



135 Union St., Ashland, OH 44805

Brown Estate 200 ACRE FARM AUCTION

17956 TURKEY RIDGE RD and 17340 PRITCHARD RD, DANVILLE, OH 43014

TUESDAY, JULY 10, 2018 @ 5:30 PM

200+/- ACRES ~ 4 PARCELS

This rolling 200 acres offers just about everything for a farmer or outside enthusiast. Each parcel has acres of woods and some tillable ground. The real estate offers great hunting prospects and recreational opportunities. Situated at the corner of Pritchard Rd and Turkey Ridge the real estate offers road frontage on two roads and on both sides of Pritchard Road. The farm will be offered in 4 parcels, a combination and as a whole. For more info call Bill Stepp at 419-281-2122.



BROWN ESTATE - 200 ACRE FARM AUCTION

200+/- ACRES ~ 4 PARCELS

17956 Turkey Ridge Rd &

17340 Pritchard Rd, Danville, OH 44864

Open House: Sat., June 30 ~ 3-5 PM

(From Danville go North on St Rt 514 to Pritchard to Turkey Ridge. From Nashville St Rt 514 is closed at Greer)

TUESDAY, JULY 10, 2018 @ 5:30 PM



HOUSE~BARN~TILLABLE~WOODS~CREEK~PASTURE~POND

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**Owners: Etta Brown Estate; Thomas Gilman Attorney;
Priscilla Arnholt Executor; Knox Co Probate #20141218**



