

MURRAY ABSOLUTE LAND AUCTION

State Route 514, Big Prairie, OH

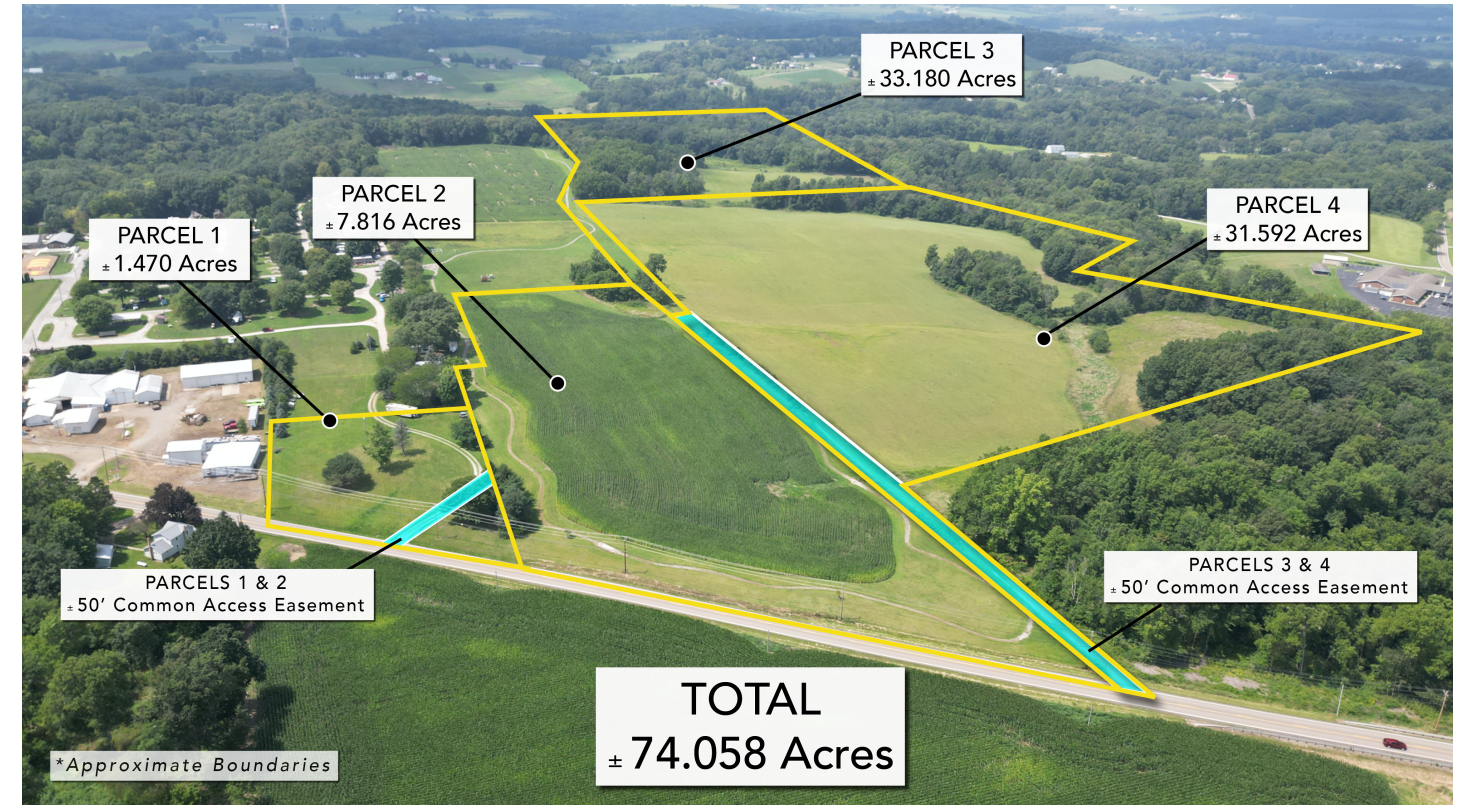


Great opportunity to purchase ±74 acres at Absolute Public Auction in Holmes County. The land is gently rolling and consists of a mix of tillable and wooded acreage. This property offers great visibility along S.R. 514, yet seclusion and wooded habitat towards the rear of the property with an abundance of wildlife. You will find several potential building sites. The farm will be offered in 4 parcels and as a whole and will sell in the manner that nets the most for the seller.

TERMS: Successful bidder shall make a 10% non-refundable down payment day of auction and balance due at closing in approximately 45 days. Property sold "as-is". There are no contingencies. Deed restrictions will be applied, see website or contact for more details. Any desired inspections need to be made by buyer prior to bidding. Tenant farmer will have right to harvest the growing crop. No buyer's premium! All parcels in CAUV except parcel 1. Subject to final survey and legal descriptions. Buyer responsible for any CAUV recoupment. Arrange financing if needed. Attend the auction and come prepared to buy! Announcements on sale day take precedence over all previous advertising.

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±74 ACRES HOLMES COUNTY LAND

**4 PARCELS • GREAT LOCATION • WOODS • TILLABLE
BUILDING SITES • WEST HOLMES SCHOOLS
ESTIMATED TAXES \$607.69 PER HALF**

For more information and additional pictures, go to www.gant-realty.com and click on real estate auctions

AUCTION DATE: SATURDAY, OCTOBER 14, 2023, 12:00 NOON



Auction by order of:
Murray Family Limited Partnership

Auctioneer / Realtor: Nick DeFelice
330-464-1302

Broker: Jack Gant
330-264-4242



246 West Liberty Street
Wooster, OH 44691
www.gant-realty.com

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Parcel 1

± 1.470 Acres with frontage on S.R. 514

Parcel 2

± 7.816 Acres with frontage on S.R. 514

Parcel 3

± 33.180 Acres approx. half wooded and half tillable

Parcel 4

± 31.592 Acres mostly tillable

TOTAL

± 74.058 Acres



Scan QR Code for more information, additional photos, and aerial video at gant-realty.com.

