

PRIME BUILDING SITES

TWP RD 657, FREDERICKSBURG, OH 44627



Kaufman

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TERMS: 10% nonrefundable down-payment the day of auction and the balance due at closing with no financing or other contingencies. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate, but not guaranteed. Buyers must independently investigate and confirm any information or assumptions on which any bid is based. Announcements the day of the auction, take precedence over all previous advertising and statements. Acreage & frontage amounts are approximate and subject to final survey. Buyer to pay \$500 per surveyed parcel. Lot splits have preliminary county approval; subject to final approvals for major subdivision.



Absolute Land Auction

MONDAY, APRIL 3, 2017 – 6:00 PM

PRIME BUILDING SITES



25.09 Acres

Paint Township

Holmes County

4 Parcels

Prime Building Sites

Pond

Natural Spring

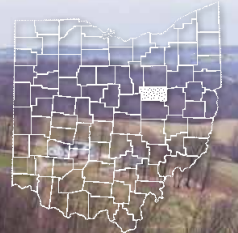
Gentle Rolling Acreage
with Excellent Views

Township Road 657

FREDERICKSBURG, OH

Holmes County

GPS Coordinates: 40.647690, -81.731809



Absolute Land Auction

MONDAY, APRIL 3, 2017 – 6:00 PM

Directions: From Mt. Hope Ohio take SR 241 north 2.5 miles to CR 200, turn east 1.8 miles to TR 657 south to property. From Mount Eaton & US RT 250 take SR 241 south 4.4 miles to CR 200 east & previous directions. From US RT 62 between Winesburg & Wilmot take CR 200 west 3.4 miles to TR 657 south to property. Signs Posted!

A truly remarkable opportunity to purchase prime acreage in a convenient location with excellent curb appeal. These tracts range in size of 5 to 8 acres, each one offering privacy, elbow room and very nice building sites. Land in this location continues to be harder and harder to acquire so take full advantage of this offering. This will all be offered at absolute auction and will include all mineral rights. Look no further for your dream building site and come to this auction on April 3rd.

Parcel 1: 5 Acres w/ 280' frontage. Level building site.

Parcel 2: 8.15 Acres w/ 50' frontage. Nice building site with pond and natural spring.