135 Union St., Ashland

Auction Conducted By:
Bill Stepp, CAI/Broker/Auctioneer

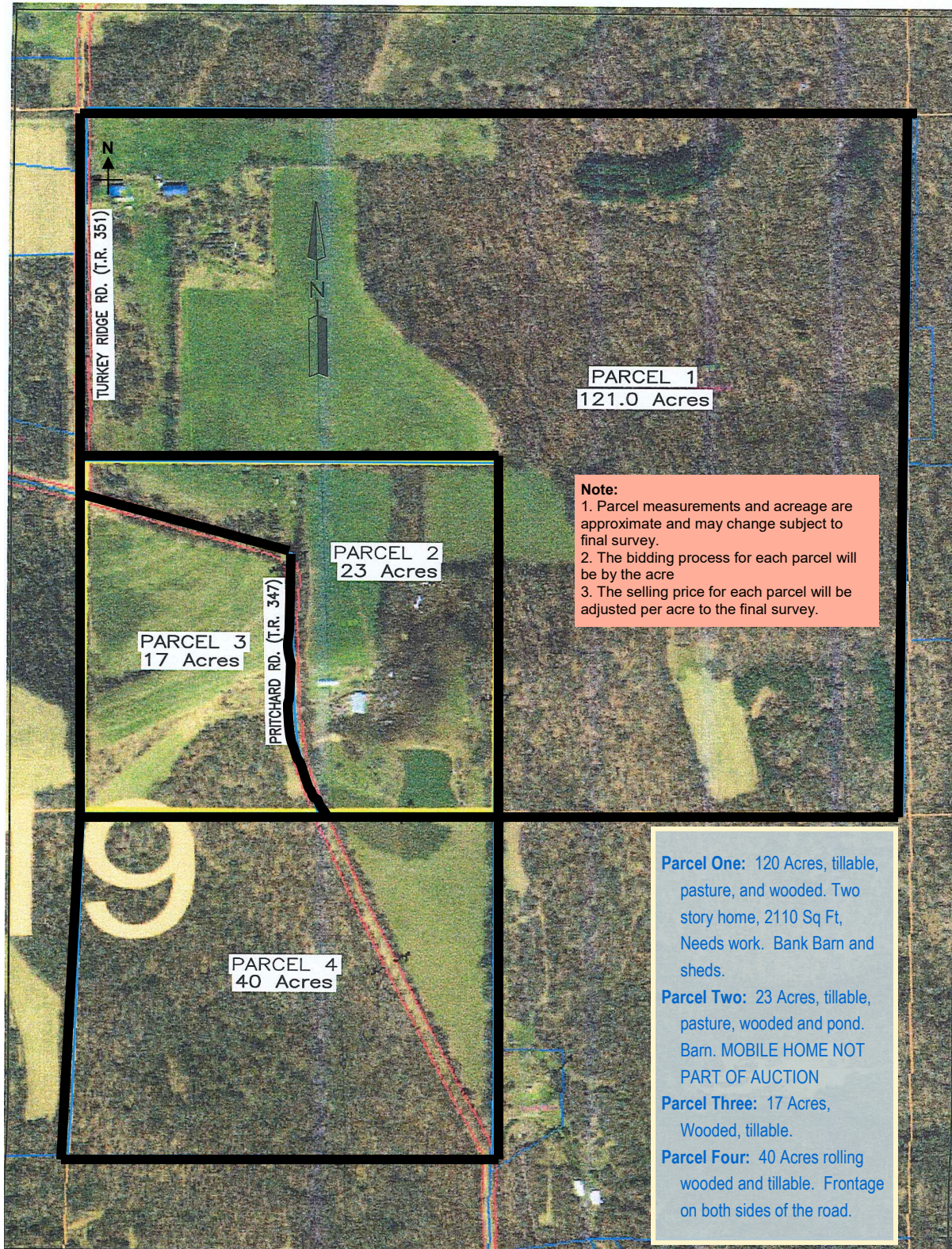


www.dilgardauction.com

419-281-2122



Bill Stepp
Broker/Auctioneer
(419) 281-2122



PARCEL 1
121.0 Acres

Note:
 1. Parcel measurements and acreage are approximate and may change subject to final survey.
 2. The bidding process for each parcel will be by the acre
 3. The selling price for each parcel will be adjusted per acre to the final survey.

PARCEL 2
23 Acres

PARCEL 3
17 Acres

PARCEL 4
40 Acres

- Parcel One:** 120 Acres, tillable, pasture, and wooded. Two story home, 2110 Sq Ft, Needs work. Bank Barn and sheds.
- Parcel Two:** 23 Acres, tillable, pasture, wooded and pond. Barn. **MOBILE HOME NOT PART OF AUCTION**
- Parcel Three:** 17 Acres, Wooded, tillable.
- Parcel Four:** 40 Acres rolling wooded and tillable. Frontage on both sides of the road.

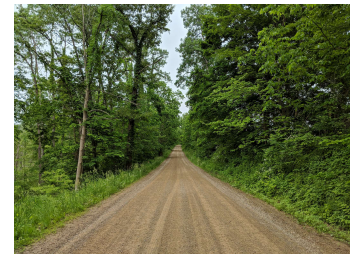
TERMS & CONDITIONS



PROCESS: The real estate will be offered in 4 individual parcels, a combination of parcels 2 & 3 and as a whole. The highest net will be submitted to the executor. All offers subject to executors final approval. Auction conducted at 17956 Turkey Ridge Rd.

TAXES: Taxes for the whole farm are \$3511.18 a year and will be prorated. The land is in CAUV and the taxes reflect that. Any portion of the farm taken out of CAUV will be a buyer's expense.

basis, and no warranty or representation either expressed or implied, concerning the property is made by the Seller or Dilgard & Associates. All sketches, layouts and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure and other material is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Dilgard & Associates. All decisions of the Auctioneer are final.



LAND: The land is mostly wooded with some tillable acreage. The farm is currently enrolled in CAUV. Farmer has full rights to harvest 2018 crops in the field. No crop rent will be paid to the buyer.

CLOSING: If no survey is required, the closing shall take place within 30 days. If a survey is required, the closing shall take place after the final survey is approved from Knox County.

SURVEY/ACREAGES: Parcel measurements and acreages are based on tax maps and deeds of record. Parcel measurements and acreages are approximate and may increase or decrease subject to final survey. No survey will be done if real estate is sold in a way where a new survey is not required by the county. \$400 will be added to each parcel to help defray cost of surveying.

DOWN PAYMENT: A non-refundable down payment of 10% of the purchase price due day of auction with balance at closing.

NO FINANCING CONTINGENCIES: Be sure financing is in order if needed.

PURCHASE CONTRACT: All successful bidders will be required to enter into a purchase contract immediately following the close of the auction.



CERTIFICATE OF TITLE: A Certificate of Title will be posted for review auction day. The property will be conveyed to purchaser by a marketable title free and clear of all liens and encumbrances whatsoever, except leases, reservations, conditions, easements and restrictions of record, zoning ordinances and taxes not yet payable.

INSPECTIONS: The real estate is not offered contingent to any inspections. All desired inspections must be made prior to bidding. Each potential bidder is responsible for conducting their own inspections.

TAX & LEGAL: Parcel Numbers: 37-00053.02, 37-00053.000 and 37-00054.000. Jefferson Township, Knox County. The real estate is offered subject to Jefferson Township zoning and restrictions of record. The executor will provide a Executory deed. A title commitment will be posted auction day. Danville School District.

AS IS WHERE IS: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Contract. The purchase contract is available for review anytime upon request and will be posted auction day. The property is being offered on an "AS IS WHERE IS"

MINERAL RIGHTS: Sale of the property will include any mineral rights **owned** by the seller.

