

Mecca Township

**BRISTOLVILLE, OHIO**

**REAL ESTATE AUCTION**

**Four Lots**

**Maplewood LSD School District**

**7104 North Park Avenue Bristolville, Ohio 44402**

**WEDNESDAY, APRIL 9<sup>TH</sup>, 2025 at 5:30 PM**

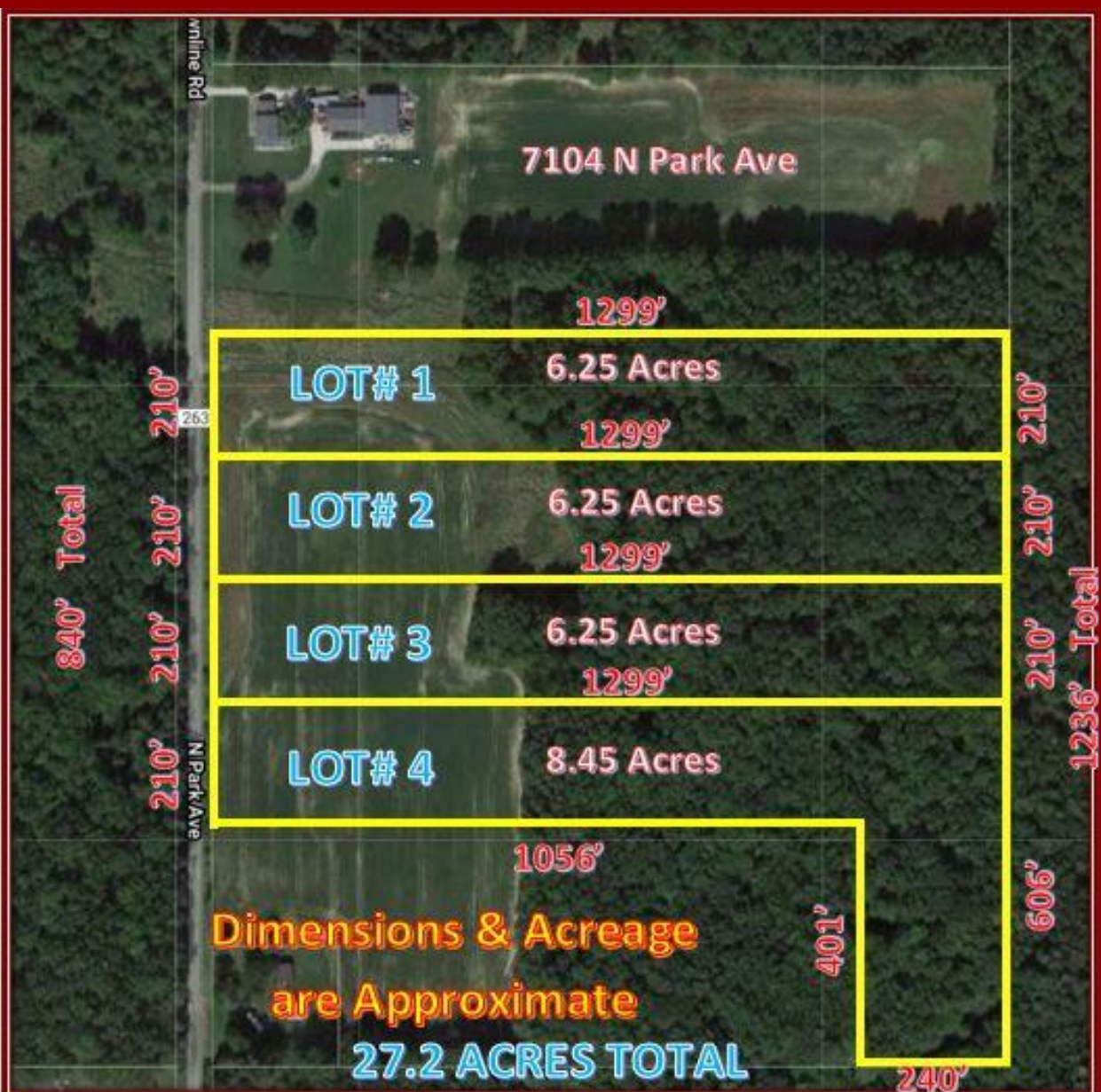
**Four Lots: 6.25 Acres-8.45 Acres (Total 27 Acres)**

Take a look, and be prepared to purchase one up to four lots (can be combined as one parcel) if you purchase more than one lot, or all four lots. 6.25 Acres Lots up to 8.45 Acre Lot, or a total 27 Acres. This property is partially cleared (ready to build), and partially wooded. The property has recently been timbered which leaves lots of free firewood, and nice bedding area for deer and other wildlife. The lots will be offered separately (by the acre), and the winning bids held, and then offered as one including all 4 lots. You have an opportunity to purchase this rare chance on a great property with **NO ZONING**, where you can run the business of your choice. **PLEASE NOTE:** The current taxes are for the total 40 acres, and will be per the lot. Be prepared to purchase all or a part of this great land on Wednesday, April 9, 2025 at 5:30 PM. The auction will be held at 7107 N Park. **REAL ESTATE AUCTION TERMS:** 10% nonrefundable down payment day of auction. Balance at closing. (Closing 30-45 days.) **NO BUYER'S PREMIUM!** Property will sell as is. All desired inspections must be done prior to bidding. This property is to be sold with no contingencies. All the information contained herein was derived from sources believed to be correct.

**Part of Parcel# 35-089127 Annual Taxes: TBD**

**REAL ESTATE AUCTION TERMS:** 10% nonrefundable down payment day of auction. Balance at closing. (Closing to be determined by the completion of survey, and approval by the county.) **NO BUYER'S PREMIUM!** Property will sell as is. All desired inspections must be done prior to bidding. This property is to be sold with no contingencies. All the information contained herein was derived from sources believed to be correct.

**Crist F Miller Realtor/Auctioneer 330-907-1401 Dolores McCumbers Broker 330-527-3000**



**7104 North Park Avenue  
Bristolville, Ohio 44402**

"You Now Have Choices"  
**MB Realty**  
 330-527-3000  
**McCumbers Brady**  
 Realty Group LLC

**OHIO AUCTIONEERS ASSOCIATION**

**REALTOR**

**CRIST F. MILLER**  
 Realtor/Auctioneer  
 330-907-1401  
 Have Gavel Will Travel