

# ABSOLUTE AUCTION

*Champaign County*

## 60± Acres

- 50 ACRES OF TILLABLE LAND
- 10 ACRES OF BEAUTIFUL HARDWOOD
- OFFERED IN 3 PARCELS



*Tuesday, November 1<sup>st</sup> • 5PM*

For More Information Call Tim Woods 937-844-1502

(833) 765-3737

[www.RES.bid](http://www.RES.bid)



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER



# ABSOLUTE AUCTION

Champaign County

Tuesday,  
November 1<sup>st</sup>  
5PM

**DIRECTIONS:** Take State Route 36 out of Urbana or Marysville to Perry Road, turn north. Property is on the left/west side, approximately 1 mile down in Cable Ohio 43009 – Watch for RES/Whitetail Signs.

**Real Estate:** If you are looking for a great investment property or additional tillable land to add to your existing farming operation, you won't want to let this opportunity pass you by. The farm will be offered in three parcels. This 60 acre property offers a beautiful combination of woods, natural wildlife habitat, and lightly rolling agricultural ground, perfect for row crops, pasture, or hay production. The tillable land has been used in a row crop rotation but will adapt to a variety of possibilities.

With over 2,190 feet of frontage, this tract would also make a great addition to an investment portfolio, allowing for division into multiple building lots.

Properties full of endless potential like this one are not available in this area very often. Don't miss your opportunity to make it yours as it sells to the highest bidder with NO reserves.

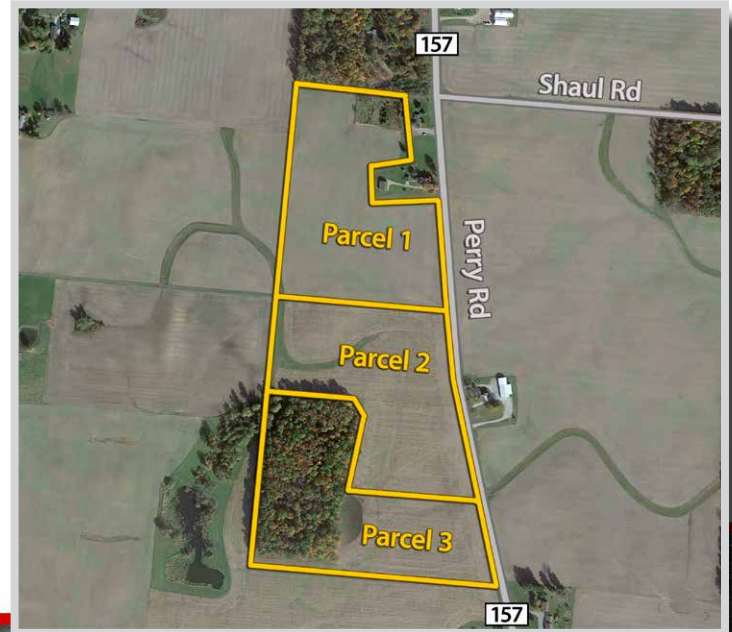
**Parcel 1:** Approximately 20.42 acres of open and tillable land and would make an excellent addition to your tillable land portfolio. If you're looking for the perfect spot to build your Gentleman's farm, this property offers the ideal location, with mature trees lining a portion of the parcel and ample frontage along Perry Road.

**Parcel 2:** Approximately 19.19 acres of good tillable land. This parcel, like the rest of the property, features a soil make-up of Brookston silty clay, Crosby silt loam, Celina silt loam and Miami silt loam. This parcel is prime for agriculture or building with plenty of access along Perry Road.

**Parcel 3:** Approximately 20.5 acres with over 10 acres of mature hardwoods. This parcel is ideal for your dream home or recreational paradise. This partially wooded paradise is filled with a variety of red oak, hickory, white oak and a few walnut trees. While walking the property, it's easy to see why at certain times of the year, deer choose to call this beautiful land their home.

**Taxes:** Champaign County Parcel # L43-12-00-61-00-61-00 is located in Wayne Township and Triad Local School District. The current annual taxes based on CAUV are \$1,636.60 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. A 10% Buyer's Premium will be added to the final bid to determine the purchase price. A complete list of terms and conditions is available at [www.RES.bid](http://www.RES.bid).



For More Information Call Tim Woods 937-844-1502

(833) 765-3737  
[www.RES.bid](http://www.RES.bid)



WHITETAIL PROPERTIES REAL ESTATE  
HUNTING | RANCH | FARM | TIMBER

