

ABSOLUTE AUCTION

West Holmes Wooded Lot

6.6[±] Acres



Township Road 467, Lakeville, just west of SR 179

- Wooded Building Lot on Quiet Township Road
- Tremendous Hunting & Recreation Potential
- Plenty of room for a Dream Home
- Many Young Hardwoods Offer Promising ROI
- Impressive Ravine Funnels Wildlife

MONDAY, SEPTEMBER 26TH

ONLINE AUCTION ONLY Bidding closes 5:30 PM

www.RES.bid
(833) 765.3737



Auction by order of Lillian Hopkins and Jeffery Hopkins

Andy White 419-651-2152 JosephMast – Seth Andrews, Broker



West Holmes Wooded 6.6 Acre Lot

ABSOLUTE Online Only AUCTION

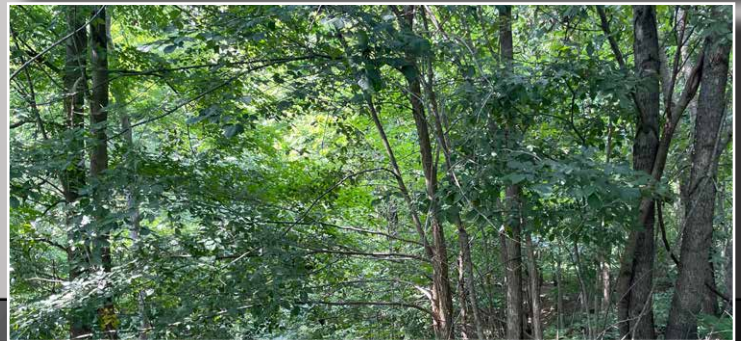
Monday, September 26th - 5:30 PM



Township Rd 467
Lakeville, OH
44638

The land is located on Township Road 467, Lakeville, just west of State Route 179. Watch for RES signs. Bidding is available at www.RES.bid.

Real Estate: Located on a quiet township road, this property offers an awesome wooded building lot, as well as a tremendous hunting and recreational opportunity. The terrain of the land has good character with plenty of room to build your dream home. From your back porch you can look over an impressive ravine which funnels the wildlife. For you deer hunters, you won't need to spend much time here to see that this is a traffic corridor. The acreage is entirely wooded with some good young hardwoods offering a future return on your investment. The property sells to the highest bidder with no reserves so pick up a brochure and walk the land at your leisure. You will like what your money can buy here.



Taxes: Holmes County parcel number 28-00122-004, West Holmes Local Schools, current annual taxes are \$682.36 and will be prorated to the date of closing.

Terms: The successful purchasers will be required a 10% non-refundable down payment at the auction with the balance due at closing within 45 days or after the completion of the survey. A 10% Buyer's Premium will be added to the final bid to determine the purchase price. All county required septic designs and soil tests will be the buyer's expense. A complete list of terms and conditions is available at www.RES.bid.

Deed Restrictions:

1. No Mobile Homes.
2. Modular homes and other manufactured homes must be on a permanent foundation and classified as real estate.
3. No lot or any part thereof shall be used for rubbish, trash, junkyards, or any other waste dumping grounds.



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