

15.3 ACRES OFFERED IN 2 PARCELS
TRIWAY REAL ESTATE
ABSOLUTE AUCTION
PRIME BUILDING LOTS / TIMBER

SHREVE, OHIO
WAYNE COUNTY
TRIWAY LSD



TUESDAY, MAY 1ST • 5:30PM

AUCTION LOCATION: Auction will be held on location at the corner of South Jefferson and Force Roads, Shreve. From Wooster take St Rte. 3 to south on St. Rte. 226 or from Shreve take St. Rte. 226 north to Force Road. Watch for RES signs.

REAL ESTATE: Selling to the highest bidder with No Minimums and No Reserves are 2 hard to find Triway building lots with a convenient location.

Parcel 1 is a 5.1 acre building lot located on Force Road. This parcel is slightly rolling and offers a wooded ravine and some woods on the back of the property. Several improvements have been made to the parcel including the start of a driveway, culverts and drainage in the road ditch to allow for easy mowing, culverts and grading which allow easy ingress to the back half of the property, and the availability of natural gas. This parcel would make a great location for your dream home and offers a manageable amount of land.

Parcel 2 is 10.2 rolling acres on the corner of South Jefferson and Force Roads. Outside of a few tree lines and some woods this parcel is mostly open and rolling with very desirable possibilities. The land offers great character and enough room to spread your wings and enjoy the country. This too would make a great building site or you could buy all 15 acres for a picturesque mini farm and enjoy the sights of your animals on the beautiful rolling hills. As an extra bonus a timber specialist recently gave the property an estimated \$12,000 to \$14,000 of timber value allowing for instant return on your investment. If you are in the market to build in Triway School District, want your own mini farm, or just want some space to unwind from everyday life, be sure to look at this offering. Parcels will be offered individually and as a whole. Pick up a flier in the info box on the property and walk the land at your leisure.

Auction by order of Cody and Courtney Kasserman



Andy White
419-651-2152

Seth Andrews,
Broker

Joseph Mast



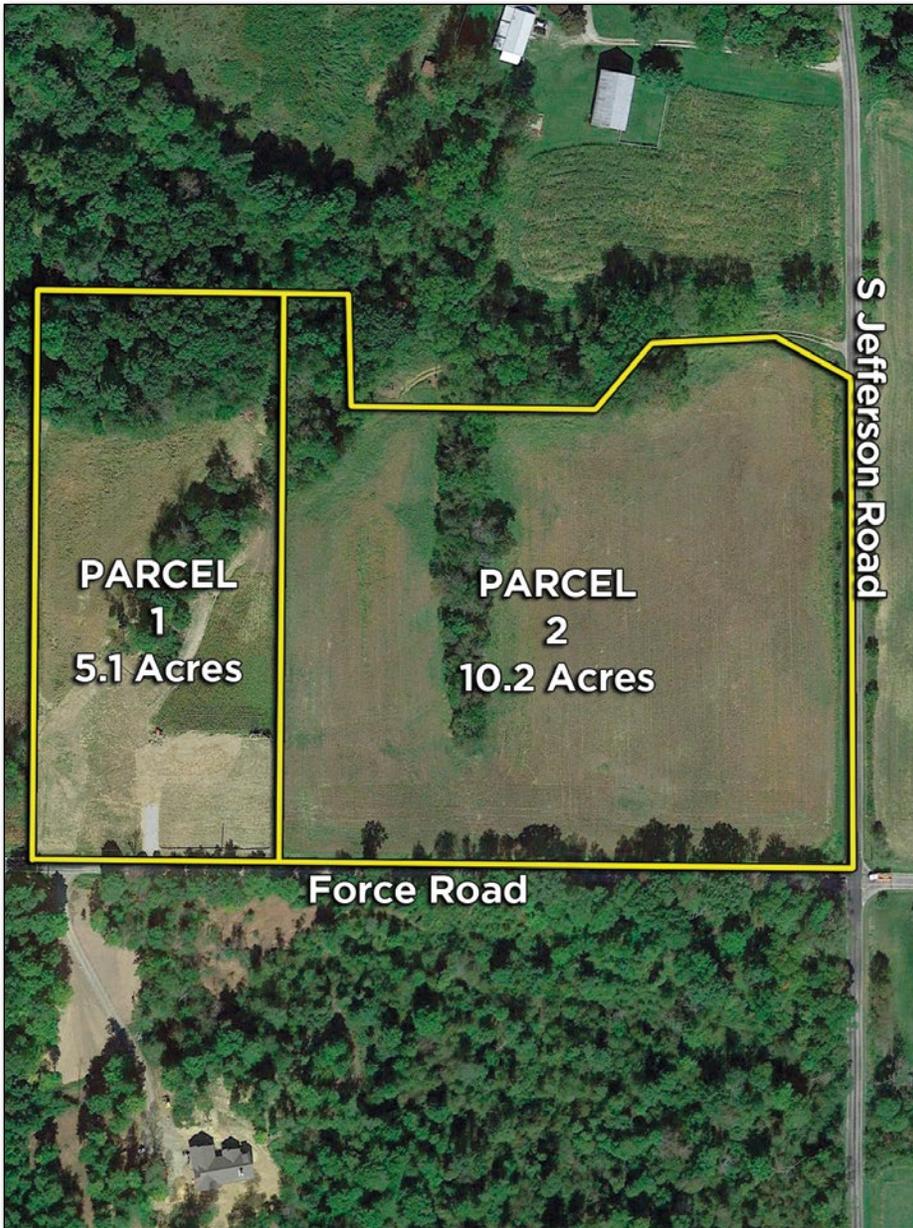
AUCTION SERVICES

Real Estate & Equipment Specialists

833-765-3737 - www.RES.bid

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TAXES: Wayne County PP#s 19-00231.000 and 19-00231.002. Annual taxes are \$82.56 and \$146.22 based on CAUV and will be prorated to the day of closing.

TERMS: A 10% non-refundable down payment is required from successful purchaser(s) at the auction with the balance due within 45 days. A 10% Buyer's Premium will be added to the final bid to establish the purchase price. All desired inspections need to be completed prior to bidding. For additional details go to www.RES.bid.

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