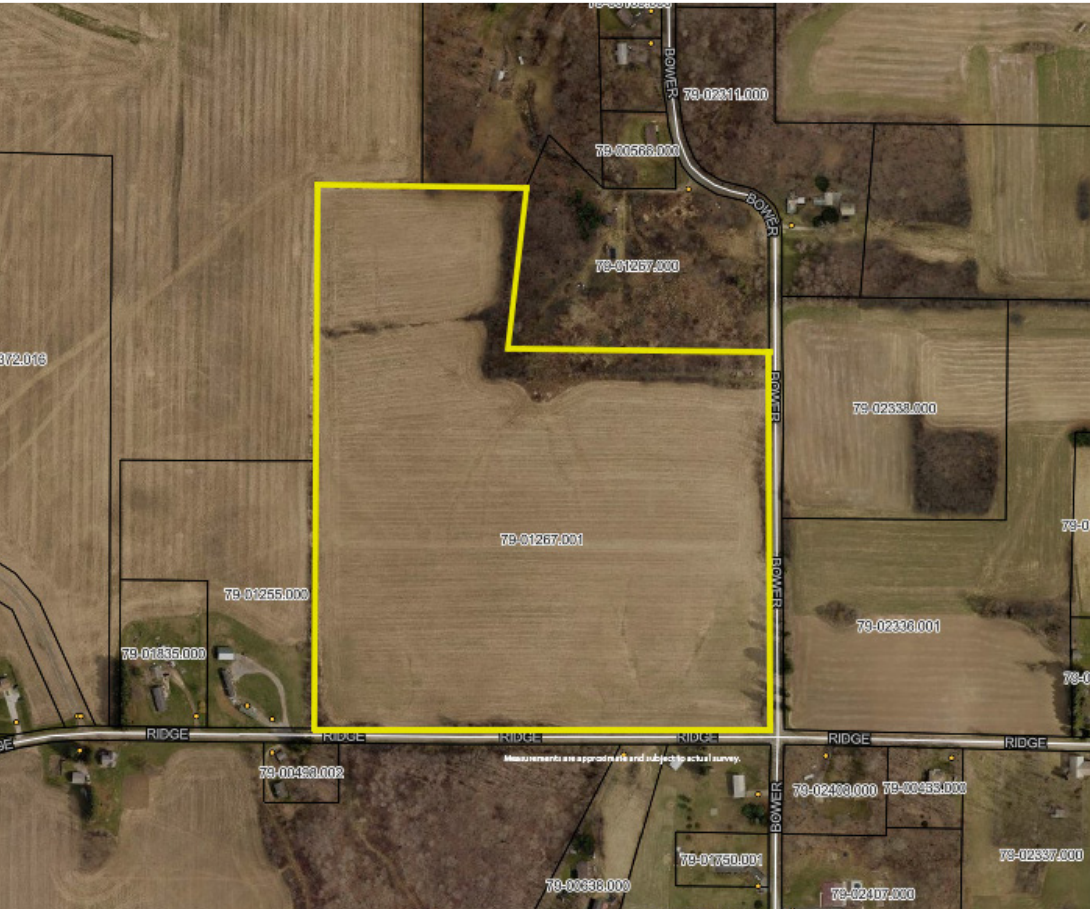


ABSOLUTE AUCTION

THURSDAY, AUGUST 21, 2025, 6:00 PM
ONSITE AND ONLINE BIDDING AVAILABLE



LAND



40 ACRES OF PRODUCTIVE LAND

Sells In Entirety
Currently In Alfalfa
No Zoning, Frontage On 2 Roads
West Twp., Columbiana Co., OH, Minerva LSD

11583 BOWER RD.,
MINERVA, OH 44657

Real Estate. 40 acres tillable land with frontage on Bower Rd. and Ridge Rd. Lays real nice. Currently good alfalfa hay ground. Nice location. Walk this land at your convenience. Gas and oil mineral rights do not transfer. Taxes are \$307.64 per year.

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.



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