

Absolute Fostoria Land Auction

57.7 Acres - 2 Parcels - Tillable - Development Potential



Tuesday, March 14TH, 2023 at 5 PM

Property is located on the corner of State Route 18 and Dillon Road, east of Fostoria, OH.

Auction will be held Fostoria Country Club 747 Independence Ave, Fostoria.

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REAL ESTATE: Located on the southeast side of Fostoria, this property offers various options with great investment opportunities. Productive tillable land, recreational woods, and a location that offers both commercial and residential development possibilities. Both parcels are located within Fostoria Corporation Limits with the availability of city amenities. The property will be offered in 2 parcels and its entirety, selling to the highest bidder with NO minimums or reserves.

PARCEL 1: 31.8 Acres with frontage on State Route 18 and Dillion Road. The majority of this parcel is open and tillable with a small section of woods on the back of the property. The state route visibility lends itself well to commercial applications. This parcel also receives yearly billboard revenue. Taxes: Seneca County Parcel P51041034660100 located in Fostoria City School District. The current annual taxes are \$673.90 based on CAUV.

PARCEL 2: Separated from parcel 1 by a residential development this 25.9 acres is both tillable and wooded with approximately 1,050 feet of frontage on Dillion Road. This parcel also boasts great long term financial opportunity. Taxes: Seneca County Parcel P51041034660000, located in Fostoria City School District. The current annual taxes are \$454.28 based on CAUV.

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 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. 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.



ANDY WHITE - JOSEPH MAST - MARY HARTLEY

SETH ANDREWS, BROKER

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