

HERSHBERGER REAL ESTATE PHONE BID AUCTION

Phone Bidding Ends: Thursday, February 2, 2023 • 6:00 pm

Location: 3324 Pleasant Valley Road S.W. Baltic, OH 43804

Directions: From Baltic, take Ragersville Road East to Pleasant Valley Road S.W. left to the property on the left

**5 Acres - One Parcel - Nice Building Site
Excellent Hilltop Views - Bucks Township
Tuscarawas County - Garaway Schools**

The parcel is just over 5 acres, is all open land and has a good woven wire fence along one side and is in a nice country location in the Baltic/Sugarcreek area. Buy yourself a country parcel with beautiful hilltop views, and be ready to build your dream home in the spring when the sun starts shining and the grass turns green!

Note: Feel free to stop by and walk the land at your convenience. For more information or to place a bid, contact Orus or Allen Mast.



Terms: There is NO Buyer's Premium, A 10% non-refundable down payment will be due at the end of bidding. The balance will be due at closing in approximately 45 days. The property sells as-is and subject to all articles of record. Announcements on Feb. 2, 2023 precede previous statements and ads.

Owner: Willis Hershberger

Parcel # 03-00544-002 **Taxes:** \$378.19/half year

Auctioneers/Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754



For more photos visit www.NorthwoodAuctions.com

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Orus Mast Auctions, LLC
330-473-9077

BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty

8080 TR 669 Dundee, OH 44624

Auctioneers/Realtors

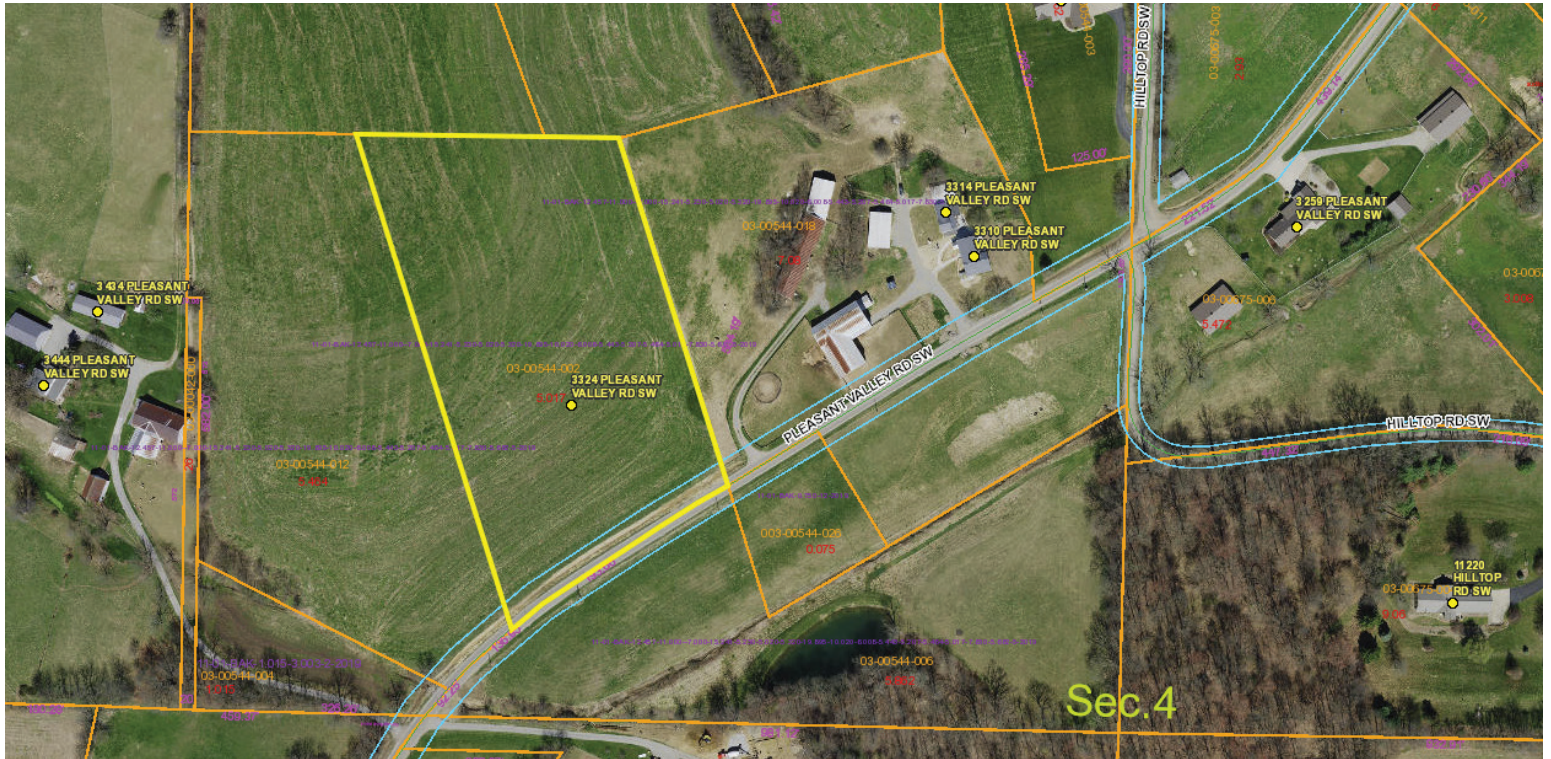
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