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| **BUILDING LOT PUBLIC AUCTION****Directions:** Go East out of Urbana on St Rt. 29 turn South on South Dugan Road proceed approx. 4 tenths mile to property. Watch for auction sign.**JUNE 28th 5:00 P.M.****Selling absolute, to the highest bidder.** This is an excellent building lot with a great location, only 3minutes from Urbana. Consisting of 1.379 acres. 203.94’ frontage 293.71’ in depth. This building lot has been perc tested and is approved by the Champaign Health Dept. for a ordinary gravel leach bed. Parcel # K41-11-11-10-00-022-01. Also on this property is a very nice 12’ x 17’ storage building. **Inspection:** Feel free to walk this property at your leisure or by calling Auctioneer/ Realtor Phil Thompson w/ Ohio Real Estate Auctions - Barry Baker Broker. 937-606-0588. **Auctioneer’s note:** Good building lots are becoming hard to find. I think you will find that this is an excellent location to build your future dream home. Don’t miss out on this opportunity to buy your building lot at your price. **TERMS: Selling to highest bidder, absolute with no reserve.** $5,000.00 down at auction balance in full at closing within 30days. Real estate taxes of $183.46 per year. Seller to pay proration of real estate taxes and deed preparation, buyer to pay all other closing cost.

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| Thompson 41 | **Linda Roberts****Owner** | Ohio Real Estate Auction Logo 102204 jpeg.jpg |

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