

Ranch Home - Outbuilding - Great Location - Mostly Tillable Land - Sells as a Whole



Ashland County
**ABSOLUTE
FARM
AUCTION**
80± Acres

FRI, OCTOBER 27TH @ 5:30PM

Held On-Site at 892 Township Road 564, Ashland, OH

Directions: From Ashland take State Route 511 North 7 miles to Township Road 564. Watch for RES signs.

Real Estate: Selling to the highest bidder is a tremendous 80-acre opportunity. Easily accessed yet offering an ideal quiet setting, this farm should be at the top of your list. The slightly rolling land is mostly all tillable with drainage ditches, and two small sections of woods. This year's crop showcases the potential that the farm and soil have to offer. The two small section of woods with maintained trails offer a serene escape for nature enthusiasts. With the right amount of woods, find the perfect tree to hang your stand and wait for the opportunity for a successful whitetail hunt. Additionally, the 40'x40' outbuilding with a 20' addition, providing space for storage, equipment or even a workshop.

The ranch home is ready for a new owner to infuse it with their personal cosmetic updates. The 1,120 sq. ft. home features a 2-car attached garage, 3 bedroom, and 1 full bath. Additionally, the living room featuring a fireplace that seamlessly connects to the front porch and the kitchen and dining room combination overlooking the backyard. The mudroom presents an opportunity to create a convenient 1st-floor laundry room. The full basement offers potential for additional living space or storage. The property offers an updated water heater, a Lynx high-efficiency natural gas furnace and AC system, newer 200-amp electric service, and Lorain Rural water.

Whether you are looking to add to your farming portfolio, build your very own mini farm, or seeking an investment opportunity, this property has something to offer to everyone.



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TO STAY UP
TO DATE



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

833.SOLD.RES | www.RES.bid





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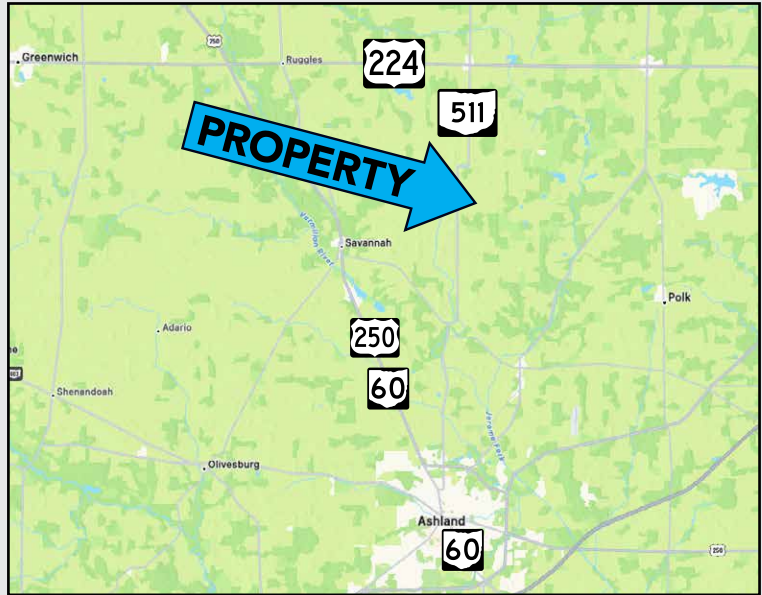


Open House: The home will be open for inspection Thursday, October 12th 5:00PM-6:30PM. Private showings available through Andy White, 419-651-2152.

Taxes/Legal: Ashland County Parcel Number J31-004-0-0010-00 located in Orange Township and Mapleton Local School District. The current annual taxes based on CAUV are \$1,840.94 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.

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