



PRESENTING FOR AUCTION...

BENSON REAL ESTATE



Absolute Land Auction.

*Feel free to walk the land your self
If more information is needed, please feel free to; call:
Cynthia Diehl - 330-317-4835
Steve Andrews - 330-465-8498
Seth Andrews - 330-466-5471
Real Estate Showcase Wooster - 330-264-6888*

Note: *Please respect the growing crops on the land when you drive out to look at the land.*

Selling on location at 6337 Newkirk Road, Shreve, Ohio 44676. From Wooster take SR 3 south to SR 95 the SW 8 miles to Funk. In Funk take South Funk Rd. (CR 16) SE 1 mile to Newkirk Rd. then south 1.7 miles to farm. From Loudonville take SR 3 NW to Newkirk Rd. then north 1 mile to farm.

Watch for Real Estate Showcase signs.

**Saturday • October 2, 2010
Real Estate - 1:00 PM**

ABSOLUTE LAND AUCTION

Saturday, October 2, 2010 • 1:00 PM - Real Estate
6337 Newkirk Road, Shreve, Ohio 44676

REAL ESTATE: The Benson farm comprises 72.33 acres of open tillable land with 2673 feet of frontage on Newkirk Rd. The predominant soil types are Cardington and Riddles and the terrain runs the gamete from level to hillside. The land is currently being farmed and is planted to corn and soybeans. If you are in the market for a good agricultural tract of land or a good parcel of land to build your mini-farm on, better check this property out.

Parcel #1: 9.2 Acres w/frontage on Newkirk Rd.

Parcel #2: 19.6 Acres w/access and frontage on Lakeside Dr. off of Molter Rd.

Parcel #3: 23.7 Acres w/frontage on Newkirk Rd.

Parcel #4: 22.9 Acres w/frontage on Newkirk Rd.

TAX & LEGAL: Parcel No. 18-00151.000 Clinton Twp., Wayne County, West Holmes Schools. The taxes on this farm are currently \$196.22 per half yr. based on CAUV values and will be pro-rated to the day of closing on that basis. Seller will provide a new survey at no cost to buyer.

NOTE: Please respect the growing crops on the land when you drive out to look at the land. Please call the auctioneer or Real Estate Showcase with any questions.



TERMS: We require a non-refundable down payment of 10% of the purchase price to be paid at the close of the auction with the balance to be paid in full at closing within 30 – 45 days. A 5% buyer's premium will be added to the high bid to determine the contract price. No financing contingencies. Parcel markers and acreages are approximated and subject to final survey.

AUCTION BY ORDER OF:
Jane A. Benson, Owner

AUCTION CONDUCTED BY:

5107 S. Jefferson Rd., Wooster, OH 44691
330-262-9186
330-465-8498 (Steve) • 330-466-5471 (Seth)



REAL ESTATE SHOWCASE AUCTION CO.
www.reshowcase.com/auctions

Co-Listing Agent: Cynthia Diehl 330-317-4835
Auction Manager/Broker: Jon Mast 330-763-3883