



LAND AUCTION

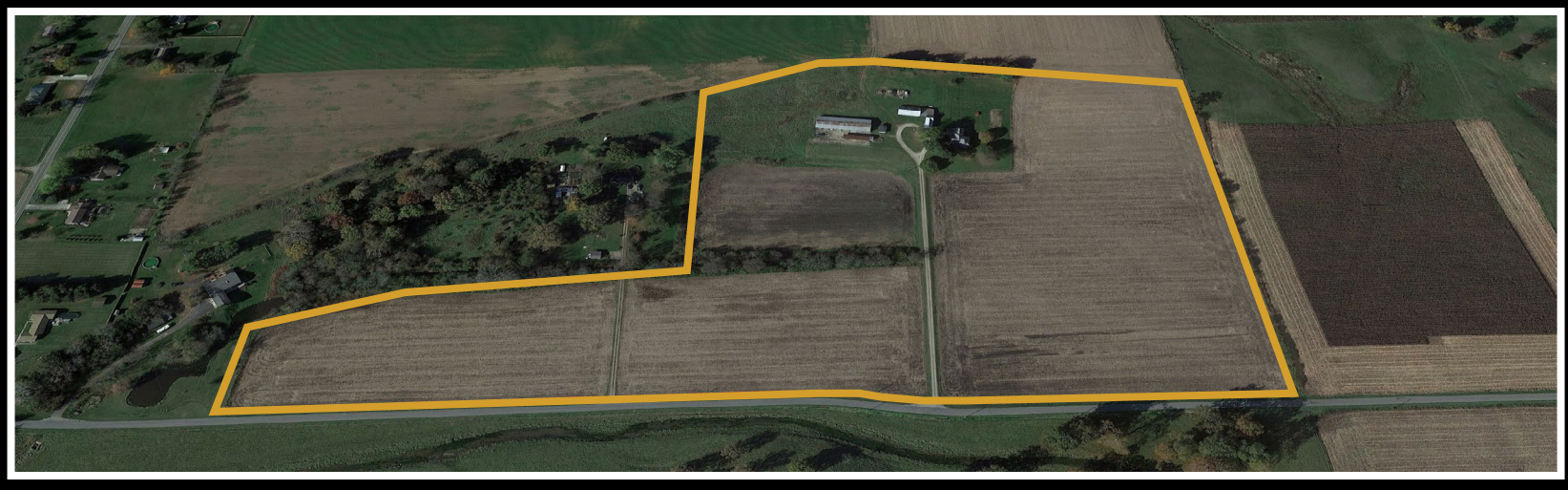


ABSOLUTE AUCTION

35.2 AC± | 1 TRACT | CHAMPAIGN CO, OH

ABSOLUTE AUCTION: LIVE ONLY
AUCTION DATE: 10/31/23 | AUCTION TIME: 5:30 PM
AUCTION LOCATION: ON SITE
5600 BUCK CREEK RD, URBANA, OH 43078
OPEN HOUSE: SAT., OCTOBER 14TH | 4:00 - 6:00 PM

Country living at its finest, this farm house needs some updating but is in great shape. The views and privacy on this place are second to none for where it is located. The property is mostly surrounded by agriculture. What used to be an old dairy farm is awaiting its new owner to bid on it at public auction October 31, 2023 at 5:00 PM on the property. Agent will have an Open House closer to auction time for the public to view the inside of the home.



TRACT 1: 35.2 ± ACRES

- **Deeded acres:**..... 35.2 ±
- **FSA Farmland Acres:**..... 23 ±
- **Taxes:** TBD
- **Lease Status:** Open Tenancy for 2024 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2023
- **Brief Legal:**..... 5600 Buck Creek Rd, Urbana, OH 43078
- **PIDs:** K41-11-10-06-00-009-00
- **Lat/Lon:** 40.0254, -83.6917
- **Zip Code:**..... 43078



ABSOLUTE AUCTION

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TIM WOODS, AGENT (937) 844-1502 | tim.woods@whitetailproperties.com
RES AUCTION SERVICES
SETH ANDREWS, AUCTION BROKER

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, Lic. # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Tim Woods, OH Land Specialist for Whitetail Properties Real Estate, LLC, 937.844.1502 | Auction will be conducted by RES Auction Services, a licensed OH Auction Company | Seth Andrews, Auction Broker for RES Auction Services