

SATURDAY, MARCH 25, 2023 AT 11AM

TERMS & DOWNPAYMENT: Purchasers will be required to pay 10% down per Tract with a maximum of \$100,000 per Tract. If purchaser buys the entire farm the downpayment will be \$200,000. Downpayments may be a personal check, cashier's check, or corporate check. Closing date on or before May 10, 2023. Plowing and seed rights after proof of funds are available and is satisfactory to the Estate. Property sells as-is with no warranties expressed or implied. Homes built prior to 1978 are under the Lead Based Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to this auction. Purchaser will sign a waiver of the 10-day post sale inspection. Your bids are to be based solely upon your inspection as to your intended or particular use. Information contained herein was obtained from reliable sources and is believed to be accurate, but not guaranteed. Your bidding is not conditional upon financing so be sure financing is prearranged if necessary. For additional information contact Rick Williams, Broker and Auctioneer at 937-393-9447. Auction and Real Estate Companies represent the seller. FSA Bases will be available on inspection dates and day of auction.

Real Estate Taxes Per Half:

Tract 1 - \$1,145.17	Tract 2 - \$224.99	Tract 3 - \$289.25	Tract 4 - \$275.62	Tract 5 - \$510.77
Tract 6 - \$146.74	Tract 7 - \$276.80	Tract 8 - \$74.87	Tract 9 - \$369.69	Tract 10 - \$149.77

Seller will pay all 2022 taxes due in the 2023, and the 2023 taxes will be pro-rated to the day of closing. The Real Estate has been taxed at a reduced Current Agricultural Use Value (CAUV). Buyer will be responsible for the payment of any CAUV recoupment taxes if Buyer converts the property to a non-agricultural use or if the property otherwise fails to qualify for CAUV due to any act or omission of Buyer.

William J. Turman, Administrator of the Estate of Myra J. Pendleton
HCPC 20221258

Susan L. Davis, Atty. for the Estate



403.42 Acres Highland County Farm

Auction Location: Lynchburg-Clay Elementary School, 6760 SR 134, Lynchburg, Ohio 45142
Property Location: 12 miles west of Hillsboro, Ohio; 6 miles south of Lynchburg, Ohio; 28 miles east of Cincinnati (Interstate 275, Milford area).
 Watch for signs on US 50 at 2181 Shaffer Road, Lynchburg, Ohio 45142