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# AUCTION

LEADING THE INDUSTRY SINCE 1945

**THURSDAY – OCTOBER 15, 2020 – 6:00 PM**

**8.4 Acres w/ 46' x 60' Pole Barn Plus 2 Mobile Homes  
3 Separate Parcels Selling Together - 2 Active Tenants**

**WAYNE CO. – GREEN TWP. – ORRVILLE SCHOOLS**

Online and On-site Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. LOCATION:

**2155 & 2181 N. KANSAS RD., ORRVILLE, OH 44667**

Directions: From US-RT 30 take SR-57 north to Church Rd., go west to Kansas Rd. and north to address. Watch for KIKO signs.



Real estate features 8.4 acres total, mostly open land w/ some trees along borders. 30' x 60' pole barn w/ 16' x 60' addition, separate elec. meter. Three parcels (parcel #32-00375.000, #32-00267.000, #32-00268.000.) Two mobile homes out front (approx. 1990 & 1996 models) plus storage sheds. Good rental history. Current income \$1,125 per month. Tenants have been renting 11 years and 1+ years. Taxes are \$203.77 per half year on each mobile home plus \$627.95 per half year on adjoining 7.5 acres. **NOTE:** Walk this land at your convenience. Building & mobile homes will be open auction day at 5:00 PM.

**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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