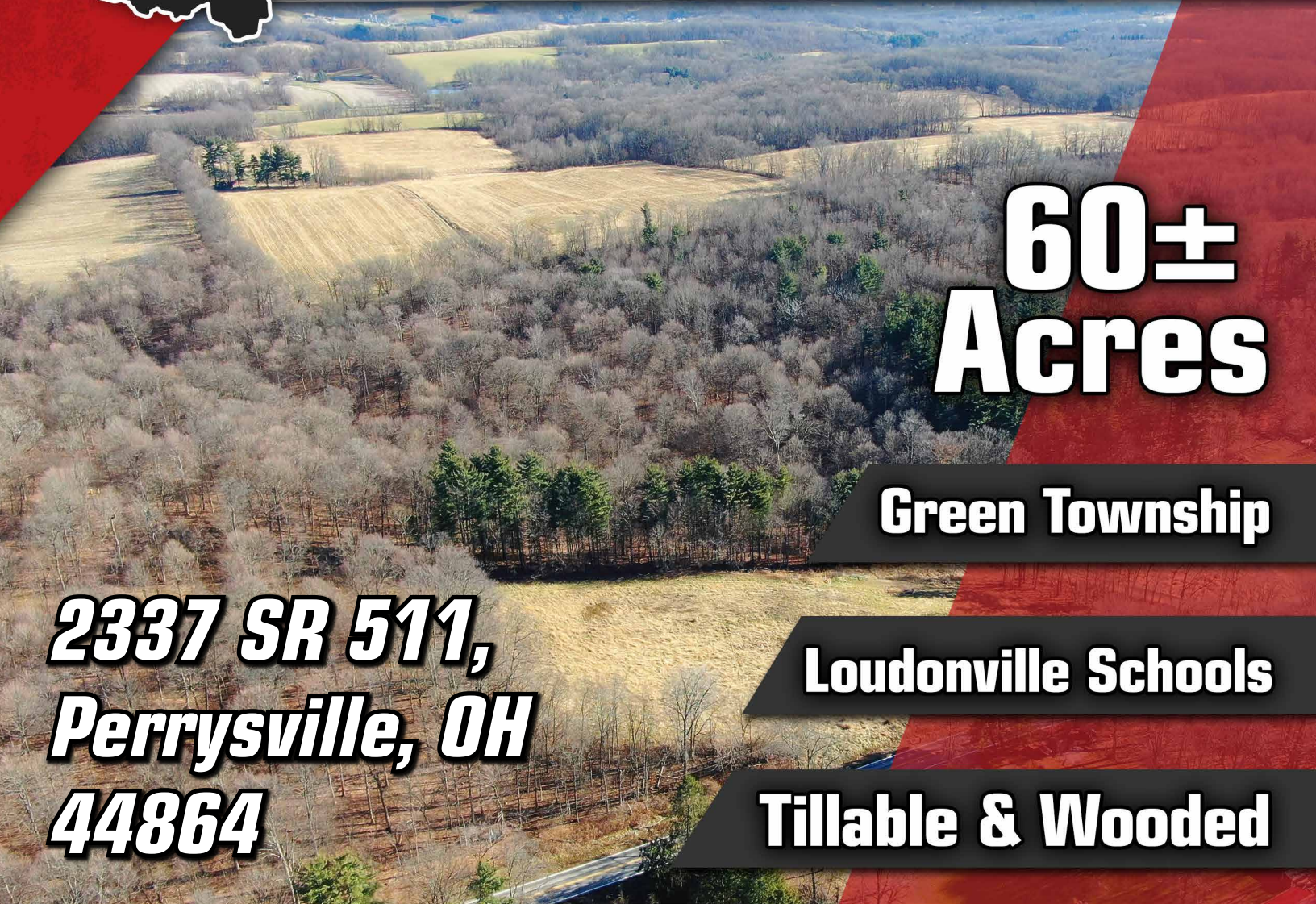




REAL ESTATE AUCTION



**60±
Acres**

Green Township

Loudonville Schools

Tillable & Wooded

**2337 SR 511,
Perrysville, OH
44864**

Thursday, January 12 • 4PM


**Steve & Seth
Andrews
AUCTIONEERS**

5107 S. Jefferson Rd., Wooster, OH 44691
330.262.9186




**RES
AUCTION SERVICES**
375 Fry Road, Wooster, OH 44691
833.765.3737

Real Estate Offered In Cooperation with





REAL ESTATE AUCTION 60± Acres

Thursday, December 29 • 4PM

www.RES.bid

Will Sell on Location at 2337 State Route 511 Perrysville, OH 44864

Real Estate: This is a property that has a lot to offer and could be used in a variety of ways, whether you are looking for the that spot in the country to build on, tillable ground to add to your portfolio or just a large playground where the deer and wildlife are plentiful this could be for you. Build a cabin, build your dream home, or just have a place to buzz around on your ATV, climb in your blind and knock down that big buck you've been looking for. The property will be offered in its entirety by the acre. This is your chance to own a great piece of Ashland County real estate.

INSPECTION: An Agent will be on site Wednesday Tuesday January 3rd from 4-5 PM to answer questions or feel free to walk the ground at your leisure.



Terms and Conditions: There are no financing contingencies, the successful purchasers will be required to put 10% down at the close of the auction balance will be due at closing within 45 days. There is a 5% buyer's premium in effect for this auction which means 5% of the high bid will be calculated and added to the final bid to establish contract price. Property is sold As-Is. You will notice some gas lines through the property those are maintained by TC energy. Also note that you cannot build within 25' of either side of the line, and 150' from well heads.

Taxes: Ashland Parcel # B05-005-0-0013-00, \$1055.90 annually and will be prorated to the day of closing. Should the property be taken out of CAUV any recoupment costs will be a buyer's expense.

Auction by Order of : Owners



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Real Estate Offered In Cooperation with



Seth Andrews 330-466-5471 • Steve Andrews 330-465-8498 • Jake Miller 330-473-7352