

PUBLIC REAL ESTATE AUCTION



OPENING BID \$1000.00 per acre. Check of \$5000.00 made to Ohio Real Estate Auctions LLC for deposit day of the auction in order to bid. Terms of the auction - Property is being sold "AS IS WHERE IS" with no buyer contingencies for financing, inspections or otherwise. All inspections are to be completed prior to the auction. 10% Buyers Premium will be added to the final bid to determine the final contract sales price. Taxes will be prorated to the day of closing. Subject to prior sale. Property will sell subject to sellers confirmation. An additional charge \$750.00 will be added to each parcel for survey costs. All mineral rights transfer with the sale of the property. Property shall close on before Friday October 19th 2012.

For Terms & Conditions visit auctionzip.com ID10777

Bates Rd. Vacant land

Madison, Ohio 44057

North of S. Ridge Rd. (SR 84) & after the tracks, South of Middle Ridge Rd.

Auction Date

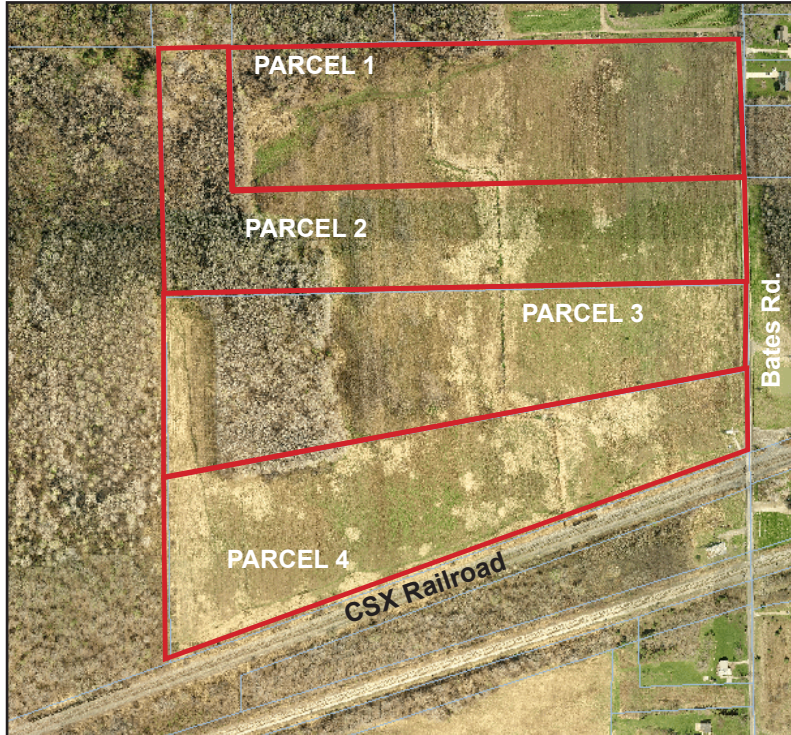
Thursday

September 6th

@ 5:35 pm

97.581 approximate acres to be offers in four parcels or as a whole.

Property Features

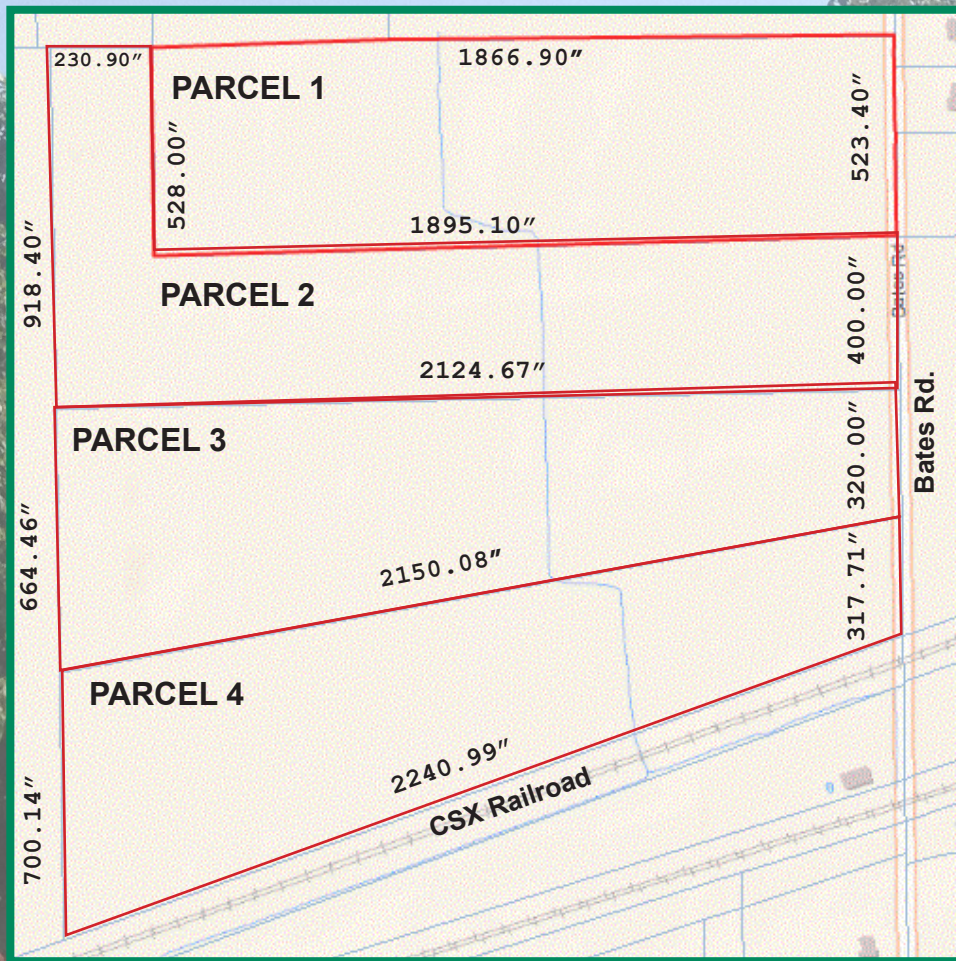


SCOTT MIHALIC
AUCTIONEER

Mihalic Associates & Auctioneers LLC
Ohio Real Estate Auctions LLC

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Chardon, Ohio 44024
www.auctionzip.com ID# 10777





PARCEL 1
 (Madison Township)
 Wood & Open
 26.62 Acres
 523.40 feet of frontage
Parcel # 01A0010000150

PARCEL 2
 22.165 Acres
 (Madison Village)
 Wood & open
 400 feet of frontage
Parcel# 02A0030000150

PARCEL 3
 (Madison Village)
 Wood & Open
 24 Acres
 320 feet of frontage
Parcel# 02A0030000140

PARCEL 4
 (Madison Village)
 Open with Some Woods
 24.796 Acres
 317.71 feet of frontage
Parcel # 02A0030000130

All information and measurements are deemed reliable.



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