

# Shelby ABSOLUTE LAND AUCTION

Open Tillable Land  
Commercial Possibilities  
Convenient Location



## WEDNESDAY, NOVEMBER 15TH | 5:30PM

**PREVIEW:** Pick up a brochure in the info box on the property and walk the land at your leisure. Private showings are available through Andy White 419-651-2152.

**REAL ESTATE:** Situated on the southern side of Shelby, this property presents a multitude of prospects and promising investment avenues. It features fertile tillable land, several acres of woods for recreational purposes, and expanses of land well-suited for various commercial ventures. Additionally, its strategic location ensures excellent visibility and exposure, complemented by the presence of neighboring successful businesses, adding to the soundness of this investment opportunity. No matter your interests this property deserves your attention. Selling to the highest bidder with **NO MINIMUMS OR RESERVES**, this is one you won't want to miss.



Property is located just South of Shelby on the corner of State Route 39 & Taylortown Road. Watch for RES signs.

**AUCTION WILL BE HELD AT THE KEHOE CENTER**  
175 Mansfield Avenue, Shelby, Ohio



833.SOLD.RES  
www.RES.bid

Andy White, 419-651-2152 | Brock Rader  
Mary Hartley | Drew Turner  
Seth Andrews, Broker

SCAN HERE  
TO STAY UP  
TO DATE







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**TAXES/LEGAL:** Richland County Parcel Numbers 0163227408002 & 0163227407000 located in Jackson Township & Shelby CSD. The current CAUV annual taxes are \$450.32 and will be prorated to the day 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. Additional details are available at [www.RES.bid](http://www.RES.bid).

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