

Northwestern

38.4[±]
Acres

Offered in 3 Parcels

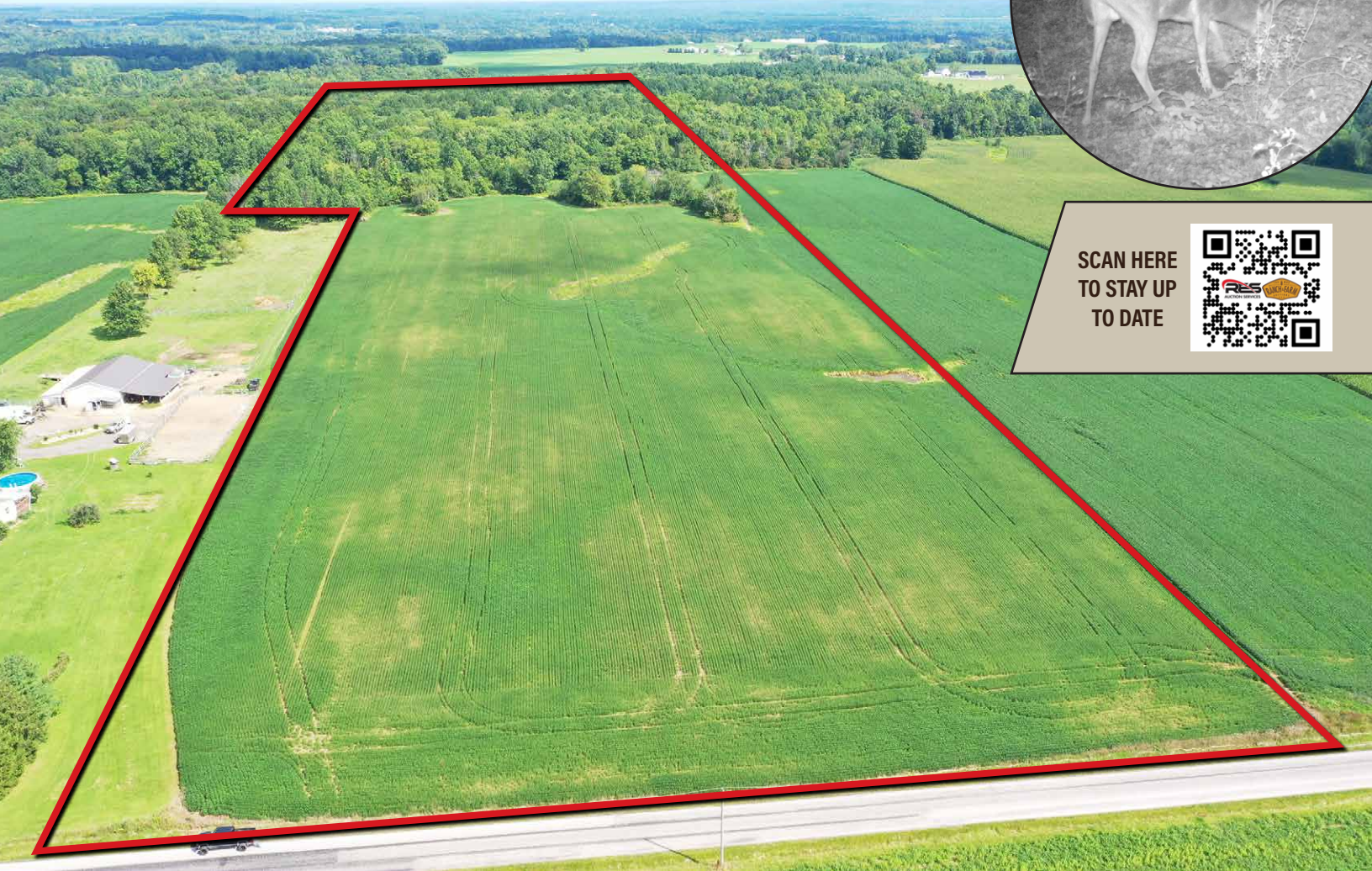
ABSOLUTE LAND AUCTION

BUILDING LOTS • WOODS & HUNTING • TILLABLE

Auction will be held onsite located on Ruff Road. From I71 take exit 198 (Hwy 539 Congress/ W. Salem), take Hwy 539 North .3 miles to Ruff rd. and turn right (East), property is 1.3 miles on the North side of Ruff rd. From Franchester Rd., take Ruff Rd. (West) 1.3 miles, property will be on the North side.



MONDAY, OCTOBER 30TH @ 5:30PM



SCAN HERE
TO STAY UP
TO DATE



Real Estate: Conveniently located on Ruff Road in Northwestern Local School District, this property offers a diversity of possibilities with great investment opportunities. This piece of land offers a total of 38.4 acres of wooded and tillable land. Whether you are looking to add to your farming portfolio, searching for the perfect location to build your dream home, or somewhere to hang a tree stand, look no further. The property will be offered in three parcels and in its entirety, allowing you to buy exactly what you desire. Selling to the highest bidder with **NO MINIMUMS OR RESERVES**, seize the chance to secure your ideal combination by being the final bidder.

Diversity of Possibilities with Great Investment Opportunities

Pick up a brochure and walk the land at your leisure. Private showings available through Jeremy Schaefer, 216-406-3757.



Andy White, Auctioneer
Jeremy Schaefer, Listing Agent/Broker 216-406-3757 • Drew Turner

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Parcel 1: 5 acres with 321' of frontage. The expansive tillable terrain presents an ideal prospect for construction of your dream residence, or you can merge it with parcel 2 to expand your farming endeavors.

Parcel 2: 9 acres with 150' of frontage. Expanding your possibilities, this parcel offers ample space for building while retaining the benefits of tillable land. The potential is boundless; envision your ideal home amid these scenic surroundings. Create your own slice of heaven where every window frames a picturesque view.

Parcel 3: 24.4 acres with 60' of frontage. For those seeking the allure of the great outdoors, this 24.4-acre parcel beckons. Wooded and wild, it's a nature lover's paradise. Explore the trails and embrace the tranquility of the forest. What sets this parcel apart is the immediate return on investment - marketable timber awaits, offering both recreational value and financial potential.

Envision the tranquility that comes with owning a portion or the entirety of this property. Each parcel offers a unique charm and purpose. It's a canvas for your dreams, a haven for nature enthusiasts, and an investment opportunity. Don't miss this opportunity to make this property your very own.



Taxes/Legal: Wayne County Parcel Number 22-00914.000 located in Congress Township and Northwestern Local School District. The current annual taxes are \$4,707.54 and will be prorated to the date of closing.

Terms: The successful purchaser(s) will be required a non-refundable 10% down payment due the day of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase. Any desired inspections need to be made prior to the auction.

Ideal Setting with Scenic Surroundings!



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