

WAYNE COUNTY

ABSOLUTE LAND AUCTION

TUESDAY,
OCTOBER 8TH
@ 5:30PM

41 ACRES – PREDOMINATELY TILLABLE
AWESOME VIEWS – GREAT LOCATION

Auction will be held on location on **Rice Hill Road, Burbank**.
Located north of Myers Road and south of Martin Road on Rice
Hill Road. **Watch for RES/Danberry signs.**

Real Estate: Selling to the highest bidder is a prime **41-acre** property, featuring an awesome view of the Overton Valley. The land is predominantly tillable, providing fertile ground for your agricultural pursuits. With extensive frontage, the property offers easy access and excellent visibility, enhancing its appeal.



Imagine building your own mini farm or dream home amidst the serene beauty of the valley. The possibilities are endless, whether you are looking to build your own mini farm or simply enjoy the tranquility of rural life. This property is not only perfect for creating a personalized haven but also a valuable addition to any farming portfolio, offering rich soil and ample space for expansion.



John Ertl,
330-347-4380

833-SOLD-RES / WWW.RES.BID



Live Auction with Online Bidding Available @ **RES.bid**

Seize this unique chance to embrace a lifestyle where the scenic beauty of Overton Valley becomes your everyday backdrop.

The combination of tillable land, extensive frontage, and stunning views makes this property an ideal setting for realizing your agricultural ambitions or constructing your dream residence. Be the last bidder as it sells with no minimum or reserve.

Pick up a brochure and walk the land at your leisure. Private showings available through **John Ertl, 330-347-4380.**



Taxes/Legal: Wayne County Parcel # 10-00800.000 is located in Chester Township and Northwestern Local School District. The annual taxes will be calculated by the county upon completion of new survey. If the buyer chooses to take the land out of CAUV, any recoupment will be the buyer's responsibility.

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.

Andy White – John Ertl
Drew Turner – Jake White
Seth Andrews, Broker



LIVE & ONLINE



LIC # 2022000271



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