



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

WEDNESDAY – SEPTEMBER 22, 2021 – 6:00 PM

74.9 Acres Mostly Wooded Land

**MARKETABLE TIMBER – WILDLIFE – SOME OPEN LAND – IMMEDIATE HUNTING RIGHTS – MINERAL RIGHTS TRANSFER – LOADS OF POSSIBILITIES – GRAND VALLEY SCHOOLS
ROME TWP. – ASHTABULA CO.**

Absolute auction, all sells to the highest bidders on location:

ST. RT. 45, ROCK CREEK, OH 44084

(GPS address use 3948 St. Rt. 45, Rock Creek, OH 44084) Directions: Take St. Rt. 45 north of Orwell and Rome or south of Austinburg to land. Watch for KIKO signs.

74.9 acres, mostly wooded with open field in the front. Marketable timber. Riding trail, loads of wildlife, mineral rights transfer. Walk the land at your convenience. You'll like this property.

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.



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