

Wayne County 28.7+ acres

Land Auction

Thurs, Nov 2nd @ 5:30PM

*Tillable · Wooded · Railroad Frontage
Commercial Possibilities · Great Location*



Auction will be held onsite!

5728 Akron Road, Smithville, Ohio

The property is located just NW of Smithville, OH on Akron Rd/585. Enter just past the Dollar General on the North side of the road.

REAL ESTATE: Situated just outside Smithville city limits, you'll find 28.7 acres of land, a captivating blend of woodlands and tillable acreage offering a diversity of possibilities with great investment opportunities. The location offers productive tillable land, recreational woods, and land that is extremely suitable for multiple commercial possibilities. Offering good visibility and exposure while being bordered by several businesses, adding to the soundness of this investment. Additionally, boasting prime frontage on both Akron Road and Norfolk & Western Railway, providing exceptional accessibility and potential for various endeavors. If you desire to spend your evenings and weekends in a tree strand, this property offers an ideal balance of woodland space. Plus, its location just outside city limits ensures very little pressure on the wildlife. The property does have some current marketable timber, but the majority of the growth is poised for a good cut in the future. This piece of land is also an awesome fit for those who have the desire to build in a wooded seclusion with close access to major traffic routes. No matter your intentions, this property deserves your attention. Don't miss out on the chance to claim this remarkable property and make your aspirations a reality.

SCAN HERE
TO STAY UP
TO DATE

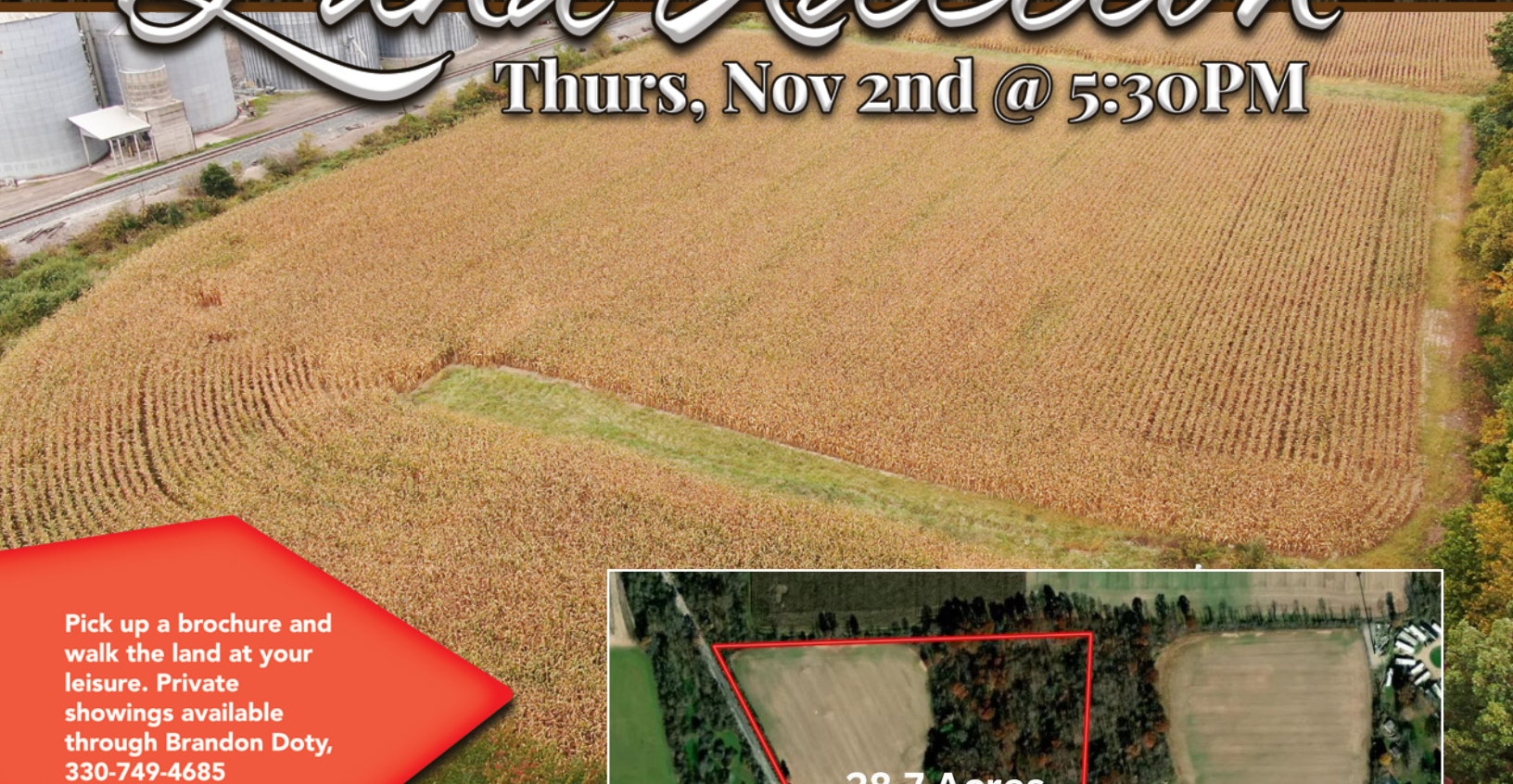


Andy White, Auctioneer
Brandon Doty, Listing Agent 330-749-4685
Jeremy Schaefer, Broker

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Pick up a brochure and walk the land at your leisure. Private showings available through Brandon Doty, 330-749-4685



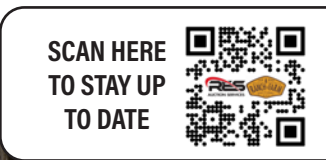
TAXES-LEGAL: Wayne County Parcel Number 31-00286.000 located in Green Township and Greene Local School District. The current annual taxes are \$203.04 and will be prorated to the date of closing.

TERMS: The successful purchaser 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.



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