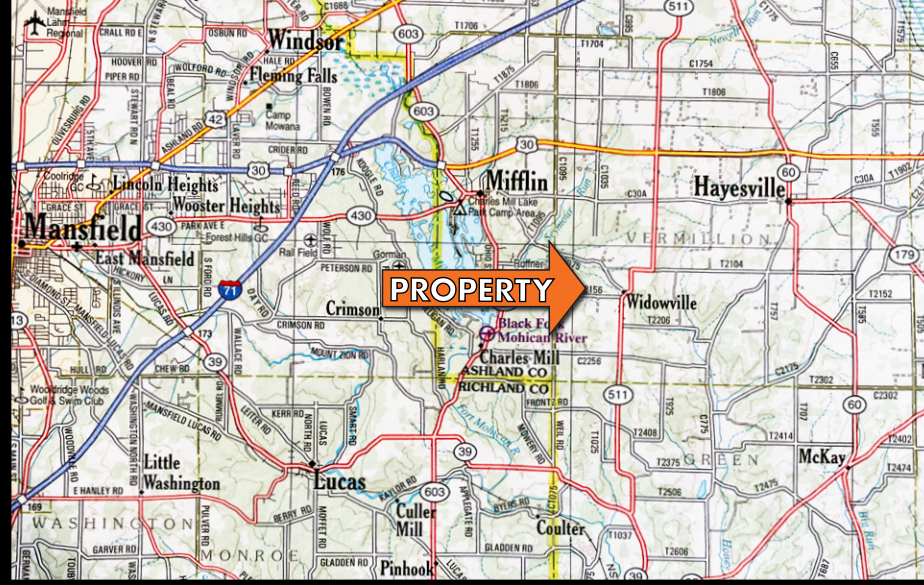




375 Fry Road
Wooster, OH
44691

Andy White – Drew Turner – Steve Andrews
Jake White – Seth Andrews, Broker

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PERRYVILLE ABSOLUTE 45.4 ACRE LAND AUCTION

FRIDAY, OCTOBER 20TH @ 5PM

PERRYVILLE ABSOLUTE 45.4 ACRE LAND AUCTION

FRIDAY, OCTOBER 20TH @ 5PM

1 PARCEL - HUNTING - WILDLIFE
BUILD YOUR DREAM HOME



ASHLAND COUNTY, OHIO



SCAN HERE
TO STAY UP
TO DATE

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TO DATE

License # 2022000271
10% Buyers Premium



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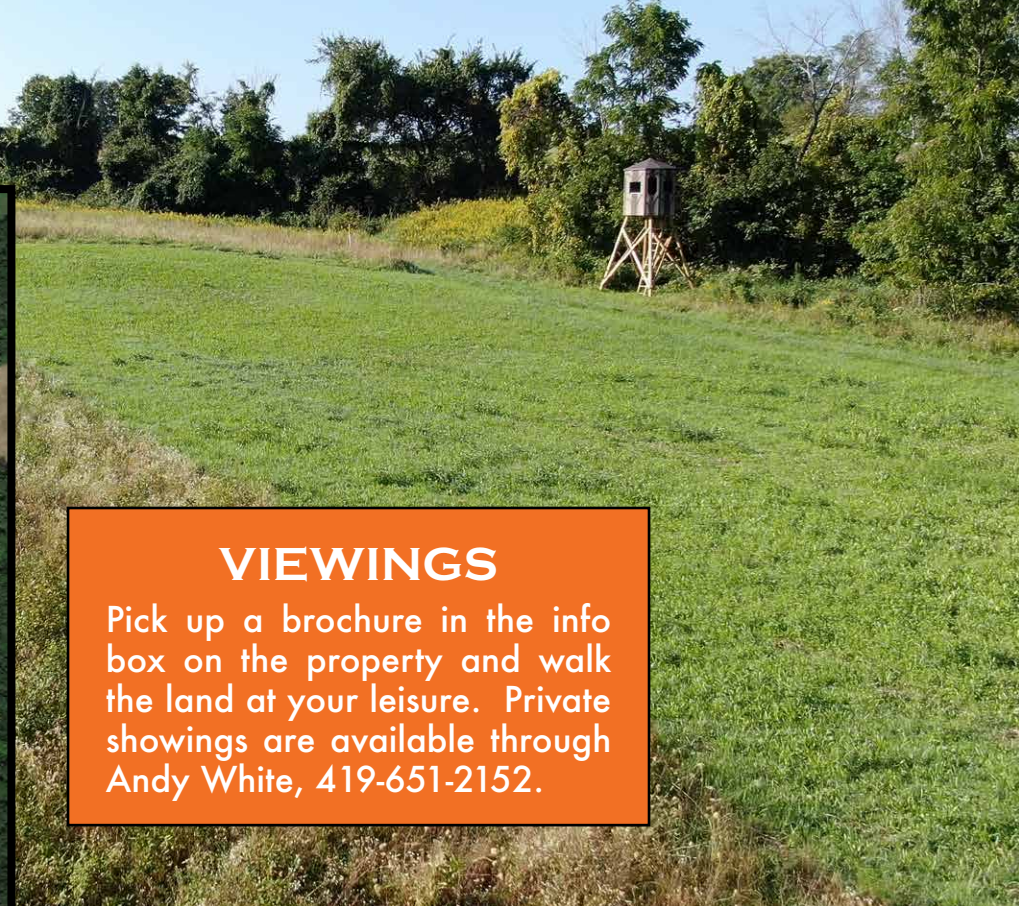


