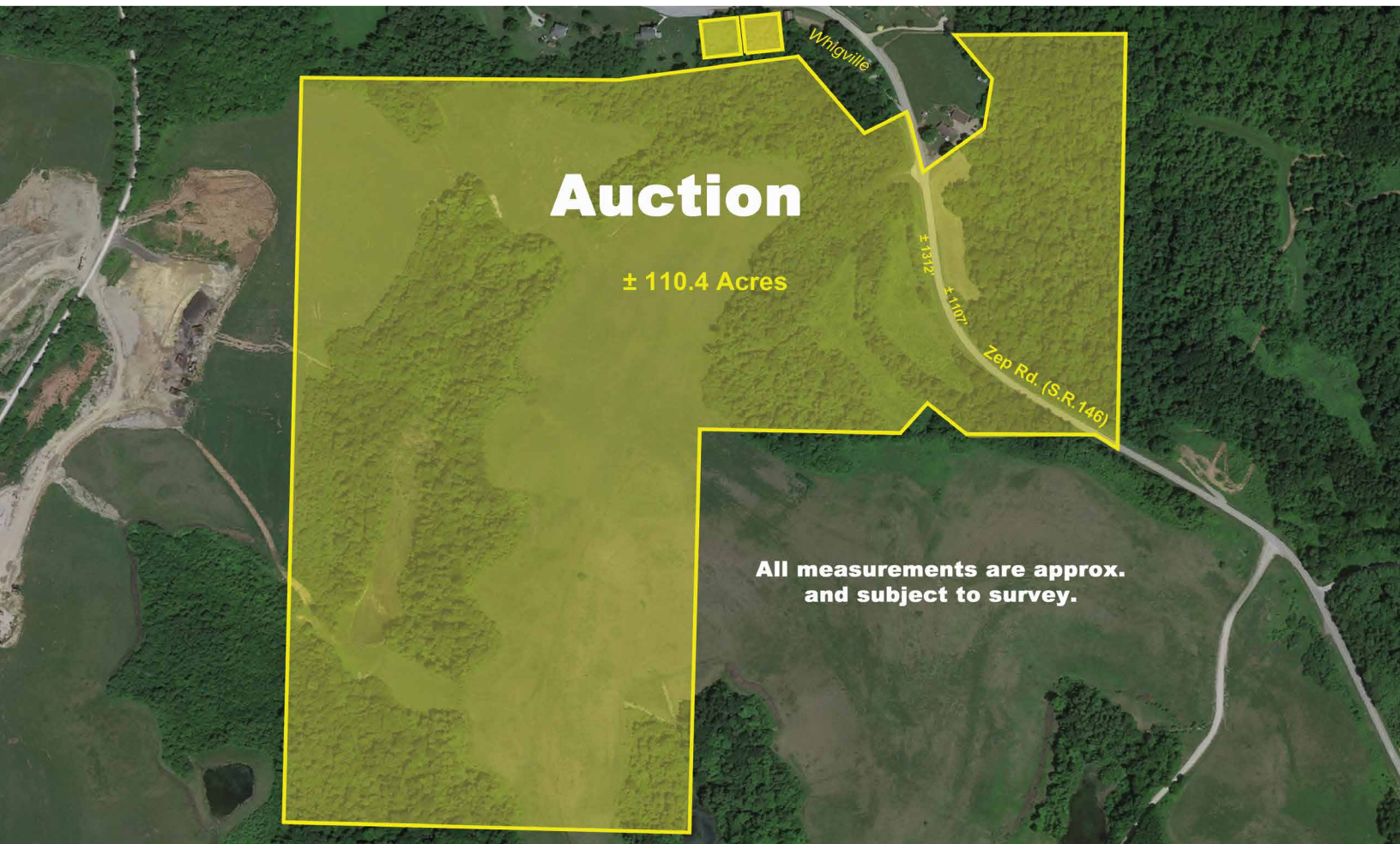


# ABSOLUTE AUCTION

SATURDAY, JANUARY 25, 2025, 11:00 AM



LAND



## LIVE ONSITE AUCTION WITH ONLINE BIDDING AVAILABLE

### AUCTION HIGHLIGHTS

- Attention Nature Lovers & Wildlife Enthusiasts
- Open & Wooded Recreation and Hunting Property
- Sold In One Parcel
- Easy Access Off State Route
- Noble Co.
- Marion Twp.

### REAL ESTATE

Real estate offers approx. 110.4 acres of pen and wooded land having over 1,300 ft. of frontage on SR 146 (Zep Rd. E). Rolling land with loads of wildlife. Good access off SR 146. Property on both sides of SR 146. Approx. 15 acres on the east side and approx. 95 acres on west side. All sold in one parcel. Gas and oil rights do not transfer. Maps onsite. Walk the land at your convenience.

### 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. Property to be sold as an Entirety and not to be offered in separate parcels.

## 110 ACRES VACANT LAND

24689 ZEP RD. E,  
SUMMERFIELD, OH 43788



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Information is believed to be accurate but not guaranteed.  
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Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.