

**3
ACRE**

ABSOLUTE REAL ESTATE AUCTION

RES
AUCTION SERVICES

**BIDDING WILL END
WEDNESDAY, APRIL 17TH @ 5PM**

**ONLINE
ONLY**

**3 ACRE INVESTMENT PROPERTY
LOCATED NEAR PLEASANT HILL LAKE**



THE PROPERTY IS LOCATED AT
**1060 STATE ROUTE 95,
PERRYVILLE, OHIO 44864**

**NOTE: DUE TO THE CONDITION OF THE BUILDING,
THERE WILL BE NO SHOWING OR OPEN HOUSE.**



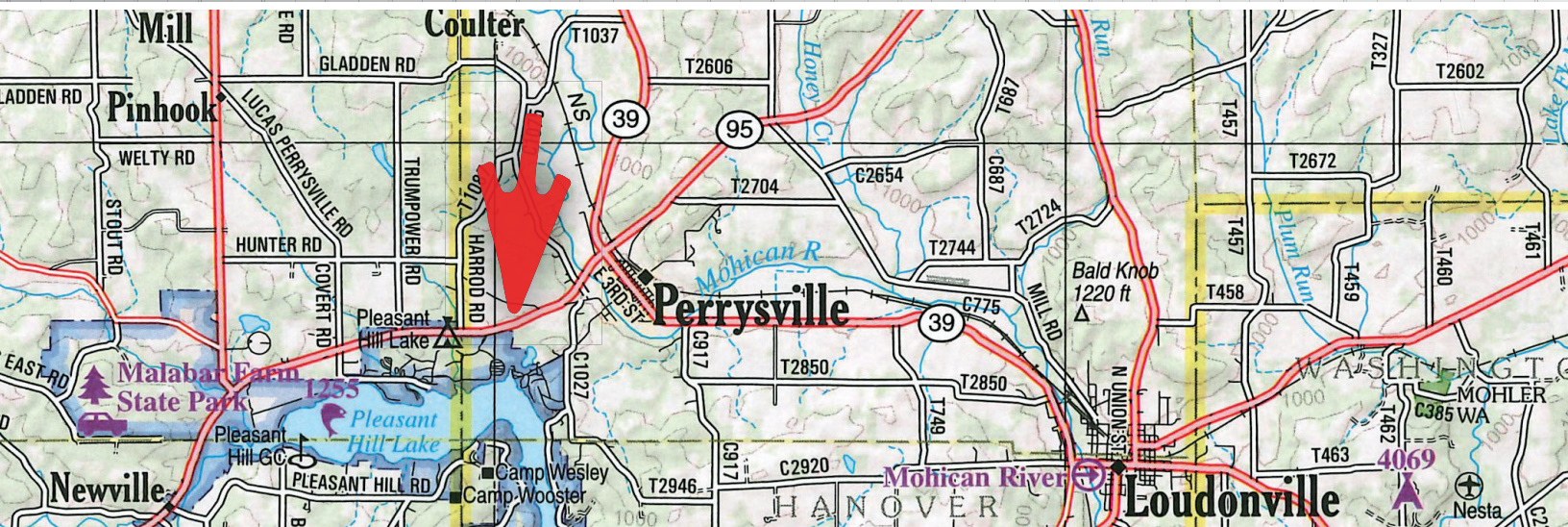
ONCE A RESTAURANT!

BIDDING AVAILABLE AT **WWW.RES.BID**

WWW.RES.BID • 833.765.3737



REAL ESTATE: This 3 acre property is conveniently located just outside of Perrysville and minutes away from Pleasant Hill Lake. The building on the property, once operated as a restaurant, is inhabitable and needs to be razed. You're welcome to walk the property at your leisure and at your own risk.



**SCAN TO
LEARN MORE**



10% BUYERS PREMIUM
LIC # 2022000271

Taxes/Legal: Ashland County Parcel Number B05-031-0-0029-00 located in Green Township and Loudonville School District. The current annual taxes are \$1944.26 and will be prorated to the end of closing.

Terms: The successful purchaser(s) will be required to pay a non-refundable 10% down payment at the conclusion of the auction with the balance due at closing within 45 days. A **10% Buyers Premium** will be added to the final bid to determine the purchase price. Online bidding will begin to close April 17th @ 5pm with extended bidding in place. Contact **RES** Auction Services for more details.

**Auction Ordered By: Roger C. Gaines Errevocable Trust
Anthony C Gaines Trustee**

**Auctioneers: Drew Turner 330-307-0267
Andy White – Seth Andrews, Broker**

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