

SATURDAY, MARCH 10th • 10AM

262 ± ACRES
Offered in 4 Tracts & Combinations

Attica, Ohio | Seneca County
LAND AUCTION
Selling Absolute - No Minimums or Reserves!

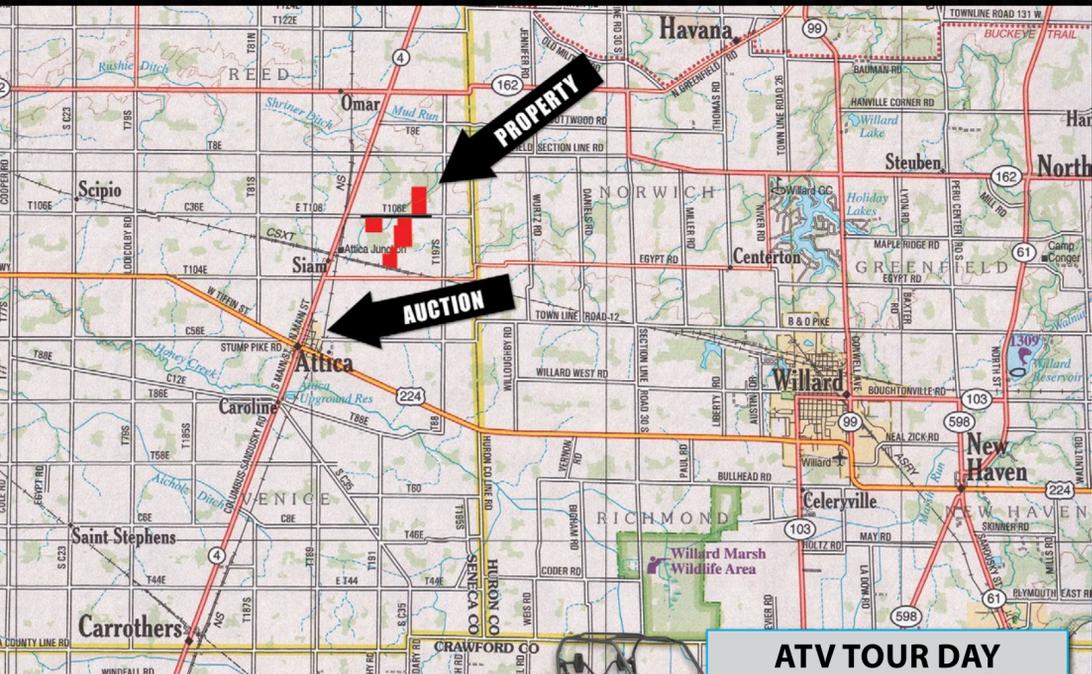
www.RES.bid (833) 765.3737
RES Auction Services
1197 Glen Drive
Millersburg, OH 44654

262 ± ACRES
ABSOLUTE AUCTION
SATURDAY, MARCH 10th • 10AM

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Held at the Attica Fairgrounds - Attica, OH

No Minimums or Reserves

Seneca County, OH | Land Auction
ABSOLUTE AUCTION
Sold in 4 Tracts & Combinations
262 ± ACRES



Auction Location: Attica Fairgrounds 100 Fairgrounds Rd., Attica, OH.

Property Location: 16220 E Township Road 106, Attica. From Attica take St. Rte. 4 north to east on Township Road 106. Watch for RES Auction signs.



ATV TOUR DAY
RES Representatives will be available on site.
WEDNESDAY FEBRUARY 19TH
MONDAY MARCH 5TH
3-5PM - Weather Permitting

You are also welcome to pick up a flier from the brochure boxes on the property and walk the land at your leisure.

Taxes/Legal: Property includes Seneca County parcel #s K40000623000000, K40000623080000 and portions of parcel #s K40000623040000, K40000626800100 to be surveyed. Real Estate taxes are based on CAUV and will be prorated through the day of closing.
Terms: Successful bidders will be required a 10% non-refundable down payment at the conclusion of the auction with the balance due at closing. A 5% Buyer's Premium will be added to the final bid to determine the purchase price. All desired inspections and financing arrangements need to be completed prior to bidding. Possession of the property will be at closing. Maps and acreages are approximate and based on final survey (if required). Any changes in final acreages will be adjusted to the nearest tenth of an acre.
Mineral Rights: All mineral rights will transfer to successful purchaser subject to rights of record.
Auction Method: Property will be offered in 4 parcels with winning bidder's choice by the acre then in its entirety with a 2-round bidding system. Call for details.

Auction by order of The Fruth Family Trust
Jack Fruth, Pat Fruth, and Peggy Elchert- Trustees



REAL ESTATE:
Selling to the highest bidder with no minimums or reserves is 262 acres of desirable Seneca County land. Nearly 200 acres are tillable and has had great care and improvements over the years. Jack and his late father Blake were good stewards of the land with regular manure and fertilizer application which shows in current soil tests.



The large majority of the land has been systematically and/or spot tilled allowing for good drainage and convenient farming. The care they have taken is very evident by their long-term alfalfa stands and crop history.

