

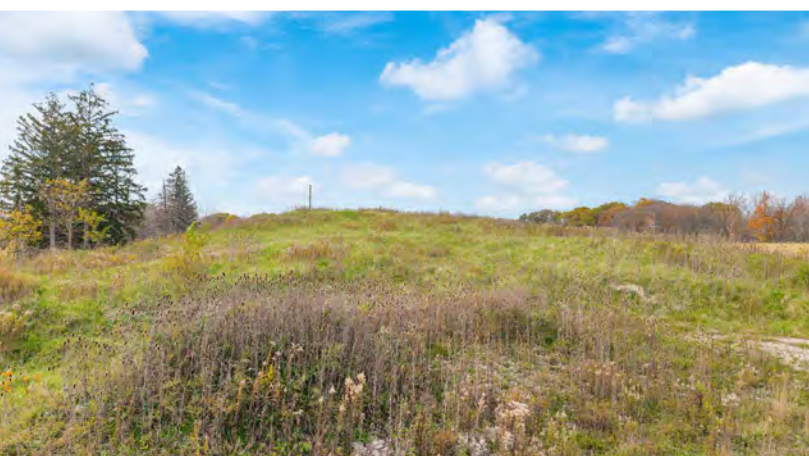


ABSOLUTE AUCTION

FRIDAY, NOVEMBER 22, 2024, 12:30 PM
LIVE AUCTION WITH ONLINE BIDDING



LAND



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67 ACRES VACANT LAND

Attention Land Seekers,
Business Owners, Builders
And Investors

AUCTION HIGHLIGHTS

- To Be Offered In 3 Parcels
- Majority Wooded Balance Open Farmland
- Front 500 Ft. Depth is Zoned General Business Balance Zoned Sub. Residential
- Public Utilities Available
- Borders On Rocky River
- Scenic Future Homesites
- Nature Retreat
- Medina Twp.
- Medina County

3652 PEARL RD. (SR 42),
MEDINA, OH 44256



Information is believed to be accurate but not guaranteed.
KIKO Auctioneers

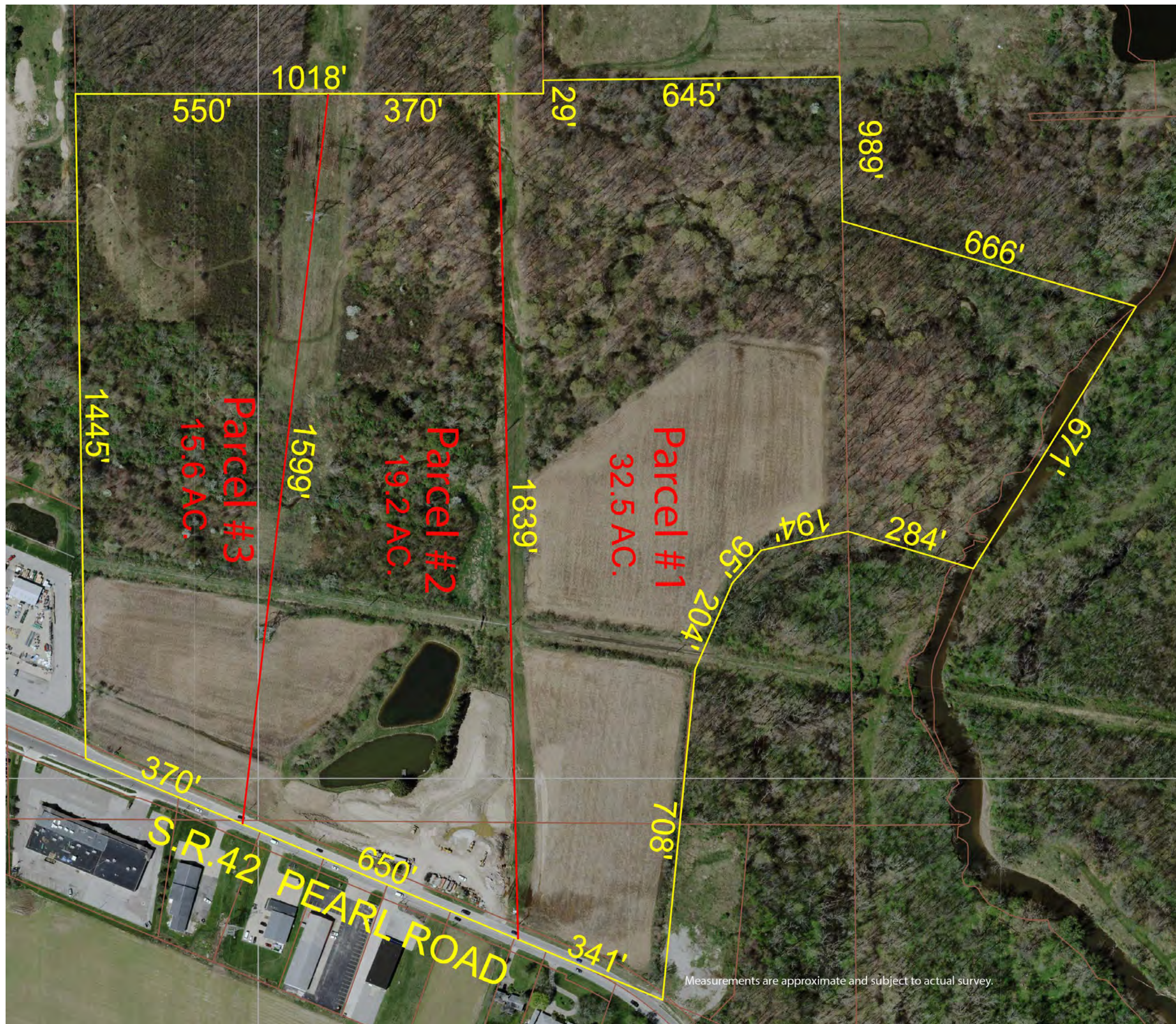


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Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.



Real estate featuring approx. 67 acres of vacant land. Gently rolling over 1,300 ft. frontage on Pearl Rd (SR 42). Approx. one-third open farmland balance wooded w/ frontage on Rocky River. First 500 ft. from road zoned general business, approx. 15.6 acres. Balance of land zoned suburban residential. Scenic woods and Rocky River frontage offer some nature hideaway home or cabin sites. Land is a good investment you can watch the sunset on. Bring your favorite builder and walk the land at your convenience.

To Be Offered As Follows:

Parcel #1.
Approx. 32.5 acres, front half open farmland. Balance wooded w/ Rocky River frontage. Dual zoning, 341 ft. of road frontage.

Parcel #2.
Approx. 19.2 acres, open in the front wooded in the back, dual zoning, 7650 ft. road frontage.

Parcel #3.
Approx. 15.6 acres open in the front and wooded in the back, dual zoning, 370 ft. of road frontage.

Parcels will be offered separate, bidders' choice, and together through the multi-par system.

Terms On Real Estate:
10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of:
Hildegard Nehring Trust and Elizabeth Nehring Trust.