

GRAMCORD_{LLC} FARMLAND DISPERSAL

**TUESDAY EVENING
OCTOBER 22, 2024
@6:00 PM**

SOME OF WAYNE COUNTY'S MOST FERTILE AGRICULTURAL LAND

**168 ACRES
OFFERED
IN TWO TRACTS**

**WAYNE TWP.
WAYNE COUNTY,
OHIO**

**AUCTION TO BE HELD AT
RES AUCTION SERVICES FACILITY
375 FRY RD., WOOSTER, OH**

(Two miles west of Wooster - At the
intersection of US RT 30 & Fry Rd.)

**Steve & Seth
Andrews
AUCTIONEERS**
330.262.9186



**RES
AUCTION SERVICES**
375 Fry Rd., Wooster, OH 44691
833.765.3737

833-SOLD-RES / www.RES.bid



This land is located in the fertile bottoms just west of Wooster, OH with frontage on Lattasburg and McAfee Roads. The Killbuck ditch divides the two parcels. The land is all tillable with the exception of the ditch & ROW (Approx. 143 Acres). Predominant soil types include Lobdell – Euclid – Killbuck & Orrville. The land is all located in the flood plain. An older drainage system is in place. There are no structures on the property. Land is currently entered in CAUV program and is leased for 2024. The current tenant will harvest the growing crop. The new owner will be given possession at closing.

What an outstanding opportunity to purchase great Wayne Co. cropland at Public Auction.

PARCEL No. 1: The west parcel of 86.7 +/- Acres with frontage on Lattasburg Rd.

PARCEL No. 2: The east parcel of 82.1 +/- Acres with frontage on McAfee Rd. A producing gas/oil well is on this parcel.



MINERAL RIGHTS: All mineral rights owned by the seller transfer to the new owner. There is a producing gas/oil well on parcel two.



Gramcord will also be selling 55 Upland Acres – Offered in 5 parcels – Frontage on McAfee Rd. – Nov. 19th – Details Coming Later.

TERMS: We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance due in full at closing within 30 – 60 days. No financing contingencies.

TITLE: The sellers will provide a Warranty Deed w/Certificate of Title at their expense and will offer to split the fee for an owner's policy of title insurance.

TAXES: \$ 14,162.58 Per Year will be prorated to the day of closing.

Auction Conducted by:
GRAMCORD LLC, OWNER
 Refreshments Provided

LIC # 2022000271



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