

Richland County **ABSOLUTE 23.7-ACRE LAND AUCTION**

Wednesday, May 17th / 5:30 PM

- **TILLABLE**
- **COMMERCIAL OPPORTUNITIES**
- **CONVENIENT LOCATION**

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Richland County

ABSOLUTE 23.7-ACRE LAND AUCTION

Auction will be held onsite just South of Shelby on the corner of State Route & Taylortown Road. Watch for RES signs.

REAL ESTATE: Located on the South side of Shelby, this property offers a diversity of possibilities with great investment opportunities. The location offers productive tillable land, a few acres of recreational woods, and land that is extremely suitable for multiple commercial opportunities. The location offers good visibility and exposure while being bordered by several successful businesses adding to the soundness of this investment. No matter your interests, this property deserves your attention. Selling to the highest bidder with NO MINIMUM OR RESERVES, this is one you won't want to miss. Farming rights will be given with the down payment.

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.

TAXES/LEGAL: Richland County Parcel Numbers 0163227408002 & 0163227407000 located in Jackson Township & Shelby School District. The current CAUV annual taxes are \$450.32 and will be prorated to the day of closing.

TERMS: The successful purchaser 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. Any desired inspections need to be made prior to the auction. Additional details are available at www.RES.bid.

AUCTION BY ORDER OF GRANDMAS WOODS, LLC

Andy White 419-651-2152 – Mary Hartley – Drew Turner – Seth Andrews, Broker



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