

# Bowman Real Estate Auction

## Thursday September 21, 2023 • 6:00 pm

**Location:** Beside 7676 Nonpareil Road, Fredericksburg, OH 44627

**Directions:** From Fredericksburg, take C.R. 501 North to Graber Road turn left, go to Nonpareil Road, turn right to the land.

**5.15 Acres • 1 Parcel • Beautiful Building Site**  
**Nice Location**  
**Franklin Township • Wayne County • Triway LSD**

**This is a nice 5+ acre parcel of land** with a beautiful building site in the country but only a short drive to Fredericksburg, Wooster, and Apple Creek. The land is planted in soybeans, it's gently rolling, and is available for you to purchase! Feel free to stop in, pick up a brochure, and walk the land at your convenience.

*Please respect the tenant's crop while you're on the property.*



### Parcel Information

Parcel #30-0092.003

Real Estate Taxes: \$440.34 per half year

### Terms

A 10% non-refundable down payment is due at the auction. The balance is due at closing in approximately 45 days. No Buyer's Premium. The property sells as-is and subject to all articles of record. Announcements at the auction precede previous statements and ads.

**Owners:** Reuben M. & Wanda Sue Bowman



Orus  
Mast Auctions, LLC  
**330-473-9077**



**BERKSHIRE HATHAWAY**  
HomeServices  
Stouffer Realty



**Auctioneers/Realtors**  
Orus Mast 330-473-9077  
Allen Mast 330-600-0754



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Franklin Township - Wayne County - Triway LSD

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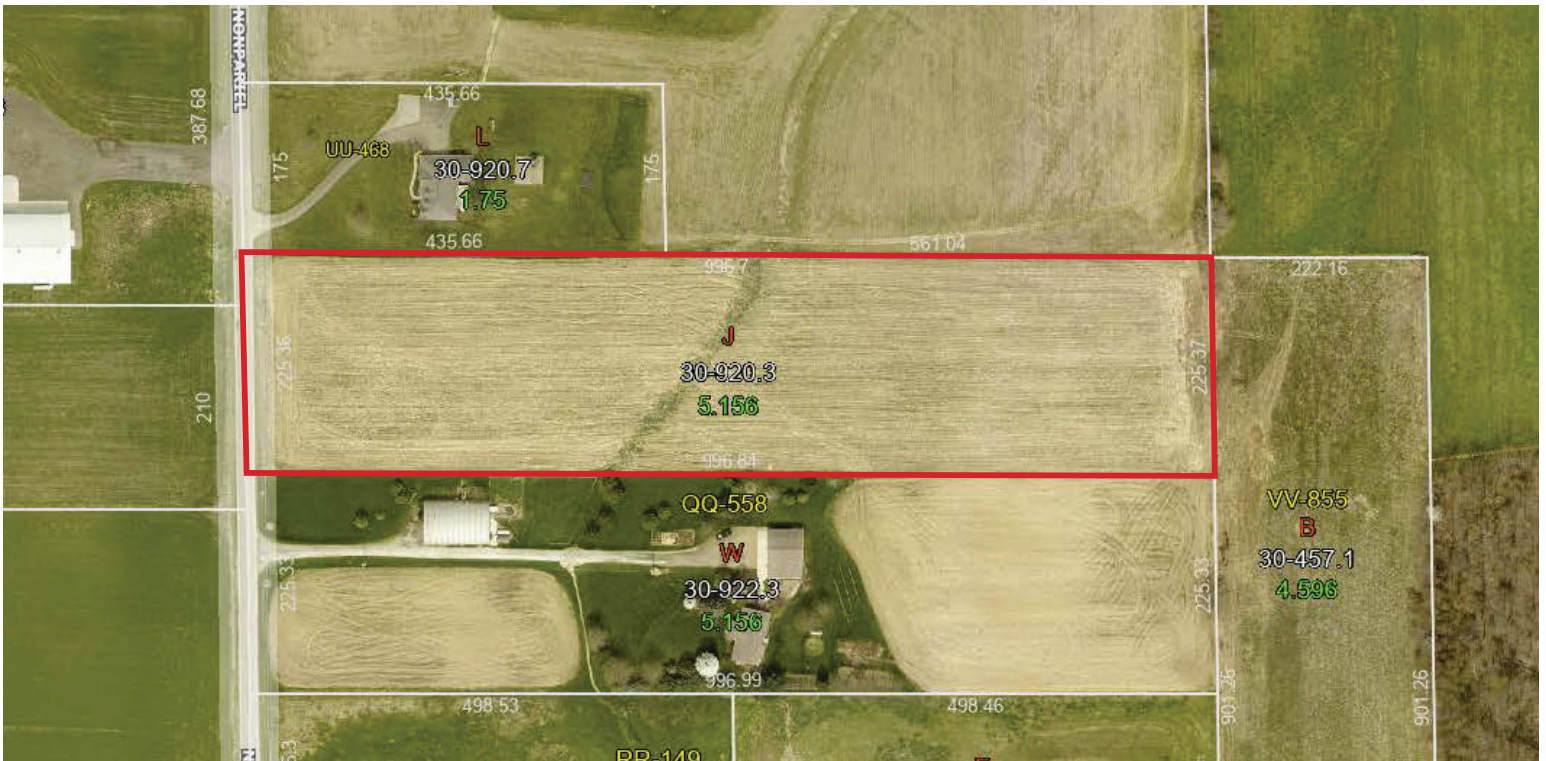
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