

67 ACRES OF WOODED LAND IN 1 PARCEL
MOORE REAL ESTATE
ABSOLUTE AUCTION
EXCELLENT HUNTING / RECREATIONAL LAND

NEW CASTLE TWP.
COSHOCOTON CO.
RIVERVIEW LSD



TUESDAY, APRIL 24 • 5PM

INSPECTION: Inspect the property at your convenience. Be mindful the old home and out-buildings are in disrepair. Enter at your own risk.

AUCTION LOCATION: Peggy Sue's Restaurant 32381 US 36 Walhonding, OH 43843 . Located in the Village of New Castle

PROPERTY LOCATION: 33038 County Rd. 99 Warsaw, OH 43844. From US 36 in the Village of Newcastle, turn South on SR 206 go 1.2 mile to County Rd. 99. Turn East on County Rd. 99 go .7 mile to property location. Signs posted.

REAL ESTATE: Purchased in 1973, David Moore enjoyed this recreational property for many years but the time has come to let someone else enjoy it. The property consists of: 67+/- acres of wooded recreational land with 2 creeks and spring on the south side, excellent for hunting! The land has ample frontage on CR 99 with the county road dividing the parcel. There is an old farmhouse-uninhabitable, a couple of outbuildings and the older tractor/brush hog will remain.

METHOD OF SALE: The property will be offered in one parcel and will sell to the highest bidder.

TERMS: We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing. A buyer's premium of 5% will be added to the successful bid to determine the contracted selling price. There are no financing contingencies. Possession at closing.

SURVEY: The property requires a new survey for transfer. This will be done at the seller's expense.

TITLE: The seller will provide a warranty deed at their expense and will offer to split the fee for an Owner's Policy of Title Insurance.

TAXES/LEGAL: The annual taxes on this property are currently \$3,160.16 and will be pro-rated to the date of closing. This property is NOT currently in CAUV or Forestry Program. Property County Parcel #: 027-00000148-00

MINERAL RIGHTS: Mineral rights, owned by the seller will transfer.

OWNER: DAVID J. MOORE - RONNIE KIRSCH POA

833-765-3737 - www.RES.bid



Held in Cooperation with HER Realtors
Mary Ann Stumbo, Co-Listing Agent: 330-231-0749

**33038 CO. RD. 99
WARSAW, OH
43844**



**Steve Andrews, Auctioneer
330-465-8498**

**Seth Andrews, Broker
330-466-5471**

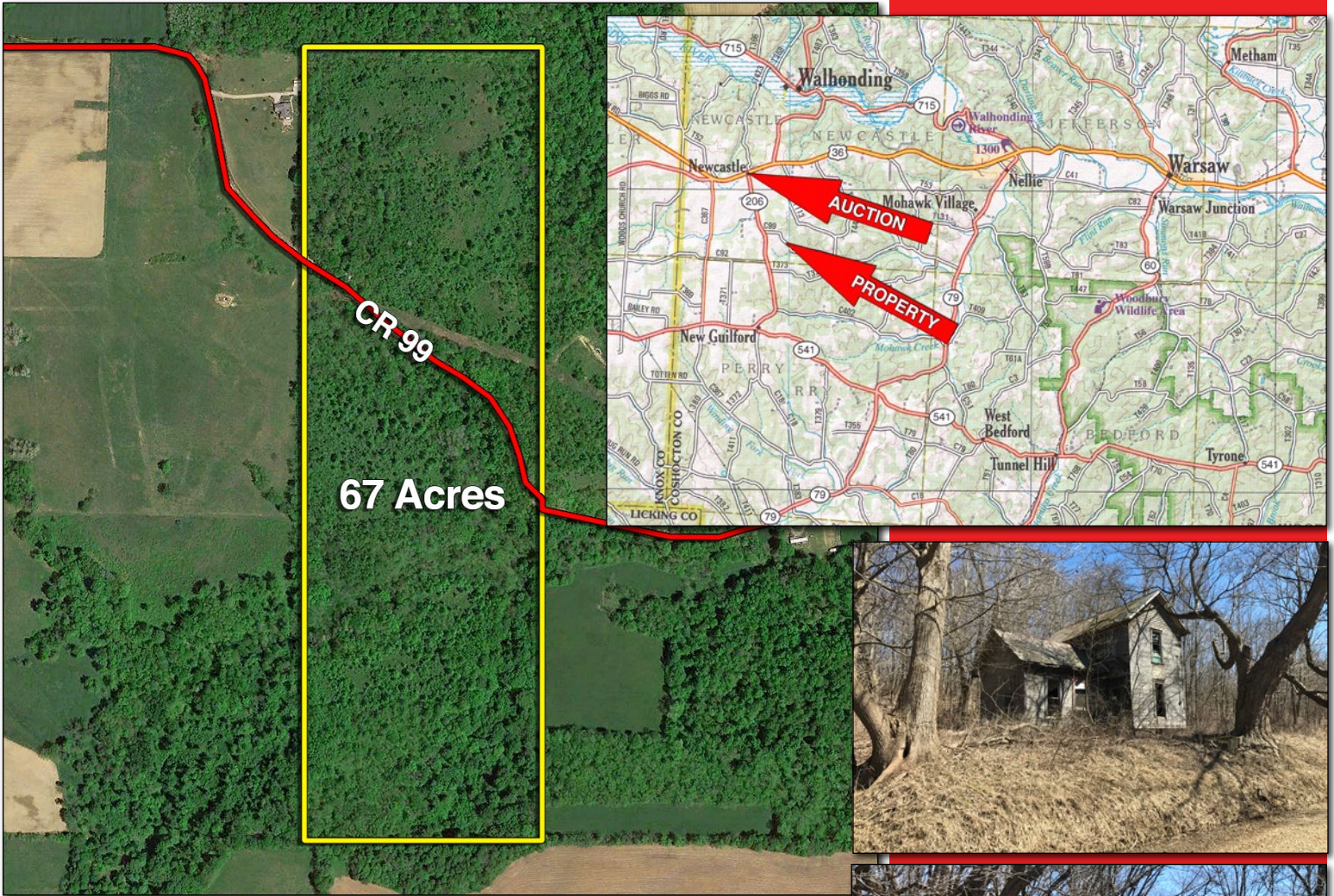
**Jon Mast, Auction Manager
330-763-3883**



RES AUCTION SERVICES
Real Estate & Equipment Specialists

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Steve & Seth
Andrews
AUCTIONEERS
 5107 S. Jefferson Rd., Wooster, OH 44691
330-262-9186

NAA
 Auctioneer

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