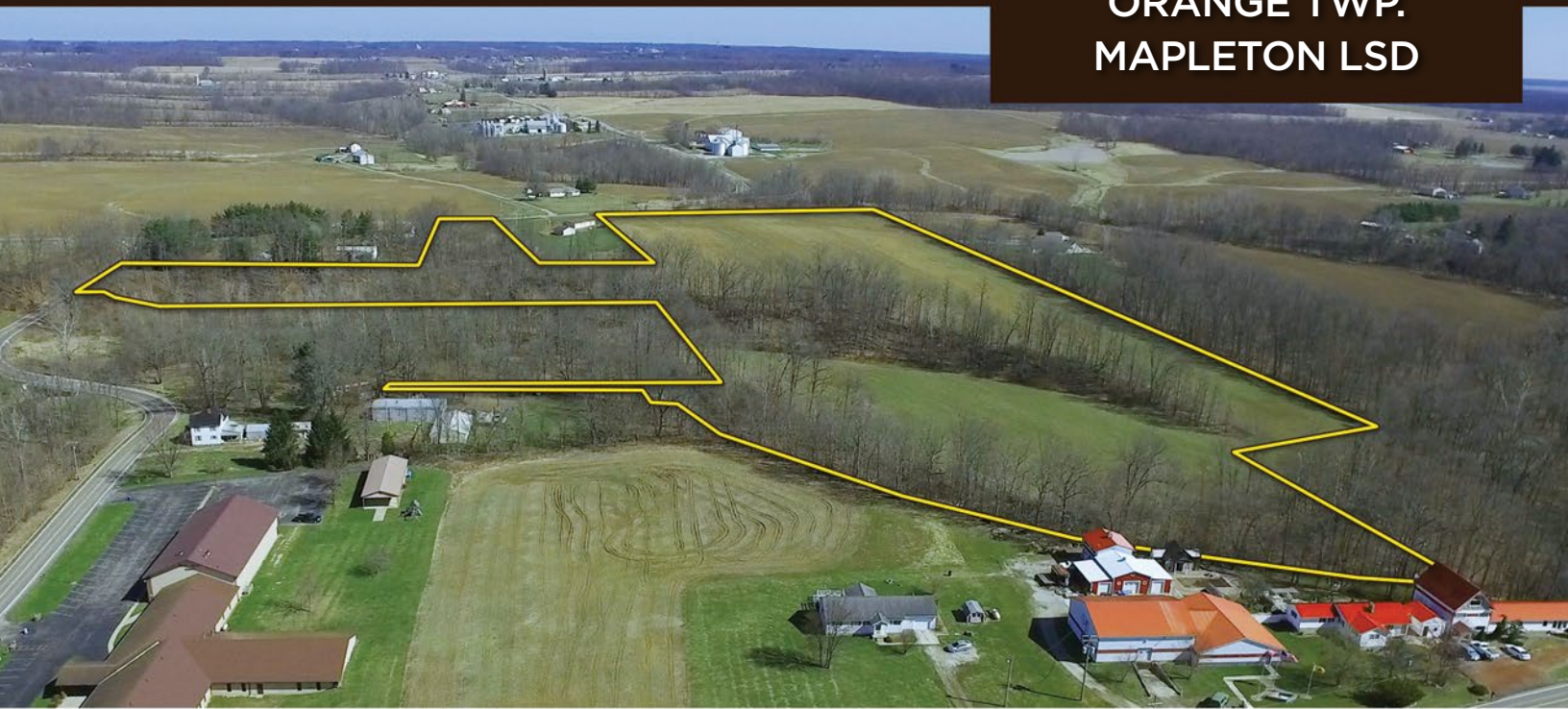


Absolute LAND AUCTION

Ashland Co., Ohio

28[±] ACRES

ORANGE TWP.
MAPLETON LSD



WED. EVE., MAY 1 • 6:00PM

Will sell on location SR 511 6 miles south of Nova near the junction of SR 302.
(SIGNS POSTED)

REAL ESTATE: Selling a nice parcel of land consisting of approximately 15 acres of tillable land with access from SR 511. The land is level at the road and slopes to the south. The balance (13 acres) of the land is wooded. The parcel would make a super mini farm with an excellent building site. An easy, low maintenance parcel of land to own with good upside potential. You may walk the land at your leisure and view pictures and video at www.RES.Bid.

TAX & LEGAL: Parcel No. 031-020-0-0006-06 (26.5948 Acres) & Parcel No. 031-020-0-0006-02 (1.32 acres). The combined taxes are \$381.76 per year based on CAUV values. The taxes will be pro-rated to the date of closing. If the buyer elects to take the property out of the CAUV program they will be responsible for the CAUV tax recoupment. The seller will provide a warranty deed and certificate of title and will also offer to split the fee for an owner's policy of title insurance.

ROBERT KILBANE, OWNER




Steve & Seth
Andrews
AUCTIONEERS

330-465-8498 (Steve)
330-466-5471 (Seth)
www.RES.bid


RES
AUCTION SERVICES

Absolute LAND AUCTION

Ashland Co., Ohio
28[±] ACRES

WED. EVE. MAY 1 • 6PM

Located on SR 511 just 6 miles south of Nova near the junction of SR 302.



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 within 30 – 45 days.

Farming rights will be given with the down payment and full possession will be given at closing.

There is a 5% Buyer's Premium in effect for this auction. 5% of the high bid will be calculated and added on to determine the contracted selling price.


**Steve & Seth
Andrews
AUCTIONEERS**

5107 S. Jefferson Rd., Wooster, OH 44691

330.262.9186


NAA
AUCTIONEER


DAA


EQUAL HOUSING
OPPORTUNITY


RES
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