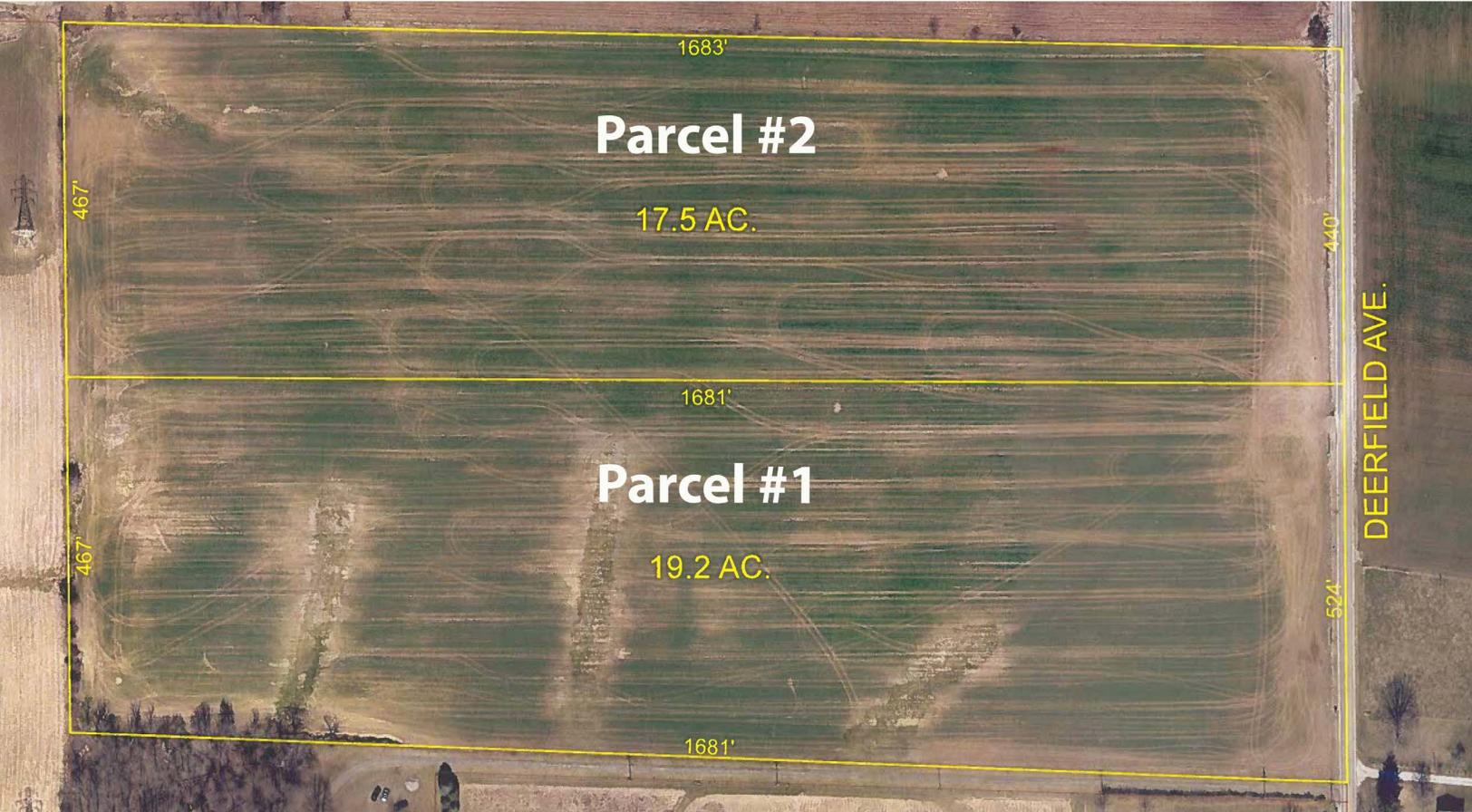


# ABSOLUTE AUCTION

SATURDAY, MARCH 1, 2025, 11:00 AM



LAND



## 37 ACRES VACANT LAND

Baughman Twp., Wayne County, Tuslaw School District

DEERFIELD AVE. NW,  
NORTH LAWRENCE, OH 44666  
(ACROSS THE ROAD FROM 4466 DEERFIELD AVE. NW, NORTH LAWRENCE, OH 44666)

## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Exciting real estate opportunity! 37 acres gently rolling productive farmland. Soil types in Canfield and Wooster silt loams. Good elevation and well drained. 360-degree panoramic views of the countryside that will take your breath away. Amazing future homesites! Convenient location. Build your own country estates! 964 ft. road frontage. Baughman Twp., Wayne County, Tuslaw School District.



Scan for auction details, including directions.

*Absolute Auction. All sells to the highest bidder(s) on location.*

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Information is believed to be accurate but not guaranteed.  
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**PARCEL #1**  
19.2 AC.

**PARCEL #2**  
17.5 AC.

### Land To Be Offered As Follows:

**Parcel #1 (Southern):** Approx. 19.2 acres vacant land w/ approx. 524ft. road frontage.

**Parcel #2 (Northern):** Approx. 17.5 acres vacant land w/ approx. 440ft. road frontage.

**Note:** Parcels will be offered bidder's choice and as an entirety through the multi-par system and will be sold whichever way brings the most. Farmland is a great investment you can watch the sunset from! Bank financing available to qualified buyers. Call auctioneer today for details on how to use your current property to buy this one at auction.

**Terms On Real Estate:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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AUCTIONEERS  
ADVISORS

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