

W ABSOLUTE WOODED LAND AUCTION

SATURDAY, DECEMBER 31ST • 2PM

15.77± ACRES

- **ABUNDANT WILDLIFE**
- **GREAT BUILDING LOT**
- **OUTSTANDING LOCATION:**
*1.5 miles south of Millsboro West Road,
1 mile north of State Route 97, just west
of Clear Fork Lake*



LEXINGTON, OHIO • RICHLAND COUNTY

RES
AUCTION SERVICES



375 Fry Rd., Wooster, OH 44691

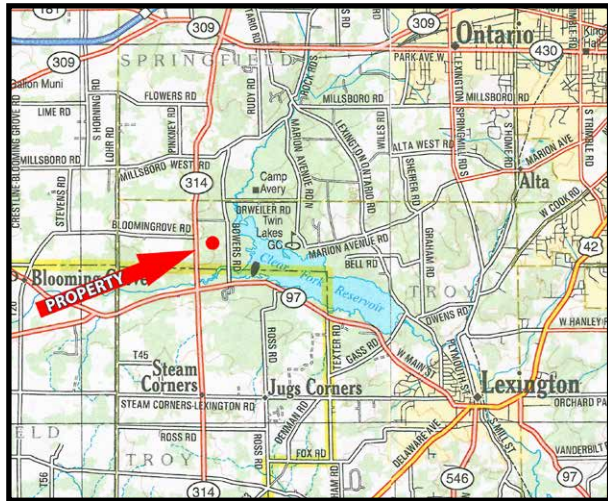
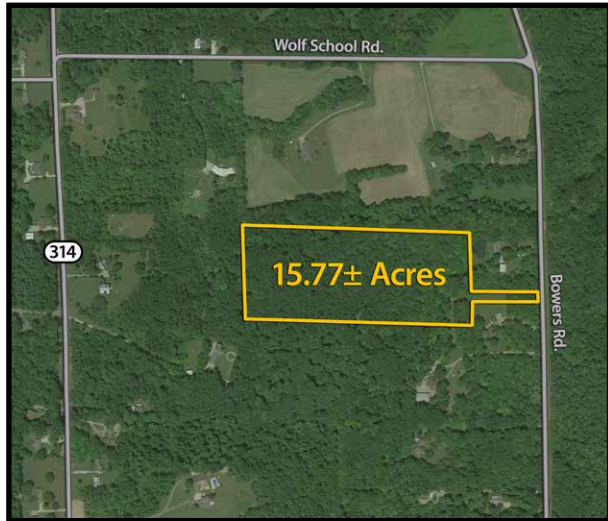
www.RES.bid | (833) 765-3737

Andy White 419.651.2152 | Seth Andrews, Broker

W ABSOLUTE WOODED LAND AUCTION

RICHLAND COUNTY
15.77± ACRES

Auction held on location on Bowers Road, Lexington, Ohio. Located 1.5 miles south of Millsboro West Road and 1 mile north of State Route 97, just west of Clear Fork Lake. Watch for RES signs.



Real Estate: Selling to the highest bidder is a great 15.77-acre wooded property. If you have been searching for that perfect hunting spot or awesome location to build your dream home, this is it. Located just west of Clear Fork Lake, this property offers your very own hunting oasis with access to public hunting across the road. Great terrain, excellent habitat, and several natural funnels will allow great stand locations. The impressive deer herd will appeal to the pickiest of hunters. This property is also an awesome fit for those of you who have desired to build in wooded seclusion. A driveway and electric service have already been run 350 feet off the road waiting for you finish once you pick out which of the several sites you want to place your forever home. The land has slightly rolling with a creek meandering through it adding great character. The property was very selectively timbered leaving a good stand of quality hardwoods adding value to this investment opportunity. No matter your interests, take the time to walk this property and see for yourself the diversity of options this ideal acreage has to offer.



Pick up a flyer in the info box on the property and walk the land at your leisure. Private showings are available through Andy White 419-651-2152.

Taxes/Legal: Richland County Parcel Number 0472604014001 located in Troy Township and Lexington Local School District. The current annual taxes based on CAUV are \$1,415.24 and will be prorated to the date of closing.

Terms: The successful purchaser will be required a non-refundable down payment at the auction of 10% with the balance due at closing in 45 days. A 10% buyers' premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid. The successful bidder will be granted hunting permission for the remainder of hunting season prior to closing.



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