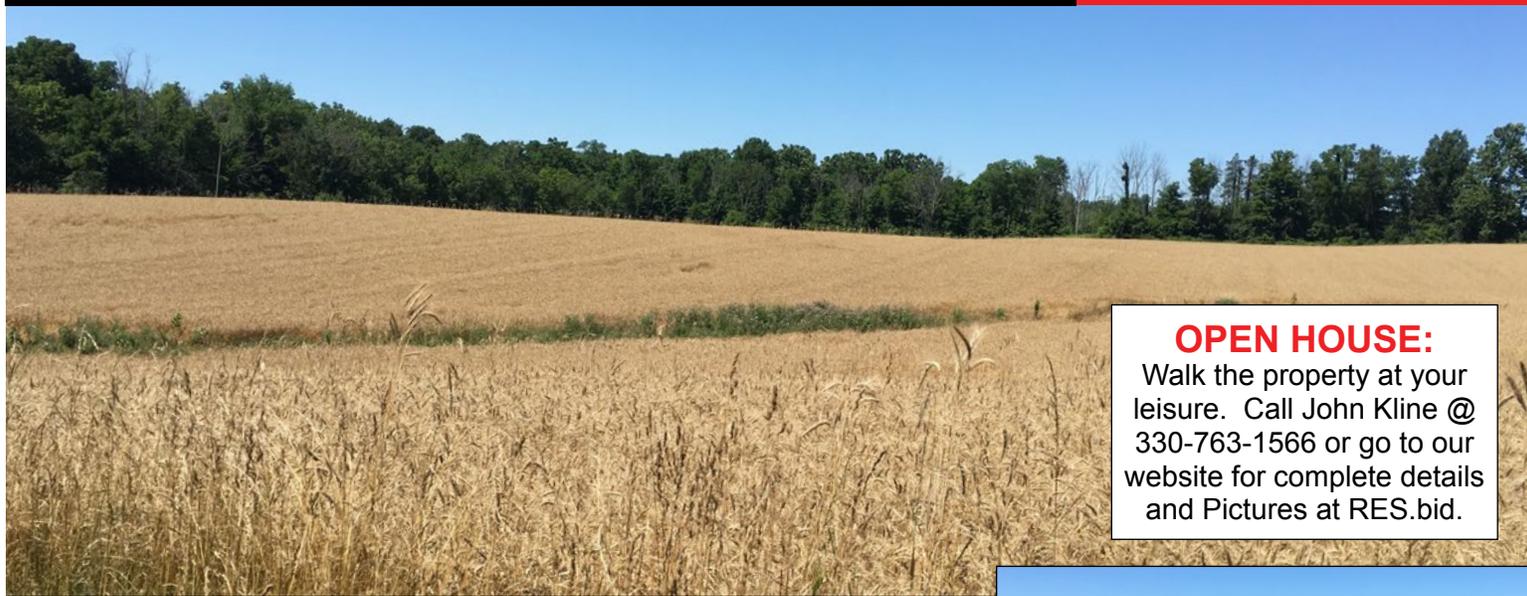


WAYNE COUNTY BUILDING LOTS LAND AUCTION

48 ACRES / 6 PARCELS / FARMLAND

CONGRESS, OHIO
WAYNE COUNTY
NORTHWESTERN LSD



OPEN HOUSE:

Walk the property at your leisure. Call John Kline @ 330-763-1566 or go to our website for complete details and Pictures at RES.bid.

MONDAY, AUGUST 13, 2018 • 6PM

Franchester Road, Palmer Road

Will sell on location: Franchester Road, about one mile Northeast of Congress

REAL ESTATE: Here is a rare opportunity to own real estate in Northwestern School District. This will be offered in 6 parcels. A perfect place to build your dream home! Feel free to walk the land at your leisure!

Parcel 1: 6.3 Ac. with 462ft of road frontage.

Parcel 2: 7.6 Ac. with 435ft. of frontage.

Parcel 3: 11.6 Ac. with 30ft. easement off Franchester.

Parcel 4: 8.1 Ac. on Palmer Road, 326ft. of frontage.

Parcel 5: 8.4 Ac. on Palmer, 326ft. frontage.

Parcel 6: 6.9 Ac. on Palmer, 260ft. frontage.

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 45 days. Possession given at closing.

TITLE: The sellers will provide a Warranty Deed, marketable title to the property and will offer to split the fee for an Owner's Policy of Title Insurance.

TAXES/LEGAL: The taxes on this property under CAUV. and will be pro-rated to the date of closing on that basis. Property consists of Parcel # 220061800 for a total of 48 acres. Buyer will be responsible for CAUV tax recoupment, and all expenses related to preparing the lots to build. Buyer will pay \$300.00 per lot towards the survey cost.

MINERAL RIGHTS: All mineral rights owned by the seller will transfer to the new owner subject to any current leases of record.

