

ABSOLUTE AUCTION

I-71 & SR 97 Interchange - Bellville, Ohio | Richland County

16± ACRES PRIME COMMERCIAL LAND

MONDAY, JUNE 24TH • 5:30PM

Public Utilities
2 Parcels
Great Visibility & Accessibility
Awesome Investment Opportunity



7 Miles South of Mansfield, Ohio
57 Miles North of Columbus, Ohio
85 Miles South of Cleveland, Ohio

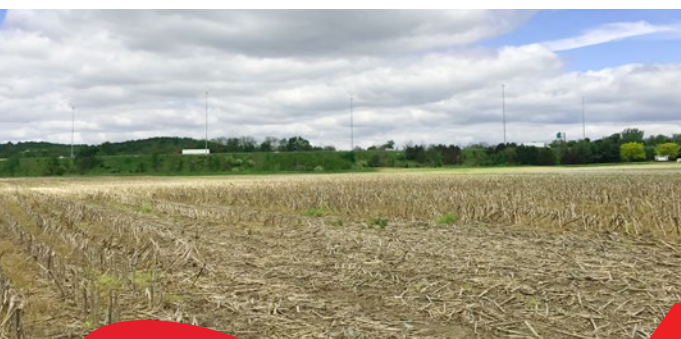


AUCTION LOCATION: Der Dutchman restaurant - directly across from the land.

REAL ESTATE: Selling to the highest bidder with NO minimums or reserves is 16 acres of prime commercial development land. Located southeast of the Interstate 71 and State Route 97 interchange this property offers great retail visibility with unapparelled accessibility. The land offers high traffic counts and public utilities. An abundance of road frontage allows for ideal development without the prohibitive costs of street construction. The land is entirely open with good terrain to be able to utilize the entire property. The future of this property is endless as many hotels, restaurants, gas stations, and other successful businesses are currently utilizing this interchange. Bring your entrepreneurial and investment dreams to purchase this rare opportunity. The property will be offered in 2 parcels and as a whole selling in the manner that nets the most.

Parcel 1: 6.2 Acres

Parcel 2: 10 Acres



AUCTION SERVICES

Real Estate & Equipment Specialists

Troyer Corporation, LLC – Owners
Andy White 419-651-2152 – Joseph Mast
Jon Mast, Auction Manager 330-763-3883 – Seth Andrews, Broker

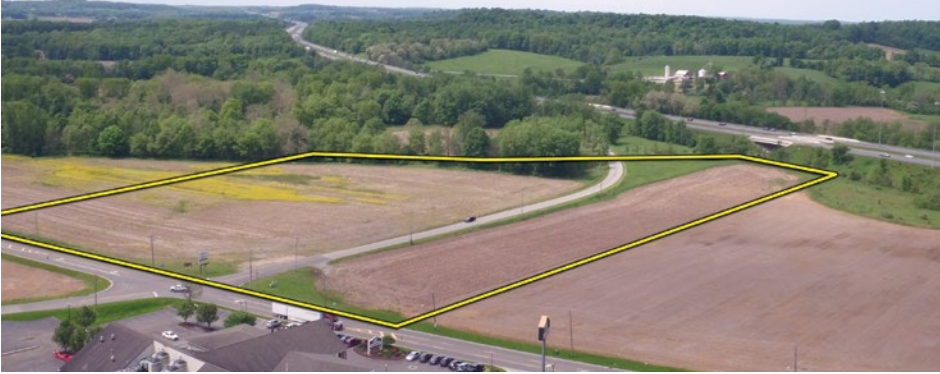
More Information at www.RES.bid

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TAXES -LEGAL: Richland County parcel #s 0606300104001 and 0606300104002. Current taxes for the entire property are \$8,721.96 per year and will be prorated to 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 within 45 days. A 10% Buyer's Premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to closing. A complete list of terms is available at www.RES.bid.



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