

NORTHWESTERN

5 Acre Building Lot Auction



**5.002
ACRES**



**Tuesday, November 21st
STARTS AT 5PM**

**CONGRESS TWP
NORTHWESTERN LOCAL SCHOOLS**

Auction Location: Stair Rd, West Salem, OH 44287. Property will sell on location at Stair Rd, West of Wohlgamuth Rd and East of SR 301. **WATCH FOR RES SIGNS.**



WWW.RES.BID • 833.765.3737

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Real Estate: If you're in search of the perfect location to build your dream home in the serene Northwestern School district, this 5.002-acre property could be the one you've been waiting for. The land boasts a gently rolling terrain with a thoughtfully crafted driveway, providing you with a blank canvas to bring your dream home to life.

One of the outstanding features of this property is its inherent potential. The flat to gently rolling terrain not only makes it ideal for building but also offers an attractive setting for your future residence. With a drive already in place, you have the convenience of easy access, saving you time and effort.

This property truly speaks for itself. As you walk the grounds, you'll appreciate the tranquil surroundings and the vast possibilities it holds. The picturesque landscape invites you to imagine your ideal home, where you can enjoy the beauty of nature right at your doorstep.

One of the unique advantages of this property is its harmonious blend of country living and accessibility. While you can revel in the peaceful rural setting, you also have quick and convenient access to major traffic arteries, making commuting a breeze.

Feel free to take your time and explore the property at your convenience. As you wander through this idyllic setting, you'll find inspiration for your dream home. Whether you envision a cozy retreat or a spacious family haven, this property provides the canvas for your vision to come to life. Don't miss the opportunity to make this blank canvas your own and create the home you've always dreamed of.

TAXES – LEGAL: Wayne County Parcel # 22-00752.005-5.002 acres- Congress Twp-Northwestern Local Schools. The current taxes \$509.82 annually and will be prorated to the date of closing. All mineral rights transfer subject to any leases of record.

Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% of the purchase price at the conclusion of the auction with the balance due at closing within 45 days. A 10% Buyers Premium will be added into the final bid price to determine the purchase price. All desired inspections need to be completed prior to bidding. The property is sold As-Is based upon your own inspections. No mobile homes, all modular homes need to be on a permanent foundation, no junk yards, and no high density commercial livestock facilities.

LIC # 2022000271

Note: The information contained in this ad is to the best of our knowledge but not guaranteed. Announcements at the auction take precedence. Also, should you be looking for additional acreage there is approximately 5-7 acres available private treaty that joins this property from the seller's relatives.



SCAN TO LEARN MORE >>

For Questions Call Seth Andrews 330-466-5471
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