



# WILSON AUCTION

**AUCTION LOCATION:**  
Marmalade Lilly Event Center  
9850 Schlottman Road  
Loveland, OH

## TUESDAY, JUNE 30 @ 6 P.M.



**RESIDENTIAL BUILDING LOTS LOCATED:** Go to 10424 Willow Drive, Loveland, OH, which leads you into subdivision. Off Rich Road near Loveland High School. (Watch for signs.)

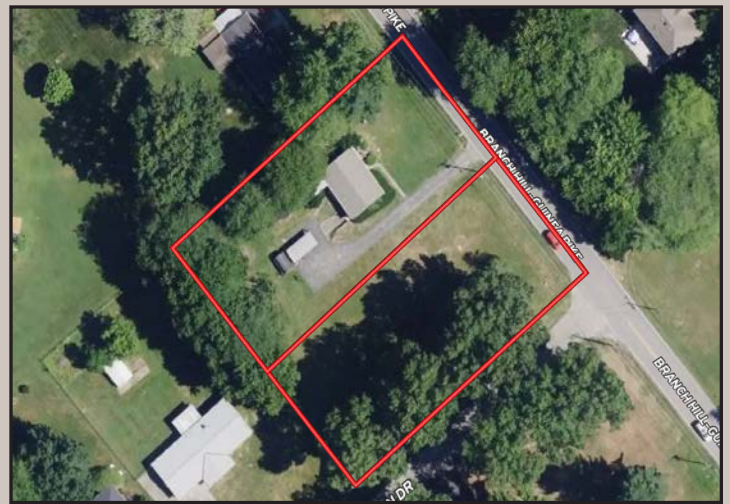
**8 RESIDENTIAL BUILDING LOTS  
ONE WITH OLDER HOME  
SYMMES TWP.  
LOVELAND, OH  
MOSTLY LEVEL TERRAIN  
6 IN GRASS/2 WOODED**

PREVIEWS: SATURDAYS, JUNE 13 & 27  
FROM 10 AM TO 11:30 AM  
OR WALK LOTS ANYTIME AT YOUR LEISURE

**RANCH HOME & ADJACENT BUILDING LOT**

**LOCATED:** 6273 Branch Hill Guinea Road, Milford, OH.

**RANCH HOME WITH  
ADJACENT BUILDING LOT  
A 2 BR, 1 BA. HOME  
WITH FULL BASEMENT  
LARGE ADJACENT CORNER  
LOT SELLS SEPARATE**



PREVIEWS: SATURDAYS, JUNE 13 & 27 FROM 12:00 NOON TO 1:30 PM



# WILSON

## NATIONAL

A REAL ESTATE & AUCTION GROUP

Mark Wilson - Auctioneer | Brandon Wilson - Auctioneer  
800.450.3440 | www.wilnat.com



# 8 RESIDENTIAL BUILDING LOTS

SYMMES TOWNSHIP  
MOSTLY LEVEL TERRAIN  
6 IN GRASS • 2 WOODED

BUY ANY INDIVIDUAL TRACT, COMBINATION OF TRACTS, OR ALL PARCELS!

