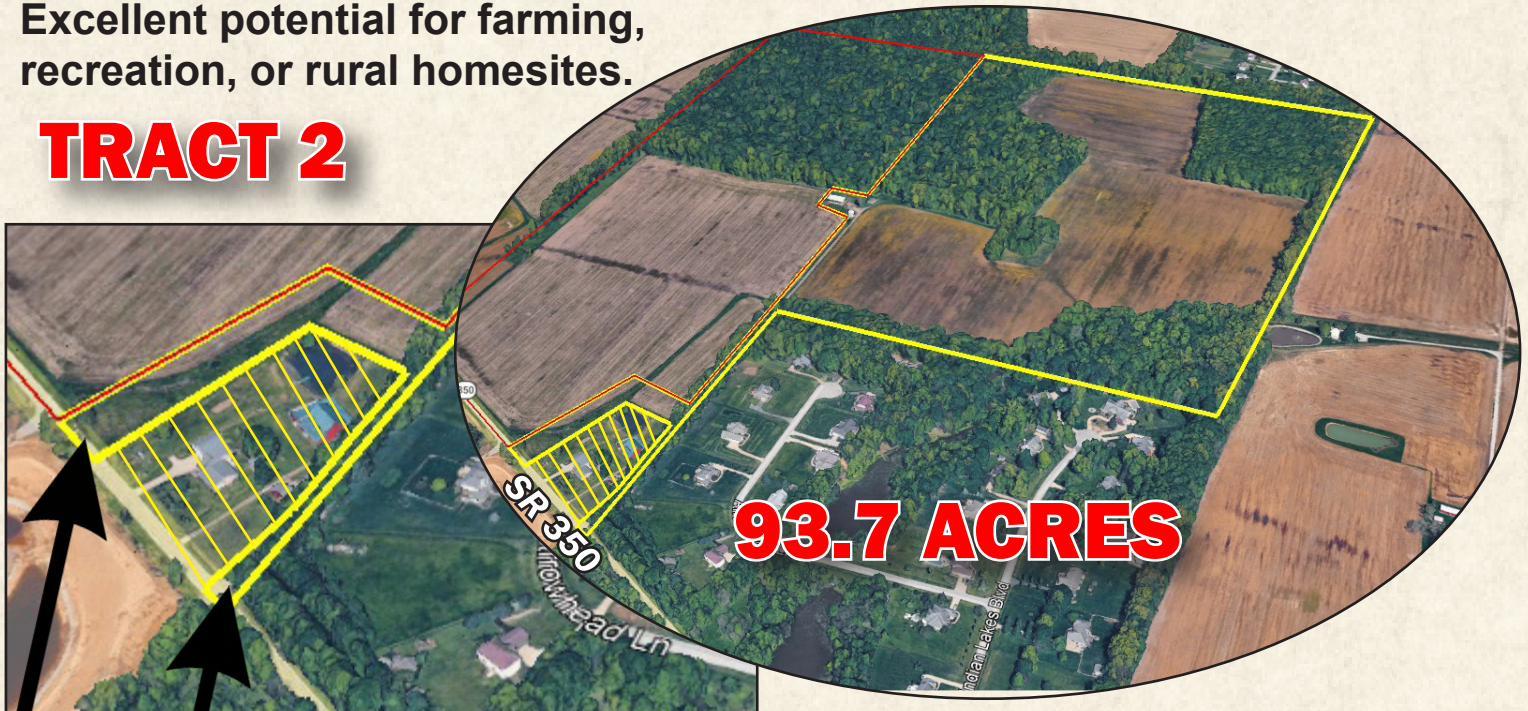
TRACT 1



71.4 ACRES

With 32.5 acres tillable and balance in woods. Open tillable ground with rolling terrain and wooded sections. Excellent potential for farming, recreation, or rural homesites.

