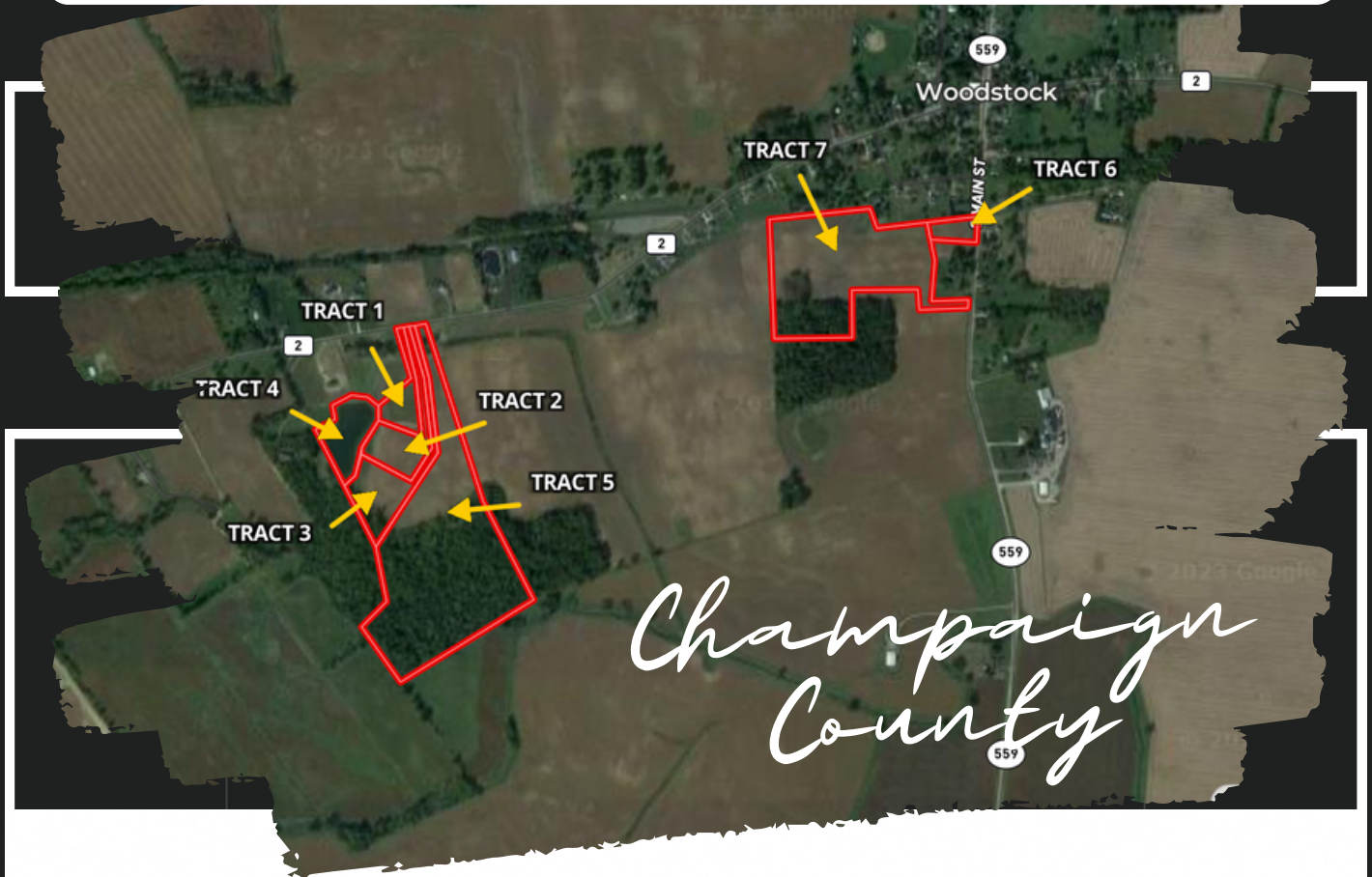


BUILDING LOTS & RECREATIONAL LAND AUCTION

OFFERED IN 7 TRACTS, INDIVIDUAL OR IN COMBINATION

57.955 TOTAL ACRES, BUILDING LOTS,
RECREATIONAL LAND AND FARMLAND



REAL ESTATE
& LAND COMPANY

September 26th at 6:00pm

AUCTION LOCATION:

The Woodruff Farm

3143 E. US Hwy. 36
Urbana, OH 43078

www.dyerealestate.com



DEVIN DYE
419-303-5891
MATTHEW BOWERS
567-204-7462



Tract 1 is an offering of a beautiful 2.068 acre building lot that overlooks a 3.419 acre pond (Tract 4) that can be purchased in combination with Tract 1. Tract 1 can be purchased by its self or in combination with any or all tracts in this auction.

