

# ABSOLUTE AUCTION

TUESDAY, APRIL 15, 2025, 5:30 PM  
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



LAND



30 ACRES  
PRODUCTIVE  
FARMLAND

Baughman Twp., Wayne  
Co., Orrville SD

TANNERVILLE RD.,  
ORRVILLE, OH 44667



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Information is believed to be  
accurate but not guaranteed.  
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MLS



Scan for auction  
details, including  
directions.

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

Soil Map—Wayne County, Ohio



USDA Natural Resources

Web Soil Survey

3/13/2025

**Real Estate:** 30 acres tillable cropland, corner parcel with over 2,300 ft. frontage on Burton City and Tannerville Rd. Land features a level topography with easy access and soils consisting of Luray silty clay loam and Carlisle muck. Property is in 100-year flood plain. All located near Orrville, OH. Don't miss out, call auctioneer to learn how to use your property to buy this one! Half year taxes are \$554. Wayne Co. parcel #04-00232.00 All mineral rights owned by seller to transfer.

**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 sold as an Entirety and not to be offered in separate parcels.

**Auction By Order Of:** Marvin and Martha Byall



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**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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