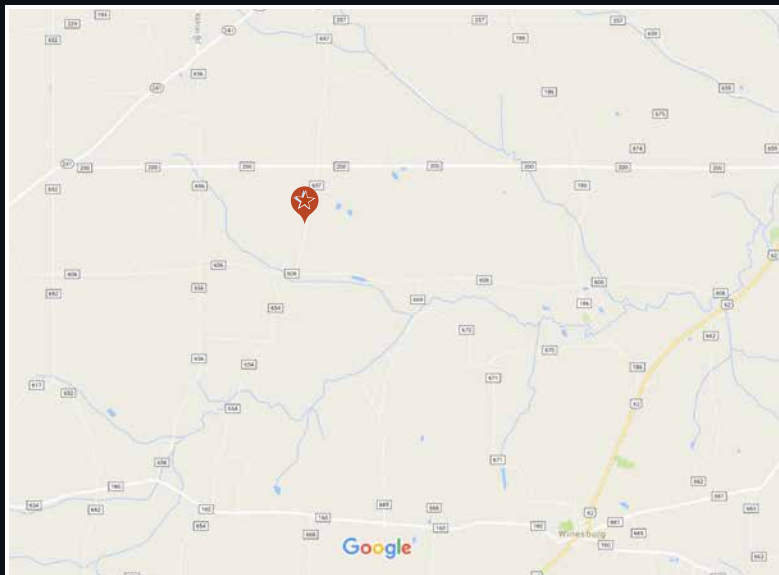
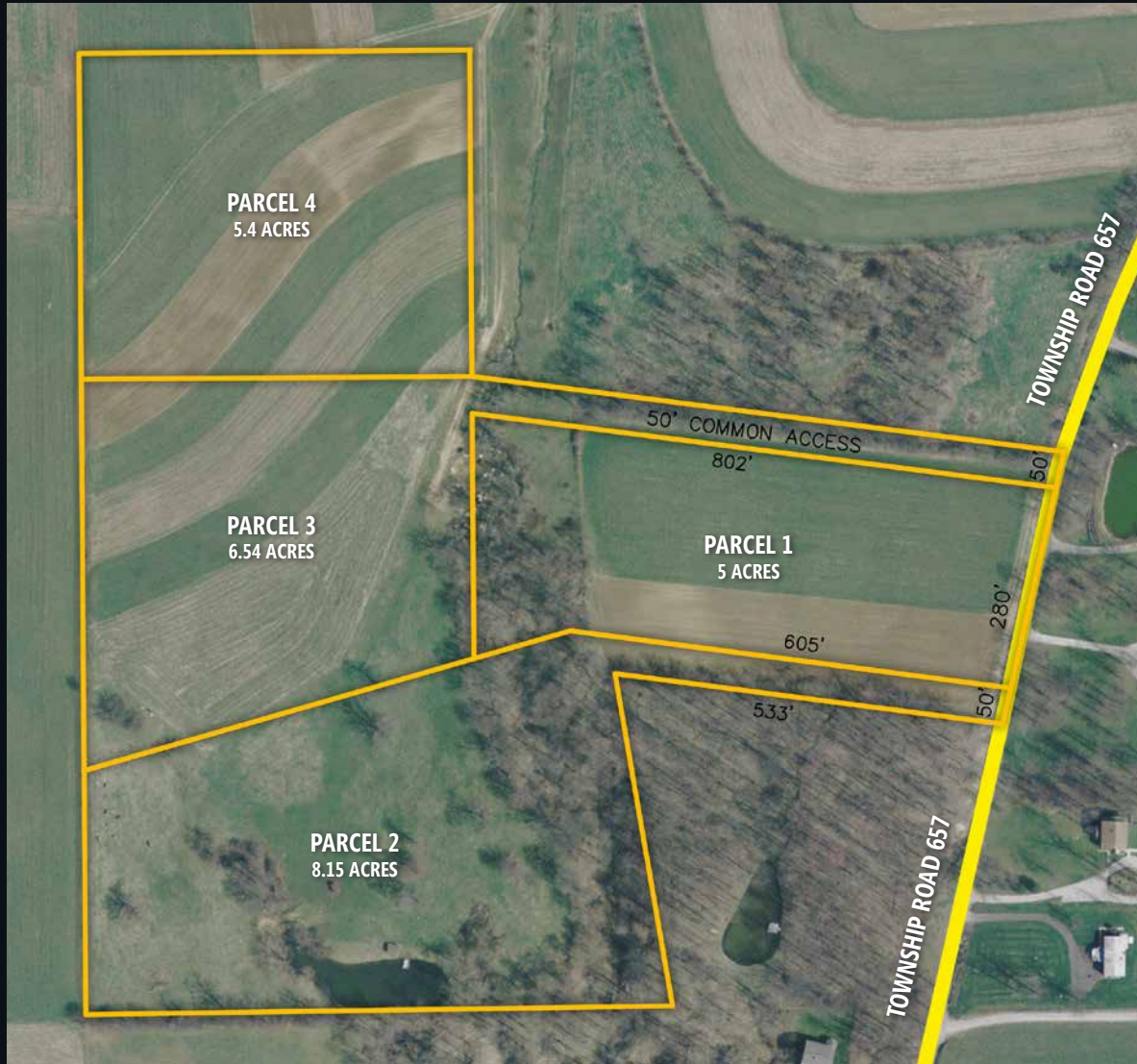
Parcel 3: 6.54 Acres w/ shared access via 50' common access drive. Open building site with beautiful views.

Parcel 4: 5.4 Acres w/ shared access via 50' common access drive. Open building site with beautiful views.

Legal: Part of parcel # 1500075000 in Paint Township of Holmes County and the East Holmes LSD (Hiland Schools). Taxes to be determined; any recoupments are the buyer's responsibility.

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Auction by order of:
Jesse & Dorothy Steiner



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