

ONLINE ONLY AUCTION



KAUFMAN
REALTY & AUCTIONS



MICHAEL MILLER
REALTOR®



Close to 13701 Hametown Rd, Doylestown, OH 44230

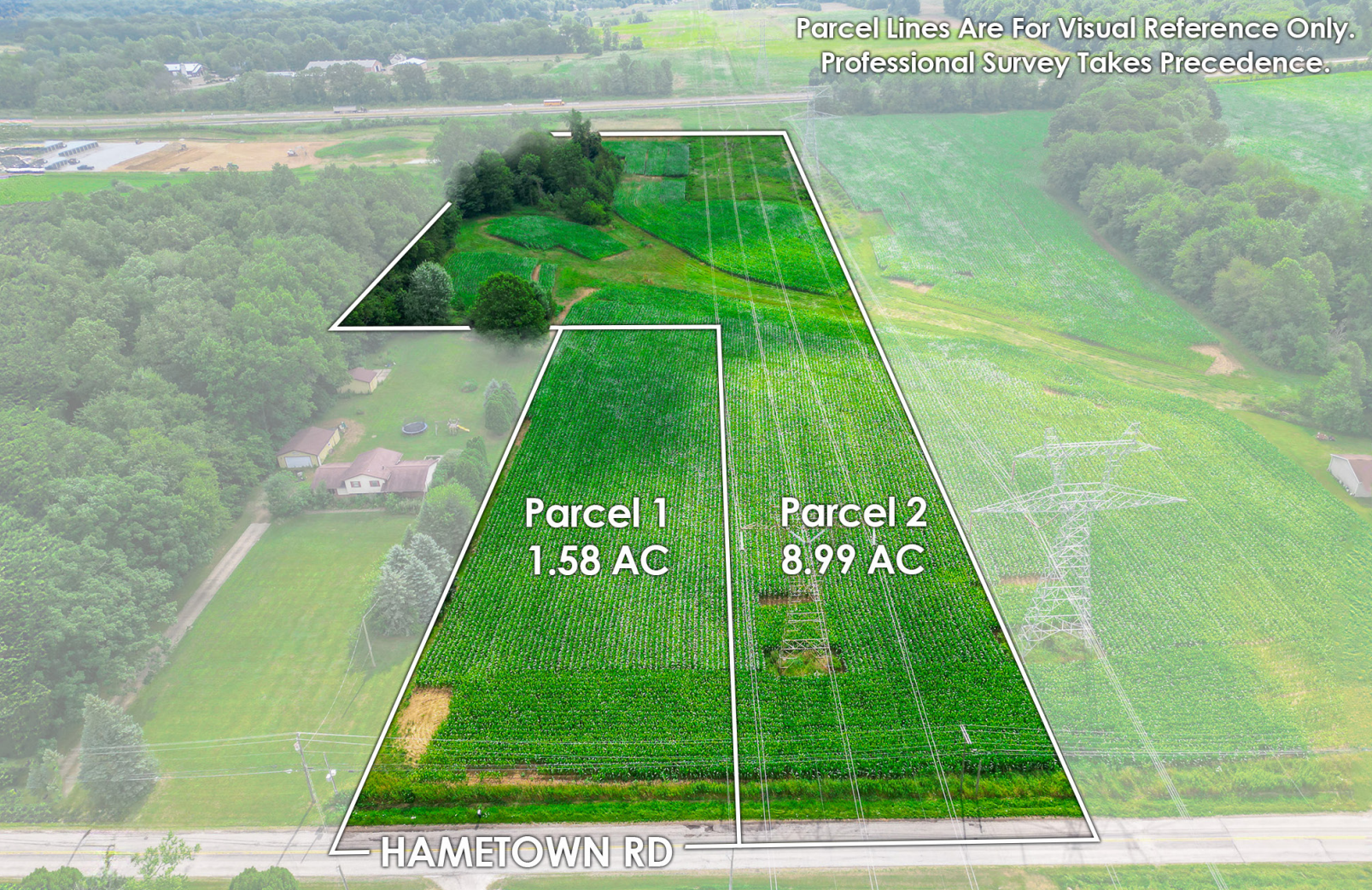
BEAUTIFUL WAYNE COUNTY BUILDING LOTS

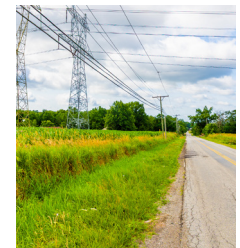
10.5 Acres | Building Sites | Farm Land
Chippewa Twp. | Wayne Co. | Chippewa LSD

Auction: Begins Ending Tuesday, August 26th, 2025, at 5:00 PM

(330) 857-7777 | kaufman-auctions.com | kaufmanrealty.com

Parcel Lines Are For Visual Reference Only.
Professional Survey Takes Precedence.





