

BOYER FARMLAND AUCTION

40 +/- ACRES

FSA 39.9 TILLABLE ACRES

WED., SEPTEMBER 29, 2021—6:07 PM

AUCTION LOCATION: ZION Church; Bellevue, OH

5205 N CR 27
REPUBLIC, OH
SENECA COUNTY

PRESENTED BY: Ken Bonnigson, CAI

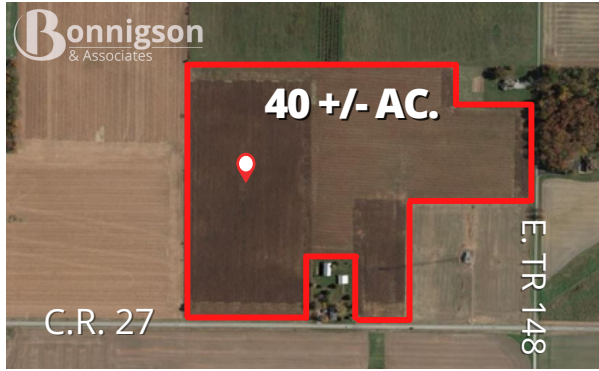


Bonnigson
& Associates



REAL ESTATE FARMLAND AUCTION

40 +/- Acres
39.9 +/- FSA Tillable
1 Tract



Property Location: 5205 N CR 27 Republic, OH 44867

OPEN VIEWING: Wednesday September 22nd from 4-5:00pm @ the property.

LOCATION: From Republic take OH-RT 18 Northeast approx. 6 miles to E. Twp. Rd. 148. Go East/right 0.8 of a mile or from Bellevue take OH-RT 18 Southwest 7.2 miles to N. County Road 27, turn South/left to the property. Watch for signs! For more info, go to boyer.bonnigson.com

AUCTION LOCATION: Zion United Church of Christ-Fireside, 13525 Township Road 178, Bellevue, Ohio 40 +/- acres of land. This tract of land is mostly all tillable with frontage on N. County Road 27 & E. Twp. Rd. 148. The property is mostly all tillable and being farmed.

FSA Tillable 39.9+/- Acres

- The farmland soils for this tract are mostly Blg1A1-Blount silt loam with some Blg1B1-Blount silt loam & Pa-Pandora silt loam.
- There is approx. 900' +/- of frontage on N Co Rd 27 for the West boundary.
- Approx. 450' +/- frontage on E. Twp. Rd. 148 being the South boundary.

**Seneca County parcel #N46000743800000; Taxes are \$871.08 annually.
Bellevue School District**

REAL ESTATE TERMS: A 2% Buyer's Premium will be added to the high bid price to determine the final contract price. A non-refundable down payment is required at the close of auction of \$10,000; The payment is to be made by cash or check, with balance paid in full at closing within 45 days or sooner of Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction and capable of paying cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors. Bonnigson & Associates is an agent for the Seller.

Owner: Boyer5, LLC

Bonnigson
& Associates

Ken Bonnigson, CAI, Ken Bonnigson, Jr. Apprentice, Dean A. Smith

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SCAN ME

