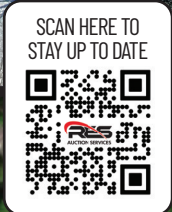


Richland County THURSDAY, MARCH 9TH | 5 PM ABSOLUTE 70 ACRE LAND AUCTION

Building Lots – Wooded – Tillable – 8 Parcels – Convenient Locations



South of Shelby, on St. Rt. 39



Auction will be held at the Kehoe Center – 175 Mansfield Avenue, Shelby.

Parcels 1-6: Located on State Route 39, 3 miles south of Shelby and 2.5 miles north of the OSU campus in Mansfield. Conveniently located between Mansfield and Shelby, this property offers multiple opportunities. This piece of land offers a total of 42 acres of nearly entirely tillable land. The property offers tile and good surface drainage allowing for convenient farming. The land is extremely suitable for building your dream home as well. If you are looking to expand your farming operation, looking for a good location to build, or seeking an excellent investment opportunity, this property is the one for you. The property will be offered in 6 parcels and in its entirety, selling to the highest bidder with NO minimums or reserves.

Parcel 1: 6 Acres with 749' of frontage on State Route 39. Taxes: Richland County parcel 0163225301010 current annual taxes are \$172.56.

Parcel 2: 2.4 Acres with 200' of frontage on State Route 39. Taxes: Richland County parcel 0163225301011 current annual taxes are \$46.74.

Parcel 3: 2.4 Acres with 200' of frontage on State Route 39. Taxes: Richland County parcel 0163225301012 current annual taxes are \$42.00.

Parcel 4: 2.4 Acres with 200' of frontage on State Route 39. Taxes: Richland County Parcel 0163225301013 current annual taxes are \$75.24.

Parcel 5: 21.6 Acre with 125' of frontage on State Route 39 and 136.5' of frontage on Plymouth Springmill Road. Taxes: Richland County Parcel 0163225301000 current annual taxes are \$482.82.

Parcel 6: 7.9 Acres with 456.7' of frontage on State Route 39. Taxes: Richland County parcels 0163225301014 & 0163225301008 current annual taxes are \$245.44.



833-SOLD-RES / RES.BID

Richland County THURSDAY, MARCH 9TH | 5 PM ABSOLUTE 70 ACRE LAND AUCTION

Building Lots - Wooded - Tillable - 8 Parcels - Convenient Locations

Parcels 7 & 8: Located on Broadway Road, just east of Shelby in Plymouth Township & Shelby City School District. Both parcels will be sold to the highest bidder with no minimums or reserves

Parcel 7: 10.4 Acres with 590' of frontage on Broadway Road. With both woods and an awesome building lot, if you are looking to build your dream home and have the ability to hunt out your back door this is an opportunity you won't want to miss. Richland County Parcel

Parcel 8: 17.3 Acres with 1,337' of frontage on Broadway Road & 735' of frontage on London West Road. This parcels offers both wooded and tillable land. Perfect spot to spend your days harvesting and your evenings in a tree stand. Richland County Parcel 0325311405000 current annual taxes are \$304.58.

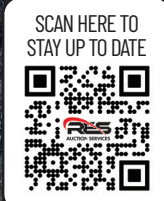
Pick up a brochure in the info box on the property and walk the land at your leisure. Private showings are available through Andy White 419-651-2152.

Terms: The successful purchaser(s) 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 price. All Real Estate taxes will be current and prorated to the day of closing. Any desired inspections need to be made prior to the auction. Additional details are available at www.RES.bid.

East of Shelby, on Broadway Rd.



Andy White (419 - 651 - 2152)
Mary Hartley
Seth Andrews, Broker



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