



LAND AUCTION



28.7 AC± | 1 TRACT | WAYNE CO, OH

ABSOLUTE AUCTION: LIVE ONLY

AUCTION DATE: 11/2/23 | AUCTION TIME: 5:30 PM

AUCTION LOCATION: ON SITE

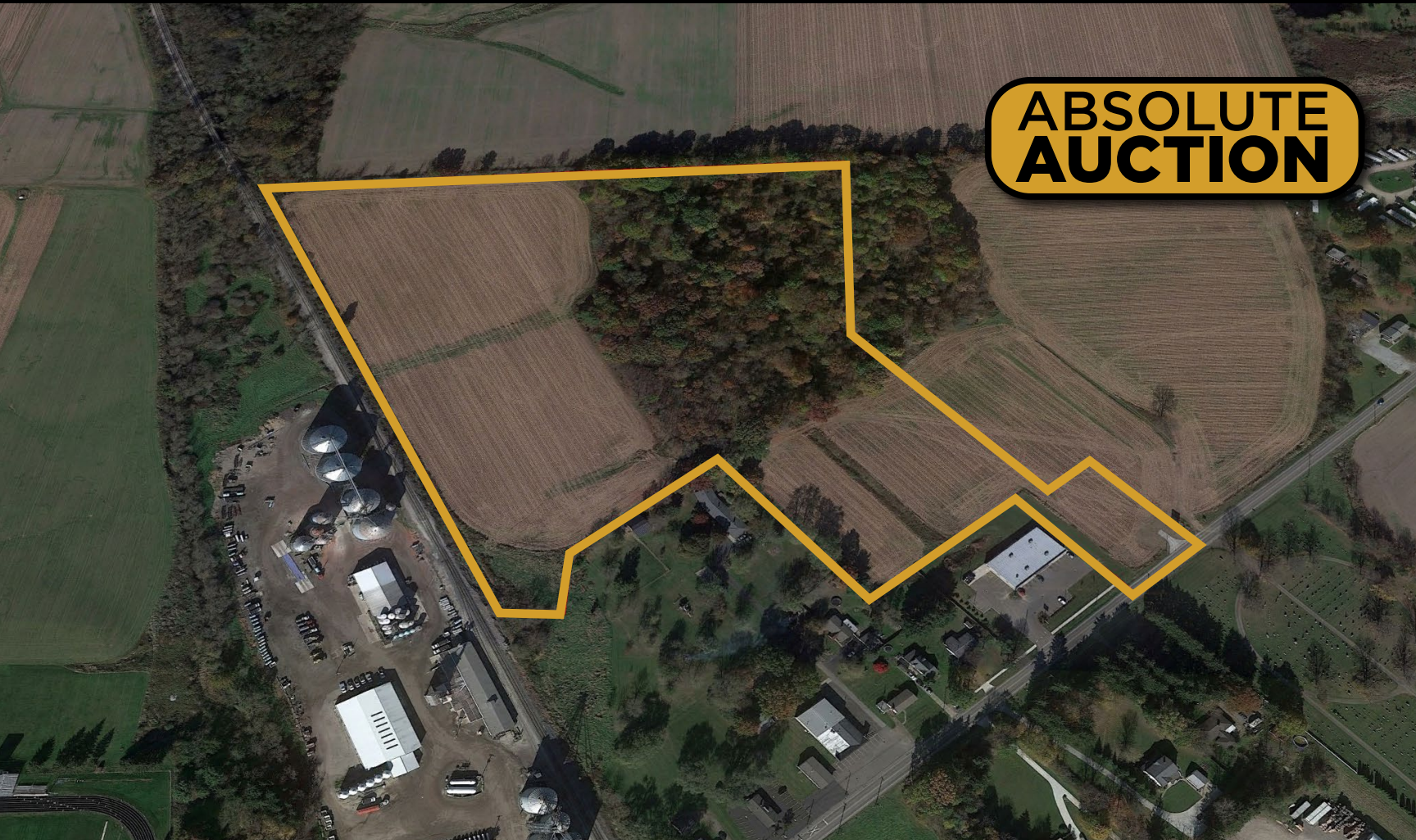
5728 AKRON ROAD, SMITHVILLE, OH 44677

Situated just outside Smithville city limits, you'll find 28.7 acres of land, a captivating blend of woodlands and tillable acreage, offering a diversity of possibilities with great investment opportunities. The location offers productive tillable land, recreational woods, and land that is extremely suitable for multiple commercial possibilities. Offering good visibility and exposure while being bordered by several businesses, adding to the soundness of this investment. Additionally, boasting prime frontage on both Akron Road and Norfolk & Western Railway, providing exceptional accessibility and potential for various endeavors. If you desire to spend your evenings and weekends in a tree strand, this property offers an ideal balance of woodland space. Plus, its location just outside city limits ensures very little pressure on the wildlife. The property does have some current marketable timber, but the majority of the growth is poised for a good cut in the future. This piece of land is also an awesome fit for those who have the desire to build in a wooded seclusion with close access to major traffic routes. No matter your intentions, this property deserves your attention. Don't miss out on the chance to claim this remarkable property and make your aspirations a reality.



TRACT 1: 28.7 ± ACRES

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| • Lease Status:Open Tenancy for 2024
crop year | • Brief Legal: N ½ S17 T17N R12W |
| • Possession:Immediate possession
subject to current tenants rights for 2023 | • PIDs: 31-00286-000 |
| | • Lat/Lon:40.8723, -81.8514 |
| | • Zip Code: 44667 |



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

BRANDON DOTY, AGENT 330.749.4685 | brandon.doty@whitetailproperties.com

JEREMY SCHAEFER, BROKER 216.406.3735 | jeremy.schaefer@whitetailproperties.com

RES AUCTION SERVICES: SETH ANDREWS, AUCTION BROKER

RANCHANDFARMAUCTIONS.COM

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 216.406.3757 | Brandon Doty, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.749.4685
Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Seth Andrews, Auction Broker for RES Auction Services