Auction by Order of Raber Lumber, LLC



John Kline, Auctioneer
330-763-1566

Seth Andrews, Broker
330-466-5471

HER
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RES

AUCTION SERVICES

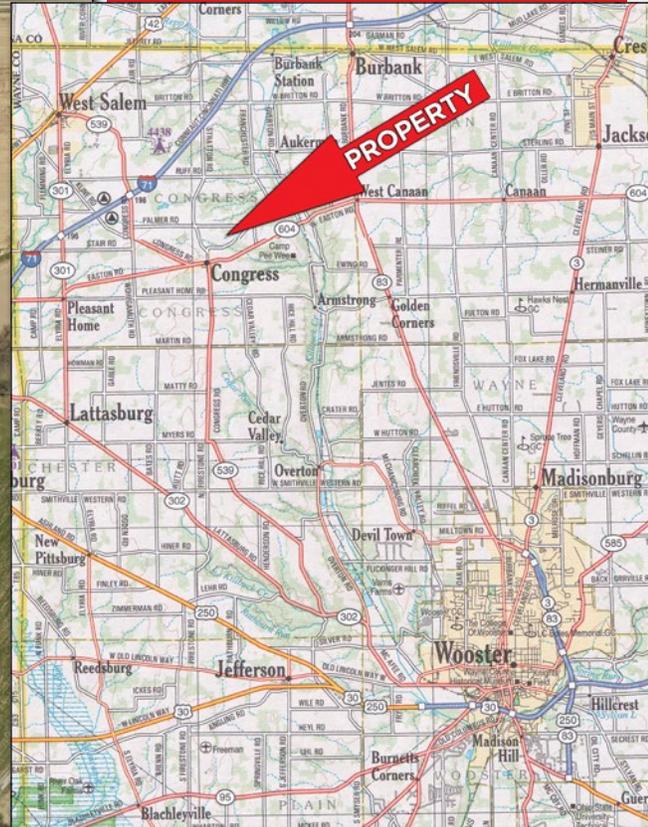
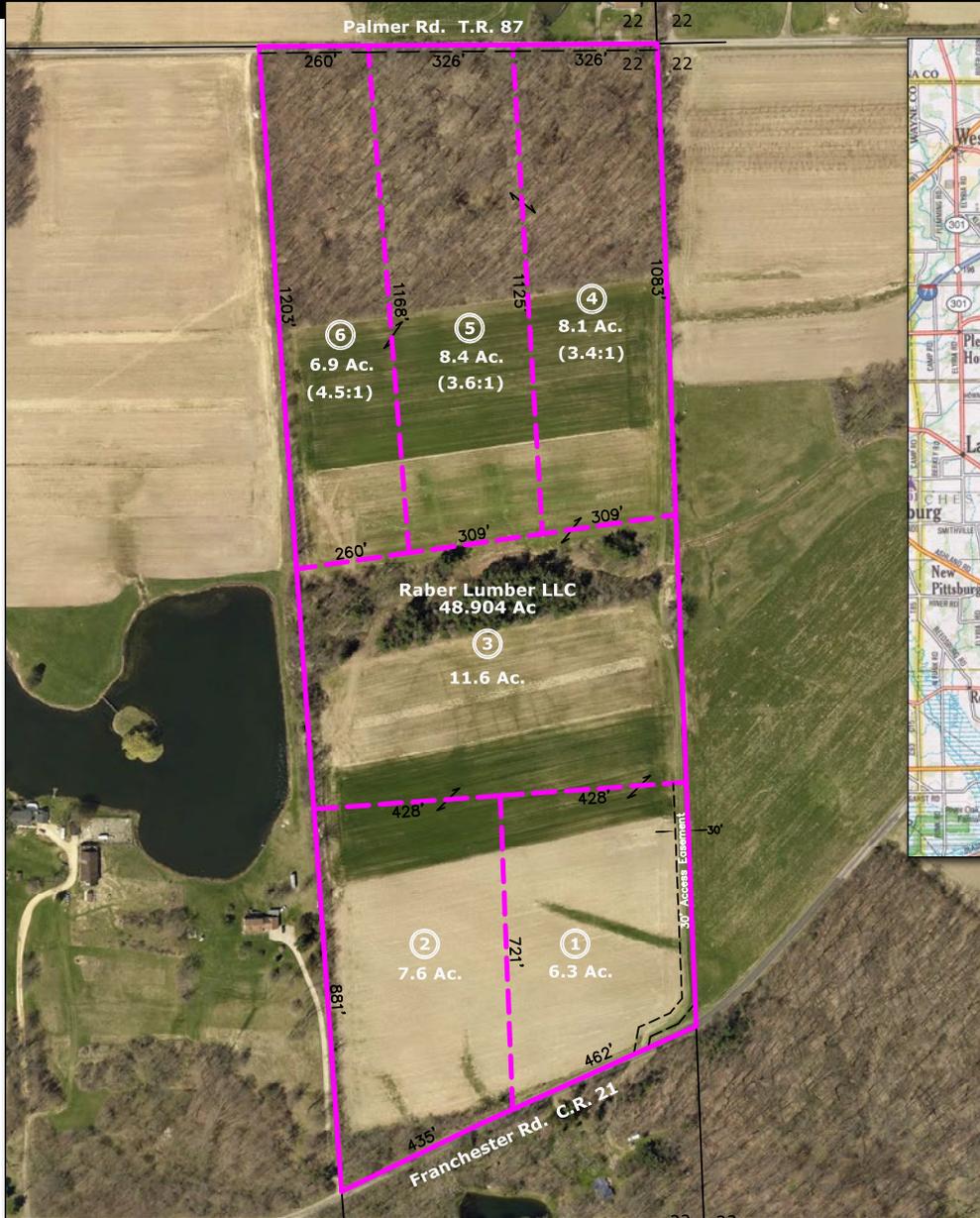
Real Estate & Equipment Specialists

833-765-3737 - www.RES.bid

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