TRACT 1



TRACT 1 PARCEL NUMBER

Part of H260800460000224 and part of H260800460000211

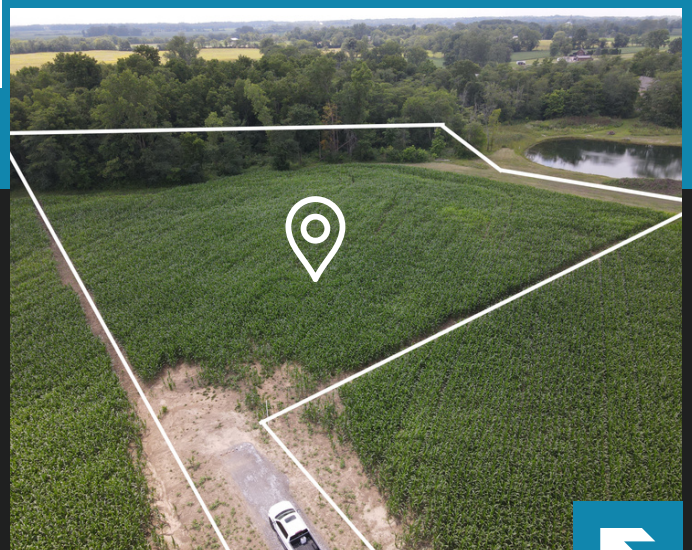
TRACT 2



TRACT 2 PARCEL NUMBER

Part of H260800460000211

TRACT 3



TRACT 3 PARCEL NUMBER

Part of H260800460000211

Tract 3 is a 4.186 acre Building lot that offers approximately 1 acre of woods and still offers the picturesque views of the 3.419 acre pond (Tract 4) that can be purchased in combination with Tract 3. Tract 3 can be purchased by itself or in combination with any or all tracts in this auction.

Tract 4 is the beautiful 3.419 acre pond that provides an amazingly scenic backdrop to all the properties that surrounds it. Tract 4 is a unique piece that offers a chance to any adjoining land owner that already owns land that touches this tract, or can be purchased in combination with Tracts 1,2, or 3 in this auction. **TRACT 4 CAN ONLY BE PURCHASE IN A COMBINATION WITH LOTS 1,2,3 OR A LAND OWNER THAT OWNS LAND THAT ADJOINS THIS POND. PLEASE CONTACT THE AUCTION COMPANY FOR FURTHER INFORMATION.**

TRACT 4



TRACT 4 PARCEL NUMBER
Part of H260800460000211

TRACT 5



TRACT 5 PARCEL NUMBER
Part of H260800460000211

Tract 6 is a 1.112 acre building lot that sits just inside the Village of Woodstock on State Route 559. Tract 6 can be sold in a combination with any tract except tract 4.

TRACT 6



TRACT 6 PARCEL NUMBER
H292600410000103

Tract 7 consists of 17+/- acres, mainly located in the village of Woodstock. This tract is mostly all tillable with 4 acres of woods. Tract 7 can be combined with any other tract except tract 4.

FOR TERMS & CONDITIONS, SOIL MAPS, OR FURTHER INFORMATION GO TO WWW.DYEREALSTATE.COM OR GIVE US A CALL AT 419-303-5891

Sellers: Proctor Run Development LLC

**SEPTEMBER 26th AT 6:00PM
AUCTION LOCATION:
THE WOODRUFF FARM
3143 E. US Hwy. 36
Urbana, OH 43078**



REAL ESTATE & LAND COMPANY

**2045 HEATHER DR.
LIMA, OH 45804**

TRACT 7



**TRACT 7 PARCEL NUMBER
H292600410000101,
H260800410002702**

**DEVIN DYE
OWNER/BROKER/AUCTIONEER
419-303-5891**

**MATT BOWERS
REALTOR/AUCTIONEER
567-204-7462**

