



# LAND AUCTION



**ABSOLUTE AUCTION**

**26.072 AC± | 3 TRACTS | PREBLE CO, OH**

**ABSOLUTE AUCTION: LIVE ONLY**

**AUCTION DATE: 4/2/24 | AUCTION TIME: 5:00 PM EST**

**AUCTION LOCATION: AT THE PROPERTY**

**5393 STATE RT. 503 S, WEST ALEXANDRIA, OH, 45381-9356**

**OPEN HOUSE: SATURDAY, MARCH 16<sup>TH</sup> | 3:00 - 5:00 PM**

AUCTION WILL BE CONDUCTED BY RES AUCTION SERVICES,  
A LICENSED OHIO AUCTION COMPANY



Selling ABSOLUTE: Whitetail Properties Ranch & Farm Auctions and RES are proud to offer these 3 great tracts to public auction near West Alexandria in Preble County. Unique opportunity to purchase a smaller acreage hobby farm with just about everything a person could ask for. Selling in 3 tracts or as a combination.



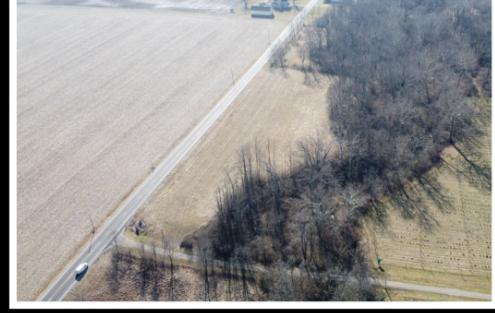
**TRACT 1: 8.307 ± ACRES**

2 story, 1 bed, 1.5 bath Cape Cod style home with a full unfinished walk out basement, custom built kitchen cabinetry. The second story of the home is currently not finished but would provide plenty of room to add 2 bedrooms and a bathroom, office, kids' playroom or any combination you prefer. Other features include a front and rear deck that wraps around one side of the home overlooking a beautiful berry patch and the acreage below the home.



**TRACT 2: 11.726 ± ACRES**

This tract features a beautiful historic 1890's home with added living space, a partially finished basement, attached 2 car garage along with some of the finest custom built cabinetry you will find. This home features 3 bedrooms and 2.5 bathrooms. There are plenty of outbuildings for storing everything you would need to take care of this amazing property.



**TRACT 3: 6.039 ± ACRES**

This tract features a hard to find 6.03 ± acre approved building lot with plenty of road frontage and room to build that country home you have been dreaming of. A portion of the lot is wooded providing plenty of opportunities to enjoy the sights and sounds of nature right out of your back door.

- **Taxes:**.....\$4,228.44 for all tracts
- **Lease Status:** . Open Tenancy for 2024 crop year
- **Possession:** ..... 30 days after closing
- **Survey needed?:** ..... Survey will be conducted prior to closing
- **Brief Legal:**..... Pt NE¼ S33 and Pt NW¼ S 34 T5N R3E Preble Co, OH
- **PIDs:** ..... H25533320000001000,  
H25533410000003000
- **Lat/Lon:** ..... 39.66842, -84.53828
- **Address:** ..... 5393 State Route 503 S,  
West Alexandria, OH, 45381-9356
- **Zip Code:** ..... 45381

**TERMS:** Selling Absolute. Property is subject to a 10% Buyers premium added to the high bid price. 10% down payment and contract signed immediately after the auction. Closing on or before 45 days. Possession 30 days after closing.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
TRAVIS KENTON, AGENT: 937.658.0218 | [travis.kenton@whitetailproperties.com](mailto:travis.kenton@whitetailproperties.com)  
TIM WOODS, AGENT: 937.844.1502 | [tim.woods@whitetailproperties.com](mailto:tim.woods@whitetailproperties.com)  
**RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER**

**RANCHANDFARMAUCTIONS.COM**

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Travis Kenton, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 937.658.0218 | Tim Woods, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 937.844.1502  
Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services