## LOT #1



**10424 WILLOW DR**  
**0.2393 ACRE**  
**104.25' FRONTAGE ON BOTH**  
**WILLOW DRIVE & OAK DRIVE**

## LOT #2



**10422 WILLOW DR**  
**0.1915 ACRE**  
**83.40' FRONTAGE ON**  
**WILLOW DRIVE**

## LOT #3

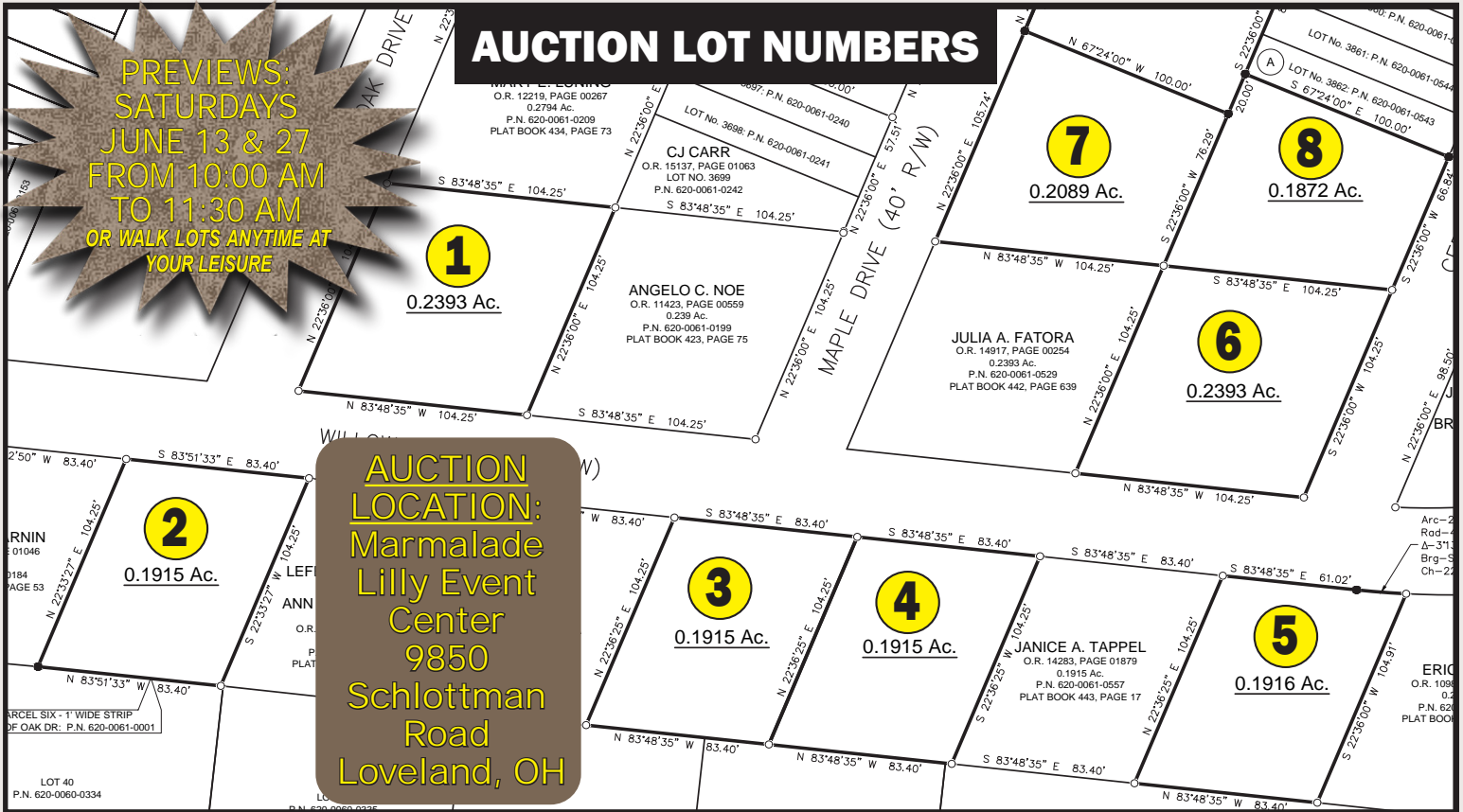


**10468 WILLOW DR**  
**0.1915 ACRE**  
**83.40' FRONTAGE ON**  
**WILLOW DRIVE**

## LOT #4



**10498 WILLOW DR**  
**0.1915 ACRE**  
**83.40' FRONTAGE ON**  
**WILLOW DRIVE**



## LOT #5



**10470 WILLOW DR**  
**0.1916 ACRE**  
**61.02' FRONTAGE ON**  
**CEDAR DRIVE**

## LOT #6



**10480 WILLOW DR**  
**0.2393 ACRE**  
**104.25' FRONTAGE ON BOTH**  
**WILLOW DRIVE & CEDAR DRIVE**

## LOT #7



**12024 WILLOW DR**  
**0.2089 ACRE**  
**105.74' FRONTAGE ON**  
**WILLOW DRIVE**

## LOT #8



**12013 CEDAR DR**  
**0.1872 ACRE W/2 BR HOME**  
**66.84' FRONTAGE ON**  
**CEDAR DRIVE**

YOU CAN BID ON TRACTS INDIVIDUALLY OR IN COMBINATION!