Summary: 10.5± acres located in Chippewa Township, Wayne County, offered in 2 parcels. This versatile property features a great building site with scenic country views, along with productive tillable farmland, making it ideal for a new home, hobby farm, or investment. Situated in a desirable area with easy access to major roads, it offers both convenience and seclusion. The property is currently in a CAUV program, offering significant property tax savings! Whether you're looking to build, farm, or simply invest in land, this is a great opportunity! There is an existing gas line easement on the property. Please observe this on our website.

Parcel 1: 1.58 acres in Chippewa Township in Wayne County. This parcel offers a nice building lot in a quiet country setting with easy access to main roads. Great spot for a new home or investment!

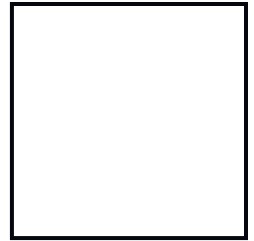
Parcel 2: 8.98 acres in Chippewa Township, this parcel of land offers a mix of open space, wooded and farm ground, perfect for a country home, small farm, or investment opportunity. Plenty of room to build or enjoy recreational use.

Legal: Wayne County Parcel 12-00221.001 and 12-00221.000 in Chippewa Township and Chippewa LSD.

Taxes: Taxes are currently \$380.76 annually.

Terms: A 10% Buyer's Premium will be added to the final bid price to determine contract price. 10% non-refundable down payment day of sale with the balance due at closing. The sale is not contingent upon buyer securing financing and or any additional contingencies. Property sells "AS IS". Any required inspections must be completed prior to bidding. Sellers transfer any and all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Contact agent for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Note each sale has a specific order, some and or all terms may apply, contact agent for details.

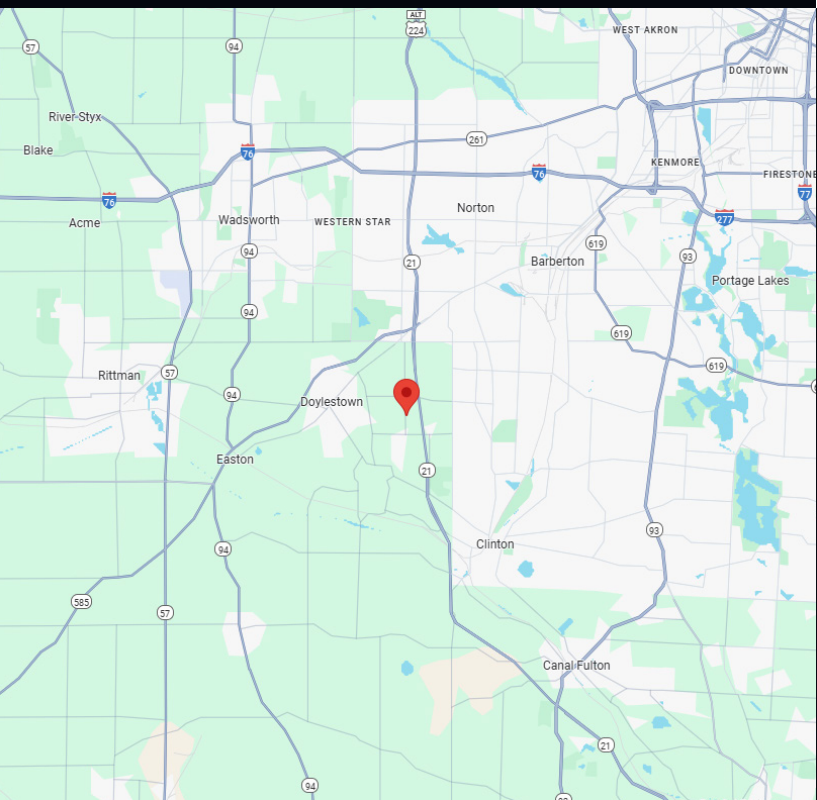
Sale: By the order of the Lindeman Family.



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Aaron Miller

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Directions: From Eastern Rd. in Doylestown turn south on Hametown Rd, 1.5 miles to property on left.