

Auction will be held onsite located at **12460 Flemming Road, West Salem.**

From State Route 42 southwest of West Salem, take Wiley Road to Flemming Road, or from State Route 301 south of West Salem, take Mullinex Road to Flemming Road.

Watch for RES signs.



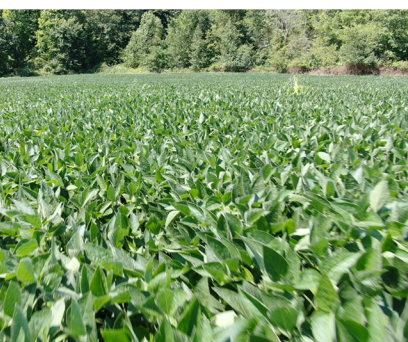
Premier Acreage Awesome Hunting Land Absolute Auction



Monday, October 7th @
5:30PM

Pick up a brochure and walk the land at your leisure. Private showings available through **Andy White, 419-651-2152.**

78.5 Acres – Seclusion – Tillable – Awesome Hunting –
Secluded Building Sites – Great Location



Taxes/Legal: Parcel 1: Wayne county parcel numbers 22-00053.000 & 22-00305.000 is located in Congress Township & Northwestern LSD. Parcel 1: The current annual taxes based on CAUV are \$1,168.30 and will be prorated to the date of closing. Parcel 2 & 3: taxes will be calculated by the county upon final survey.

Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion 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 desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid.

Real Estate: Selling to the highest bidder is a rare opportunity to own three diverse and versatile parcels of land, each uniquely suited for a range of uses from building your dream homestead to creating a hunter's paradise.



Andy White – Drew Turner – Jake White – Seth Andrews, Broker
833-SOLD-RES / WWW.RES.BID

LIC # 2022000271



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Parcel 1: 31 acres, this parcel offers a balanced blend of wooded and tillable land, ideal for those seeking seclusion with plenty of potential. With a farmhouse that needs to be razed, at first glance the property will fool you. When you take a moment to slow down and study what we have here, the true potential will unfold. Open tillable land that rolls up into one of the best secluded dream home building sites that your money will buy. To add to this potential is the woods and stream just to the north that funnels some of Wayne County's best deer genetics. If your future holds quiet country evenings on the back patio and potential to regularly add to your trophy room, then your future holds this property. Don't just drive by, do yourself a favor and spend time on this property.



Parcel 2: 20 acres, this parcel offers the ultimate secluded setting perfect for building your dream home or enjoying the small single room skid cabin for evening retreats. With a combination of wooded and open tillable land, the property's layout is ideal for both residential and recreational use. The wooded portions create a serene backdrop for any home, while also serving as a prime hunting habitat with the same meandering creek transversing the property. For the outdoorsman, this property offers endless opportunities to design the perfect hunting grounds. Establish food plots in the open areas and take advantage of the lay out throughout the land to enhance your hunting success. Whether you envision a peaceful retreat nestled in the woods or a well-managed hunting property, this parcel delivers versatility and privacy.



Parcel 3: 26 acres, this predominantly wooded parcel is tailor-made for anyone seeking solitude and outdoor adventure. The property features a small section of open tillable ground, offering flexibility for agricultural use, food plots, or even building a secluded homestead. The land's natural topography, with its winding wooded trails and natural funnels, creates an ideal environment for hunting. Deer and other game frequent these woods, making this a hunter's dream property. Additionally, the parcel's diverse landscape is perfect for creating a private retreat or a productive mini-farm. The possibilities are vast, whether you're thinking about raising livestock, growing crops, or simply immersing yourself in a peaceful, natural environment.



Each parcel boasts its own unique attributes while sharing a common theme of seclusion, natural beauty, and untapped potential. Whether you're looking to purchase one parcel or combine all three for a larger estate, the opportunities are endless. With these properties, you have the chance to create your own piece of paradise, whether that means building, farming, hunting, or simply enjoying the great outdoors. The combination of wooded areas, tillable ground, and diverse landscapes make these parcels a versatile investment that can cater to a variety of lifestyles and needs. Don't miss your chance to acquire one of these stunning parcels and start building your dreams—be it a private retreat, hunting sanctuary, or productive mini-farm. Seize the opportunity and let your vision come to life!