

ASHLAND COUNTY

ABSOLUTE

REAL ESTATE AUCTION

- *Brick Ranch Home*
- *Outbuilding*
- *Awesome Setting*

29.7 ACRES



TUESDAY, FEBRUARY 14, 2023 • 5PM



OPEN HOUSES: JAN. 21, 2023, 1-2PM
FEB. 4, 2023, 1-2PM

800 • SOLD • RES / RES.BID

RES
AUCTION SERVICES

ASHLAND COUNTY

ABSOLUTE REAL ESTATE AUCTION

DIRECTIONS: Auction held on location at 1266 State Route 96, Ashland. Located one and a half miles west of Ashland on 96. Watch for RES signs.

REAL ESTATE: Situated high on a hill overlooking a stocked pond, this beautiful custom-built brick ranch home and outbuilding sit well off the road in a super desirable location with a great setting. If living in the country with convenient access to city amenities is what you've been looking for, here it is!

This 2,096 square foot solid brick home was built in 1995. The home greets you with an open floor plan featuring cathedral ceilings in the great room which encompasses the living room, kitchen, and a sitting room. A dual sided brick fireplace between the living room and sitting room is ready to be finished for your evenings enjoying a fire. The living room has a glass door that leads to a great porch complete with a built-in gazebo perfect for entertaining and enjoying the great setting of this home. The master bedroom suite complete with a full bathroom, 2 additional bedrooms, as well as another full bath are on one end of the home with an additional bedroom and half bath on the opposite end. This bedroom also allows for great office space if desired. Additional amenities include first floor laundry, a front porch, and an attached 2 car garage. The full basement could easily be finished for extra living space if desired. The home is well built and in good shape but will need cosmetic updates and a new roof but certainly worth the work with this awesome setting.

Outside is a large 32'x72' outbuilding with concrete floor. The building is ready for overhead doors and steel siding. The 29.7 acre is mostly open and tillable with a small section of woods to enjoy the wildlife. The layout of this property lends itself well to commercial and business opportunities as well. Locate your greenhouse, shop, or farmers market close to the road to capitalize on the location yet escape to your home on the back corner of the property. If you're in the market for a good mini-farm, great home, entrepreneurial opportunities, or a place to spread your wings and enjoy the outdoors, you've found it. Don't let this pass you by as the property sells to the highest bidder with NO Reserves. There is work to be done however the end product is worth the sweat.

OPEN HOUSE: The home and building will be open for inspection Saturday, January 21 from 1-2 pm, and Saturday, February 4 from 1-2 pm. Private showings are available through Mary Hartley 419-651-3586 or Andy White 419-651-2152.

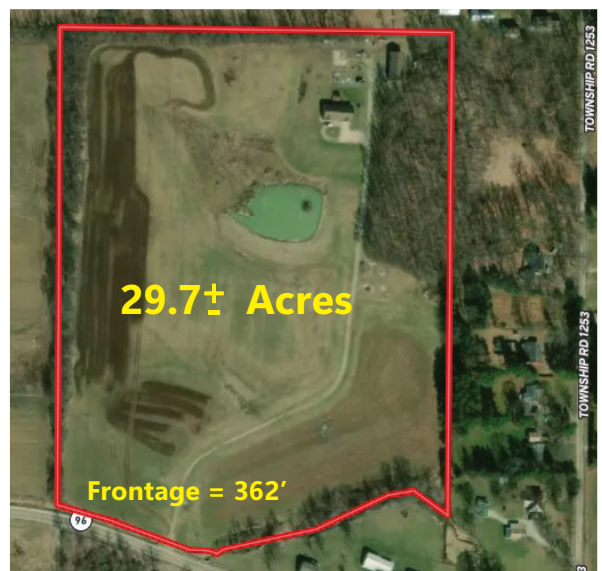
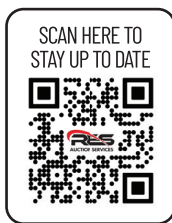
TAXES/LEGAL: Per the Ashland County Auditor, 1266 State Route 96 is parcel number G22-011-0-0003-00, Section 11 D-12. Located in Ashland City School District and Milton Township. Current Annual Taxes are \$3,551.60 and will be prorated to the day of closing.

TERMS: The successful purchaser will be required a nonrefundable 10% down payment at the auction with the remaining due at closing within 45 days. A 10% buyers' premium will be added to the final bid to determine purchase price. All desired inspections need to be completed prior to the auction. Additional details are available at www.RES.bid

AUCTION BY ORDER OF: CHARLOTTE SMELTZER



**ANDY WHITE, MARY HARTLEY,
JAKE WHITE
SETH ANDREWS, BROKER**



TOWNSHIP RD 1253