TRACT 2



93.7 ACRES

90' Frontage

50' Frontage
Access Tract 2

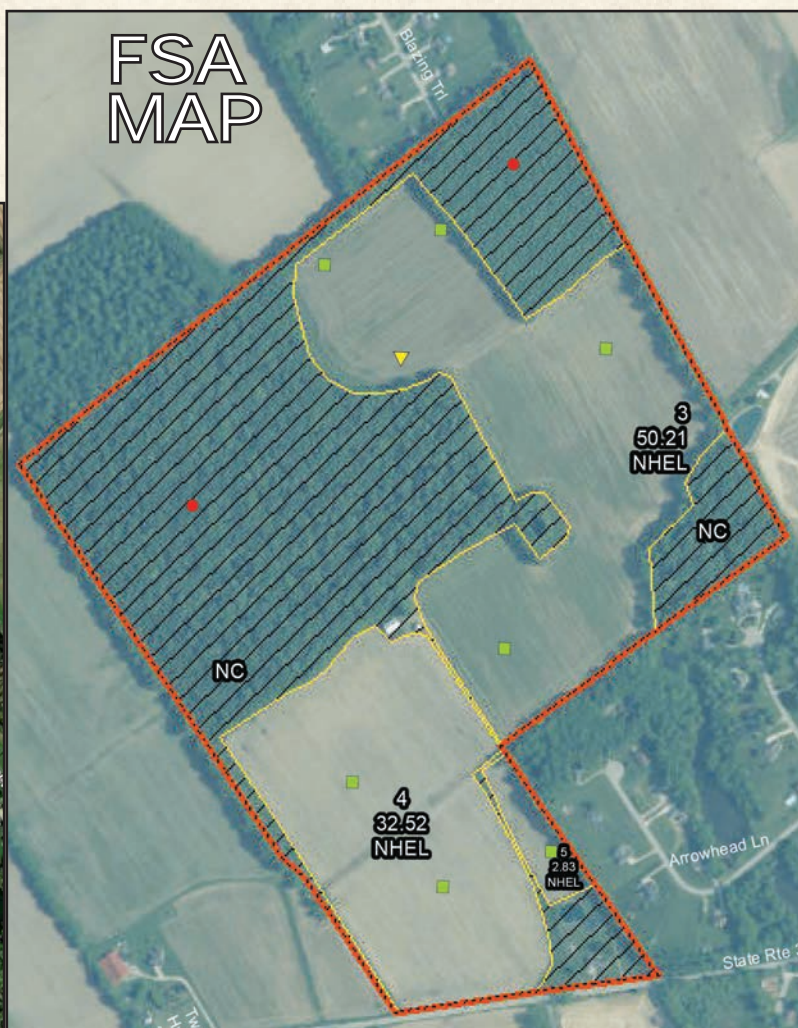
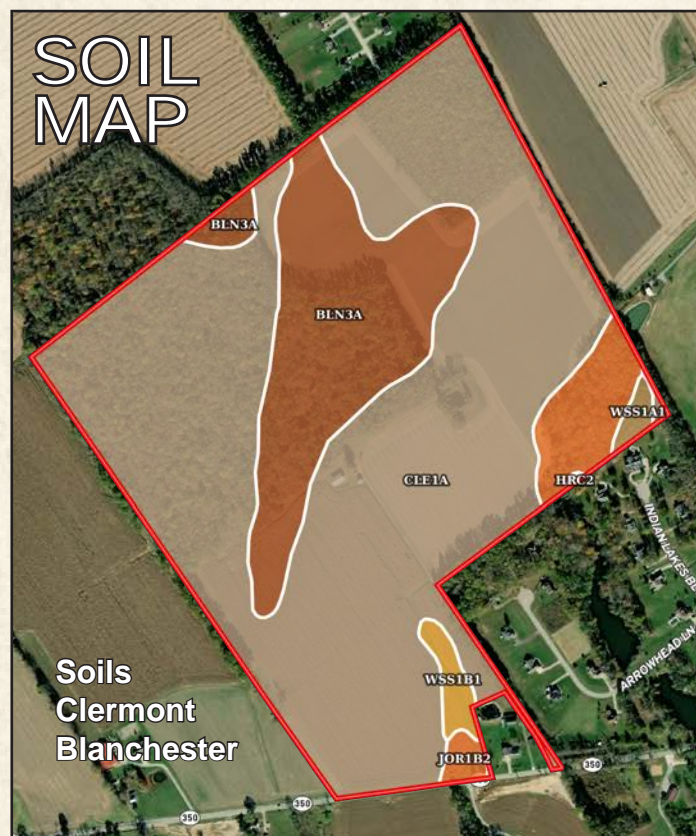
140' Total Frontage Tract 2

With 50.2 acres tillable, balance in woods. 60x40 shelter w/concrete floor, block garage, well water and electric. (Grain bin does not sell.)



Situated between Cincinnati and Dayton
 in one of Ohio's fastest growing counties.
 Great for farmers, investors,
 recreational enthusiast.

Clinton Massie School District



162+/-
ACRES

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WARREN COUNTY

AUCTION

8845 St. Rt. 124 Hillsboro, OH 45133

WILSON NATIONAL LLC
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 May 4, 2026 or as soon thereafter that closing documents are prepared.

POSSESSION: Closing date.

TITLE & CLOSING: Property is selling with good marketable Title by Warranty Deed free of any liens. 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 2025 tax due and payable 2026. 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. If final surveyed acre is more than 1 acre difference from advertised acre, the price will be adjusted to new surveyed acre based upon price per acre paid at auction.

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.