If you are interested in good tillable farmland parcels 1-3 allow you the opportunity to own 224 acres with nearly 87% tillable. For those of you looking for a hunting and recreational parcel or a great spot to build your secluded get away be sure to look at parcel 4.



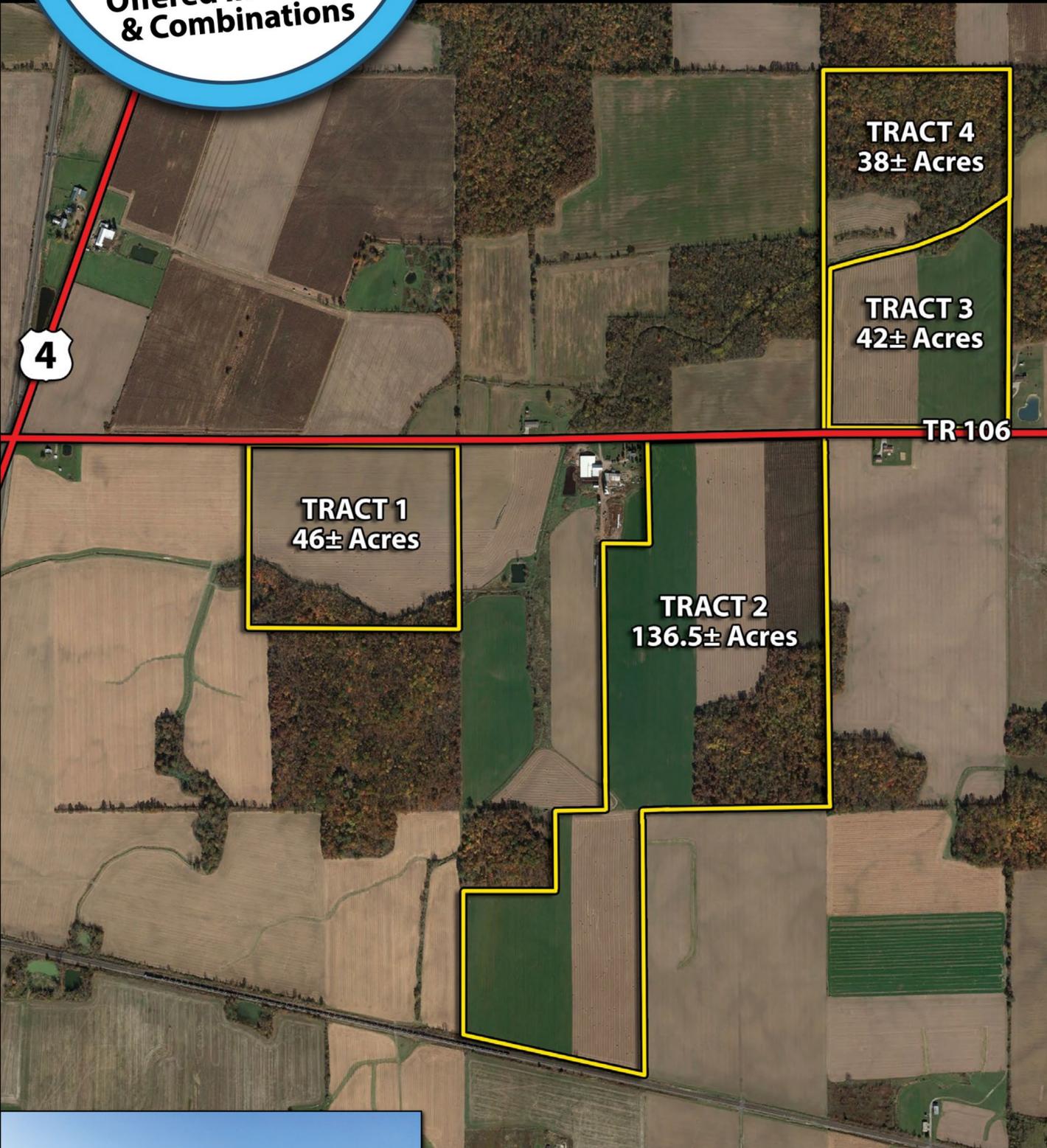
No matter your intentions or land desires the opportunity to own quality land is still the most solid investment you can make. Don't miss this once in a lifetime opportunity to name your price on this desirable property.



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TRACT 1: 46 acres with 1524' of frontage on TR 106. The large majority of this parcel is open and tillable with a creek and small portion of woods on the south edge of the property. The tillable land is systematically tiled and offers great drainage.



TRACT 2: 136.5 acres with approximately 115 acres of desirable cropland that is predominantly systematically tiled. The southeast 21 acres of this parcel is wooded.



Parcel 4: 38 acres of wooded recreational land with 60' of frontage on the north side of TR 106. This parcel offers great character with a creek, 5 acres of open tillable land, and approximately 32 acres of wooded wildlife habitat. If you are looking for a secluded parcel to build your dream home or want your own spot to enjoy wildlife and the outdoors this parcel deserves your attention.



Parcel 3: 42 acres of slightly rolling farmland with a small wooded section on the back side. This parcel also offers good drainage and has been tiled where needed.



More Information Available: www.RES.bid | (833) 765.3737