

# ABSOLUTE MILLER LAND AUCTION

CUTTER ROAD  
FREDERICKSBURG, OHIO 44627

54 Acres – Fredericksburg Area  
TUESDAY, JUNE 6, 2017 – 6:00 PM



## Kaufman

Realty & Auctions

(888) 852-4111

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PO Box 422, Sugarcreek, Ohio 44681



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. It will be offered in parcels and as a combination. Acreage & frontage amounts are approximate and subject to final survey. Buyer to pay \$500 per surveyed parcel.

# ABSOLUTE MILLER LAND AUCTION

54.6 Acres

Salt Creek Township

Wayne County

3 Parcels

Beautiful Rolling Acreage

Building Sites

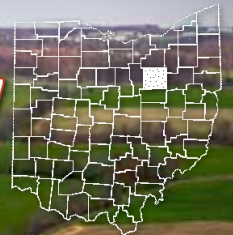
Farm Land

Cutter Road

FREDERICKSBURG OH 44627

Wayne County

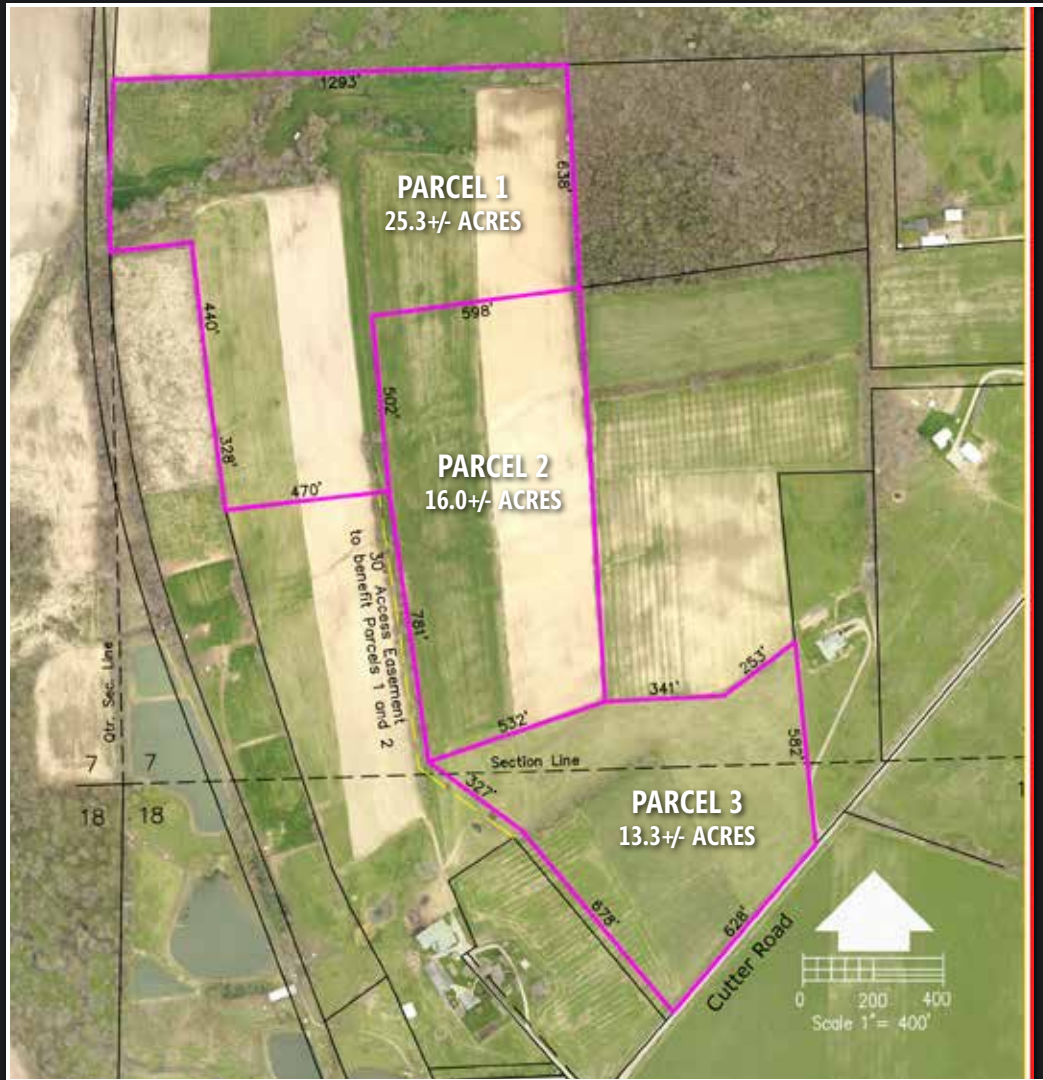
GPS Coordinates: 40.6963, -81.8651



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**Directions:** From 501, take Graber/Carr Rd west for .7 mile, and then take Cutter Rd on your left for .5 mile. From Apple Creek & US-250, take E Messner Rd for a mile, and then a left onto Cutter Rd for 3.5 miles. Signs Posted.



A very nice offering of Fredericksburg-area land in three parcels ranging in size from 13 to 25 acres. Each parcel offers seclusion & privacy, good building sites and farm land. All mineral rights owned by the seller will transfer with the land. Walk this land at your convenience to pick out your dream building site.

**Legal:** Parcels: 45-00666.003, 45-00666.004 and part of 45-00667.000 in Salt Creek Township of Wayne County and Southeast LSD. Taxes to be determined, based on CAUV; any recoupment is the buyer's responsibility.

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**Parcel 1:** 25.3 Acres w/ access via shared 30' Access Easement

**Parcel 2:** 16 Acres w/ access via shared 30' Access Easement

**Parcel 3:** 13.3 Acres w/ 628' Frontage

**Auction by order of:** Ervin A. Miller



FREDERICKSBURG

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