**CLERMONT COUNTY  
PARCELS**

**184901003  
\$2,311.90  
PER YEAR TAXES**

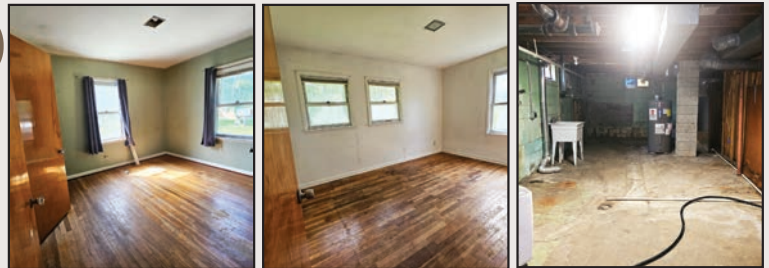
**PREVIEWS:  
SATURDAYS  
JUNE 13 & 27  
FROM 12:00 NOON  
TO 1:30 PM**

**AUCTION  
LOCATION:  
Marmalade Lilly  
Event Center  
9850 Schlottman Road  
Loveland, OH**

**184901004  
\$226.74  
PER YEAR TAXES**

**RANCH HOME WITH ADJACENT BUILDING LOT**

**6273 BRANCH HILL-GUINEA RD**



**ADJACENT BUILDING LOT**

- 12X19 LIVING ROOM WOOD FLOORS
- 10X10 KITCHEN, LAMINATE, BASE & WALL CABINETS, DOUBLE SINK, ELEC. RANGE
- 10X8 DINING ROOM WOOD FLOOR
- 8X5 FULL BATH TUB/SHOWER COMBO
- 10X12 BEDROOM 1 WOOD FLOOR
- 10X11 BEDROOM 2 WOOD FLOOR
- 10X13 BACK PATIO, CONCRETE
- FULL BASEMENT, CONCRETE FLOOR, PANELING
- SHINGLE ROOF, METAL SIDING, BLOCK FOUNDATION
- UTILITIES: NATURAL GAS, SEPTIC & LEACH, PUBLIC WATER, ELEC. HOT WATER HEATER
- NOTE: FURNACE & AC APPROX 3 YRS OLD, HOT WATER HEATER APPROX. 1 YEAR OLD



**LARGE ADJACENT CORNER LOT SELLS SEPARATE  
0.461 ACRE**





**WILSON NATIONAL LLC**

A REAL ESTATE & AUCTION GROUP

8845 St. Rt. 124 Hillsboro, OH 45133

937-393-3440 | [www.wilnat.com](http://www.wilnat.com)

# AUCTION

TUESDAY, JUNE 30 - 6 PM

8 RESIDENTIAL

BUILDING LOTS

SYMMES TWP., LOVELAND, OH

RANCH HOME WITH  
ADJACENT BUILDING LOT  
MILFORD, OH

## 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.

**10% BUYER'S PREMIUM** will be added to the bid price to create the final purchase price for property.

**CLOSING:** Closing shall occur on or about August 7, 2026 or as soon thereafter as closing documents are prepared.

**POSSESSION:** Closing date. Subject to tenant's rights (Tract 8).

**TITLE & CLOSING:** Property is selling with good marketable Title by Warranty Deed free of any liens. A title report & title commitment will be provided. Title insurance is responsibility of buyer if so desired. Customary closing cost will be applied for buyer and seller

**REAL ESTATE TAXES:** Pro-rated to closing date.

**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.

**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 informa-

tion.

**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 additions to the property information.