

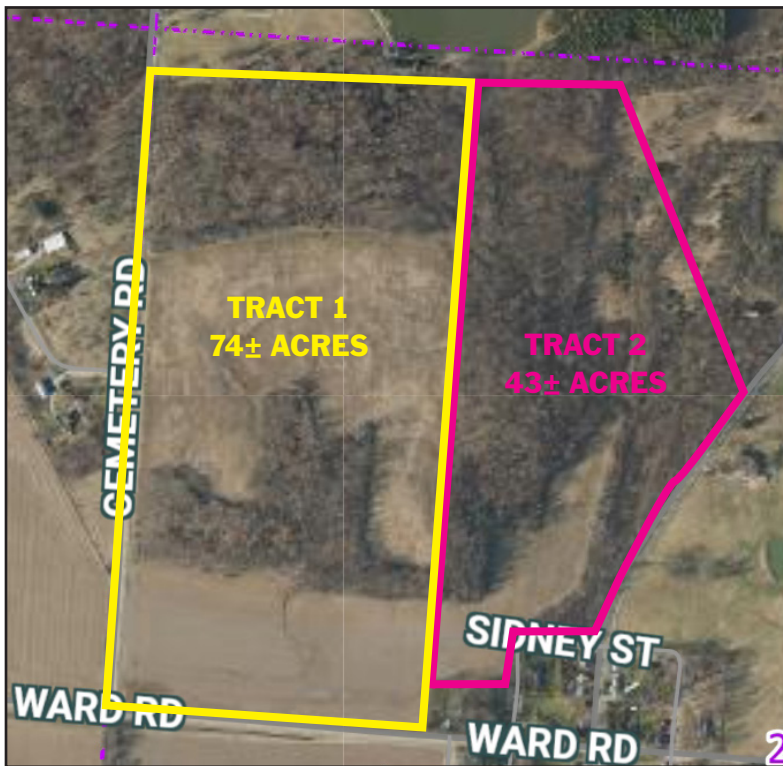
ADMINISTRATOR'S

PUBLIC AUCTION

OF REAL ESTATE 117 +/- ACRES
SOLD IN (2) TRACTS W/COMBO

SATURDAY, DECEMBER 17, 2022

BEGINNING AT 1:00 P.M.



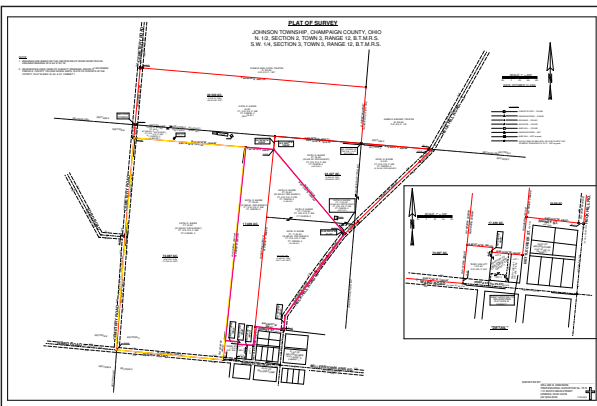
REAL ESTATE TRACT 1: CONSISTS OF 74.087 +/- ACRES W/ 45 +/- ACRES OF TILLABLE GROUND OF WHICH 29 +/- ACRES ARE IN C.R.P W/ 29 +/- ACRES OF MATURE WOODS. PROPERTY HAS FRONTAGE ON CEMETERY AND WARD RD. (5,416 FT.) BEAUTIFUL PROPERTY W/ POTENTIAL BUILDING SITES & BEAUTIFUL HARDWOOD TREES.

REAL ESTATE TRACT 2: CONSISTS OF 43.095 +/- ACRES W/ (7) +/- TILLABLE ACRES AND 36 +/- ACRES OF MATURE WOODS. PROPERTY HAS ROAD FRONTAGE ON NETTLE CREEK ST. & SIDNEY ST. (IN MILLERSTOWN) AND ON HECK HILL RD. MORE THAN 1,650 FT. OF ROAD FRONTAGE EXCELLENT BUILDING SITES AND VARIOUS TYPES OF MATURE TREES.

**LOCATED:
ON THE
CORNERS OF
CEMETERY
RD., WARD RD.,
HECK HILL RD.
ST. PARIS, OH**



**Scan this QR Code
for more
information.**



INSPECTION WILL BE: SUNDAY, DEC. 11TH FROM 3-5 PM

TERMS: \$25,000.00 NON-REFUNDABLE DEPOSIT PER TRACT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE JAN. 17TH 2023. SOLD IN AS-IS (WHERE-IS) CONDITION AND SUBJECT TO ADMINISTRATOR'S CONFIRMATION. 6% BUYER'S PREMIUM.

ESTATE OF: ESTEL RAY "DOC" SHORE

MAD CO. PROBATE: #20211013
JAPHONDA S. WICK, ADMINISTRATOR

AUCTION CONDUCTED BY:
GEOFF SMITH REALTOR/AUCTIONEER

LONDON, OHIO - (614) 204-1175

SALES AGENT FOR:

SUPERIOR ONE REALTY, RON WINN, BROKER - (614) 873-5008



GEOFFSMITHREALTORAUCTIONEER.COM / AUCTION ZIP#14712

ADMINISTRATOR'S
PUBLIC AUCTION
OF REAL ESTATE (29.874 +/- ACRES)
ON MAD RIVER



**SATURDAY,
DECEMBER 17, 2022**
BEGINNING AT 10:00 A.M.

**LOCATED AT:
ON THE CORNERS OF ST. RT. 36
AND RIVER RD. (MAD RIVER TWP.)**

REAL ESTATE CONSISTS OF: 29.874 +/- ACRES OF HIGHLY PRODUCTIVE GROUND W/ 3,230 FT. OF ROAD FRONTAGE AND 2,925 FT. OF RIVER FRONTAGE ON MAD RIVER. OVER 25 +/- TILLABLE ACRES AND (2.7) +/- ACRES OF WOODLAND. LOCATED JUST (2) MILES FROM DOWNTOWN URBANA.

**INSPECTION WILL BE
SUNDAY, DEC., 11TH
FROM 12-2 PM.**

TERMS: \$25,000.00 NON-REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE JAN., 17TH 2023. SOLD IN AS-IS (WHERE-IS) CONDITION AND SUBJECT TO ADMINISTRATOR'S CONFIRMATION. 6% BUYER'S PREMIUM.

ST. PARIS, OHIO

29.874 +/- ACRES ON MAD RIVER

12.17.2023

PUBLIC AUCTION

ADMINISTRATOR'S

