



ASHLAND COUNTY LAND AUCTION

280± ACRES



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SATURDAY, NOVEMBER 18TH – 10 AM

TAXES/LEGAL

Ashland County Parcel Number M38-007-0-0007-00, M38-007-0-0008-00, M38-008-0-0015-00, M38-008-0-0016-00, M38-008-0-0016-02 located in Sullivan Township and Black River School District. The current annual taxes based on CAUV are \$2,382.98 and will be prorated to the date of closing.

VIEWINGS

Pick up a brochure in the info box on the property and walk the land at your leisure. Private showings are available through Andy White, 419-651-2152.

TERMS

The successful purchaser(s) will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Possession of the home will be given 45 days after closing.

Deed Restrictions:

- No Mobile Homes
- No Junkyards



**Great Tillable Land
Wooded Recreational Acreage
Building Lot · 5 Parcels
Over 2 miles of Road Frontage**



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www.RES.bid

375 Fry Road, Wooster, OH 44691

License # 2022000271
10% Buyers Premium



SCAN HERE
TO STAY UP
TO DATE

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Wooded Recreational Acreage,
Building Lot, 5 Parcels,
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LOCATION

Auction will be held on location on the corner of Township Road 391 and Township Road 350. From Sullivan take US Route 224 east to TR 391. Watch for RES signs.

REAL ESTATE

Very seldom does an opportunity present itself to buy 280 continuous acres with this much upside potential. With over 180 acres tillable, approximately 2 miles of road frontage, ideal rolling character, and an easily accessible location, this is one of the greatest long term investment opportunities you will find. Farmers, hunters, home builders, or investors, this property offers a great history with excellent future possibilities.



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PARCEL 1: The farmland parcel of the year! 157 acres nearly entirely tillable with just shy of a mile and a half of road frontage. This rolling property speaks the language of an ideal agricultural piece with good surface drainage, ideal layout for efficient precision farming, and good back road accessibility.

PARCEL 2: 73.5 acres of sportsman's paradise. This parcel offers approximately 20 acres of tillable land with over 53 acres of woods and wildlife to the back. A stream running through this parcel, as well as the topography makes this a natural funnel for a good variety of wildlife. Multiple stand locations and easy accessibility will allow you to enjoy your afternoons in a tree stand. Build your dream home or gentleman's farm out front and unwind in your playground in the back.

PARCEL 3: 5 Acre building lot on US Route 224. This parcel has grown into a wildlife habitat but could easily be cleared to an ideal building lot or additional farmland.

PARCEL 4: 20.5 acres on Township Road 350. This parcel is an ideal mix of open and wooded land suitable for your forever home.

PARCEL 5: 24 acres on Township Road 350. Much like parcel 4, this multiuse property deserves your attention.

Property will be offered in individual parcels as well as whole. Selling in the manner that nets the highest for the seller.

Additional details can be found at www.RES.bid.

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TO DATE



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AUCTION SERVICES

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Andy White 419-651-2152, Joseph Mast,
Drew Turner, Mary Hartley, Jake White
Brock Rader, Adam Welch, Steve Andrews,
Seth Andrews, Broker