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REAL ESTATE AT PUBLIC AUCTION

WEEKLY EMAIL BLAST SIGNUP

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## Monroe Co. 100 Acre Farm



### Property Address

45586 Twp. Rd. 2512

Woodsfield

Monroe County

OH, 43793

Bid Now

### Auction Location

Online

### Auction Starts:

Monday, March 23rd @ 12:00

PM EDT

### Auction Ends:

Wednesday, May 6th @ 12:00

PM EDT

Monroe Co. 100 Acre Farm.

More Information

100.231 acre farm (more or less), to be sold at Noon via Online Only bidding. Includes 40+ acres of tillable farmland and balance in woods and timber, some marketable. Monroe Co., Green Twp. Switzerland of Ohio Schools.

1,720 SF 1 story home built in the 1960's, 3 bedrooms, full basement, machinery shed (all in level location).

No gas, oil or mineral rights will transfer with the real estate.

Outbuildings include 70x30 pole building, 24x26 pole building, 19x8 Canopy and 18x30 shed.

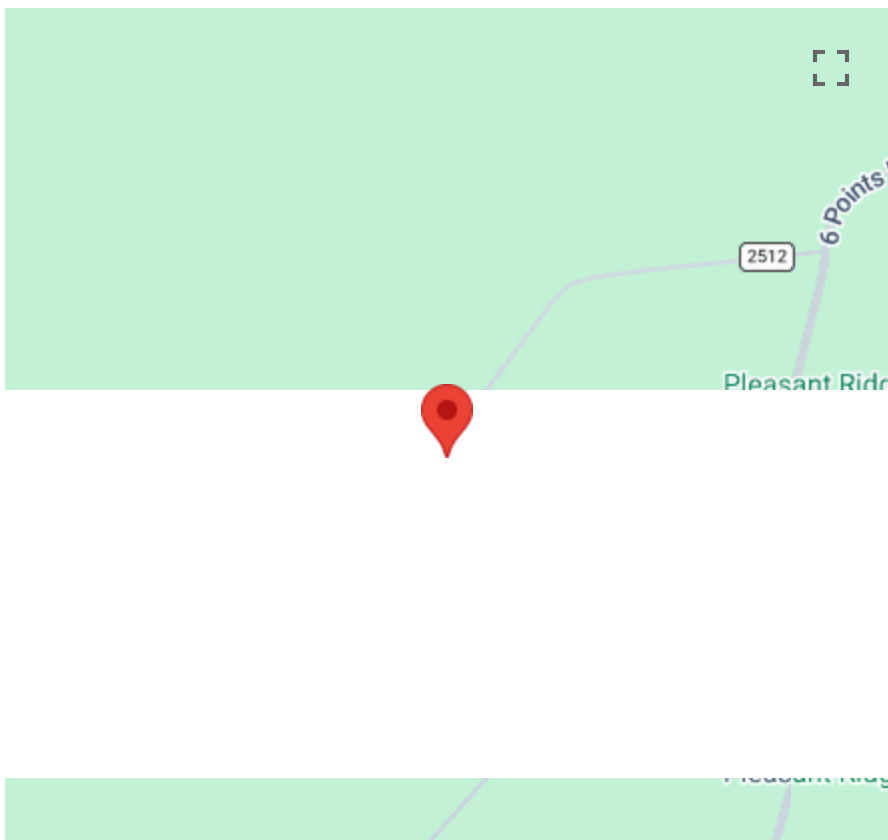
There is a gas line that runs through the property. County water to the property and a well.

To view the property text Barry Baker at 937-581-3037

**Lot Size:** 100.213 Acres more or less

**Annual Taxes:** \$ 1,083 with CAUV

## PROPERTY MAP



## Viewing Dates

**Text the Auctioneer with your name and the property address you wish to see and we will schedule a showing for you.  
937-581-3037**

## Documents

**Monroe Co. Auditor**

**Buyer Docs**

## LEAD AUCTIONEER

**Barry Baker**



✉ Email Barry  
W: 937-581-3037  
F: 614-635-3474

## AUCTIONEER

**Richard Pryor**



✉ Email Richard  
C: 740-425-3397  
W: 740-425-3397  
F:

**DIRECTIONS:** Follow your GPS

**Basic Terms:**

Real Estate sells with reserve. A 10% Non-Refundable deposit will be collected from the winning bidder the day of Auction. The real estate is sold As Is with no contingencies. NO GAS, OIL OR MINERAL RIGHTS WILL TRANSFER WITH THE REAL ESTATE. All inspections must be done prior to Auction. Close within 30 days. Short tax proration. The Buyer pays all closing costs. A marketable, insurable deed will be given at closing with no liens or back taxes.

**Deposit and Closing:**

Close within 30 days with Ohio Title Corp. [mturner@ohiotitlecorp.com](mailto:mturner@ohiotitlecorp.com)

**Realtor Participation:**

No broker co-op

Number of Times Viewed: **7009**

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