



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Friday - December 8, 2023 - 12:00 PM**

**2 Acres - 20x30 Shop Building - Mobile Home**

**Nice Setting - Partially Wooded**

**CHESTER TWP. - WAYNE CO. - NORTHWESTERN LSD**

Live Auction With Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder on location:

**6627 Gable Rd., West Salem, OH 44287**

Directions: From Lattasburg, OH at the intersection of 302/Lattasburg Rd. and Elyria Rd./301 head north on Elyria Rd./301 then east onto Maddy and south onto Gable Rd. to auction on the left. Watch for KIKO signs.

**Real Estate:** 2 acres in a nice setting out in the country. Improvements include a 20x30 shop building and a two-bedroom mobile home. Partially wooded with tons of apple trees. Great spot to build your custom home. Wayne Co. parcel #10-00052.000. Half year taxes are \$406.

**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.

Auction By Order Of: Karen Butcher

Measurements are approximate and subject to actual survey.



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