ASHLAND COUNTY, OHIO



PERRYSVILLE ABSOLUTE 45.4 ACRE LAND AUCTION

FRI, OCTOBER 20TH @ 5PM



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.

AUCTION LOCATION

Auction will be held onsite located on Township Road 2156. Located just west of State Route 511 south of US Rte. 30 and north of State Route 39. Watch for RES signs.

REAL ESTATE

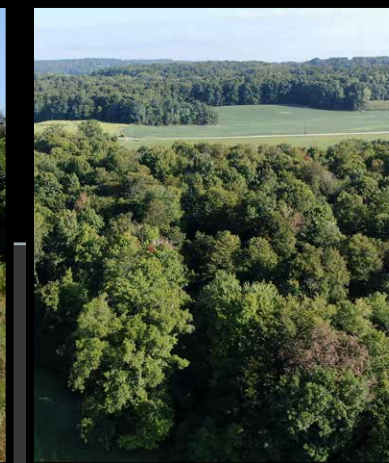
Nestled on 45.4 acres of pristine wilderness, this property is a true paradise for outdoor enthusiasts and those seeking a connection with nature. If you're an avid hunter or simply someone who appreciates the beauty of abundant wildlife, this land offers a rare opportunity to create your own haven. Picture yourself in the early morning, the sun's rays filtering through the trees, as you patiently await the arrival of a trophy whitetail. With ample space to hang a tree stand in the woods or overlooking the existing food plot, you'll have the advantage when the perfect moment arrives. The property is a great mix of wooded acreage with approximately 13 acres of open ground and a small pond. Beyond its hunting appeal, this property also presents an excellent opportunity to build your dream home. Imagine a secluded retreat amidst the woods, where you can wake up to the sounds of nature and savor the tranquility of your surroundings. As you explore the land, you'll quickly realize that this is not just land; it's a vast, untouched playground for nature lovers. Whether you're an experienced hunter looking for your own slice of wilderness or looking somewhere to build your forever home, this property offers the best of both worlds. This piece of land is a canvas for countless memories awaiting to be made, where every season holds the promise of new adventures and cherished moments. Selling to the highest bidder with NO MINIMUM OR RESERVE, don't miss the chance to call this remarkable piece of land your own.

TAXES/LEGAL

Ashland County Parcel Number 040-030-0-0020-07 located in Vermillion Township and Hillsdale Local School District. The current annual tax based on CAUV is \$261.04 and will be prorated to the date of closing.

TERMS

The successful purchaser 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. The purchaser will given permission to hunt the property with their down payment.



SCAN HERE
TO STAY UP
TO DATE



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Andy White 419-651-2152
Mary Hartley
Brock Rader
Drew Turner
Seth Andrews, Broker