

ABSOLUTE AUCTION

SANDUSKY CO.
200±
ACRE FARM

THURSDAY DECEMBER 8TH AT 4PM



WWW.RES.BID | 833.765.3737

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TILLABLE - WOODS - HOME - 7 PARCELS

Directions: Auction held on location at 921 County Road 94, Fremont. From Fremont take State Route 6 west 5 miles to south on CR 94. Watch for RES/Whitetail Properties signs.

Real Estate: Located west of Fremont and north of Bettsville, this property offers a good opportunity with a diversity of possibilities. The farm offers a total of 200 acres with a mix of open tillable land as well as wooded wildlife and recreational land. Also included with the farm is a two-story home. If you are looking to expand your farming operation, enjoy spending your falls in a tree stand, looking for a good location to build your dream home, or just an excellent investment opportunity, this property deserves your attention. The farm will be offered in 7 parcels and in its entirety, selling to the highest bidder with NO minimums or reserves.

Parcel 1: 59 Acres nearly entirely tillable with frontage on County Road 41 and Township Road 94.

Parcel 2: 7 Acres with a two-story farmhouse. Recently the house has been used for rental income however the setting and acreage would allow this to be updated into a good home. Add your pasture or buildings and enjoy what this country property offers.

Parcel 3: 29 Acres of mostly wooded land with approximately 5 acres of open tillable acreage. For you hunters and outdoor enthusiasts, this parcel checks a large number of the boxes.

Parcel 4: 25 Acres nearly all tillable.

Parcel 5: 40 Acres with the majority open and tillable.

Parcel 6: 19 Acres with a mix of open fields and wooded tree lines.

Parcel 7: 21 Acres both wooded and open. This parcel would make a great addition to parcel 6 giving you plenty of seclusion for your dream home.

Taxes: Sandusky County Parcels 14-10-00-0001-00 & 14-10-00-0006-00, Jackson Township and Lakota Local School District. The current annual taxes are \$4,324.87 based on CAUV and will be prorated to the date of closing.

Terms: The successful purchasers will be required a 10% non-refundable down payment at the auction with the balance due at closing within 45 days or after completion of any required surveys. A 10% Buyer's Premium will be added to the final bid to determine the purchase price. A complete list of terms and conditions is available at www.RES.bid.



Open House: The house and land will be open for inspection Sunday, November 27th 1PM-3PM. Private showings available through Mike Thompson, Whitetail Properties 419-575-4429.

ANDY WHITE - DREW TURNER - SETH ANDREWS, BROKER
MIKE THOMPSON, WHITETAIL PROPERTIES



RES
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