

WAYNE COUNTY, OHIO

ABSOLUTE LAND AUCTION

43.8 ACRES • 6 PARCELS • MOSTLY TILLABLE

Ideal Building Lots • Northwestern Local Schools



MONDAY, FEBRUARY 5TH • 5PM

AUCTION LOCATION: Capstone Custom Homes 1904 St. Rte. 89 (corner of US 30 and St. Rte 89), Jeromesville.

REAL ESTATE: Located on the corner of Reedsburg(Twp. Rd. 35) and Funk Roads south of US Rte. 250 and north of Reedsburg, this property deserves your attention. A total of 43.8 desirable acres will be offered in 6 tracts ranging in size from 3.5 to 13.8 acres and in its entirety. The majority of land is open and rolling with a tree line running through the middle of the property. The land combines productive soil types with a high percentage tillable and would make a great addition to anyone's farming operation. For those of you looking for building lots, you will be hard pressed to find a more convenient location with a great country setting and the benefits of Northwestern Local Schools. Property sells to the highest bidder with NO minimums or reserves. Pick up a brochure in the info box on the property and walk the land at your leisure.

TAXES/LEGAL: Wayne County/Chester Township permanent parcel #1001070000, taxes are \$774.62 and will be prorated through the day of closing.

TERMS: The successful purchaser(s) will be required a non-refundable down payment of 10% of the purchase price at the auction with the balance due at closing. A 10% Buyers Premium will be added to the final bid to determine the purchase price. If property sells in parcels buyers will be assessed a \$500 per parcel survey fee. CAUV recoupment and Wayne County soil and septic plans will be buyer's responsibility with amounts posted sale day. A complete list of terms and conditions are available at www.RES.bid.



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AUCTION SERVICES
Real Estate & Equipment Specialists

Andy White
419-651-2152

Jon Mast
330-763-3883

Joseph Mast
Seth Andrews, Broker

Auction by Order of Rochelle Odenkirk



More Information at www.RES.bid



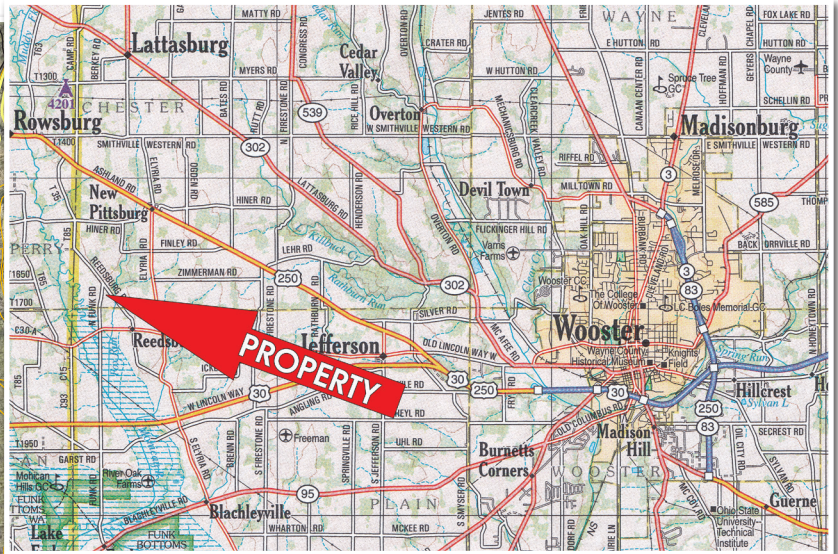
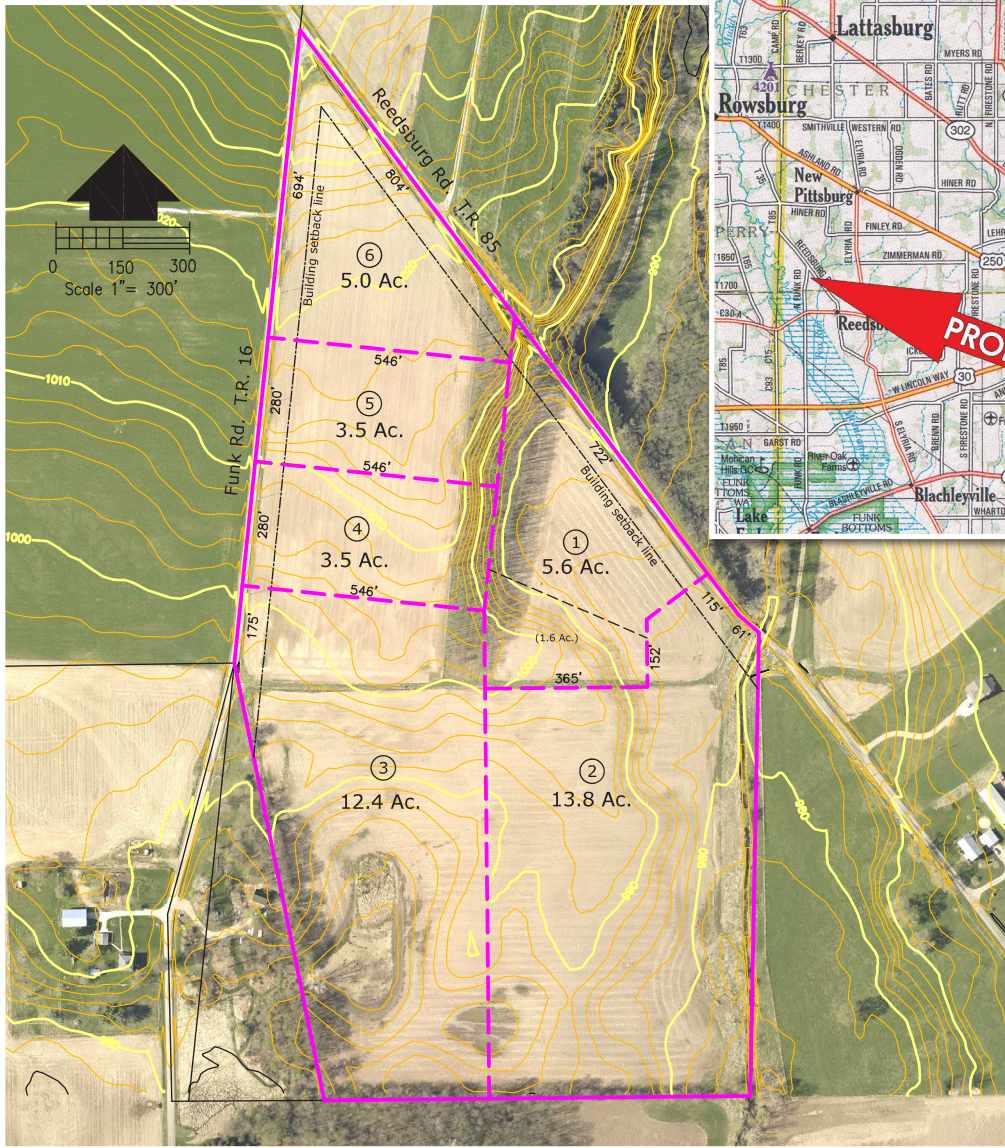
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