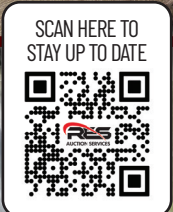


# BROWNSON ASHLAND COUNTY ABSOLUTE 61 ACRE FARM & HOME AUCTION

Tuesday, April 11th / 5:30 PM



TILLABLE LAND - PASTURE - 2 HOMES  
4 PARCELS - TRACTOR - EQUIPMENT  
833-SOLD-RES / RES.BID



# BROWNSON ASHLAND COUNTY ABSOLUTE 61 ACRE FARM & HOME AUCTION

**AUCTION WILL BE HELD ONSITE AT 972 TOWNSHIP ROAD 964, ASHLAND. FROM ASHLAND TAKE STATE ROUTE 511 NORTH TWO AND A HALF MILES TO TOWNSHIP ROAD 964.**

**REAL ESTATE:** Selling to the highest bidder are 2 good homes, a bank barn, a pond, and 61 acres with several good options. The property will be offered in 4 parcels, in 2 combinations, as well as in its entirety. From ideal tillable land to fenced pasture, coupled with a brick ranch home in a great wooded setting, as well as, a farmhouse and buildings, this offering allows you the ability to pick your home, add additional land, or purchase the entire offering and enjoy your own farm. The Brownson farm offers something to most everyone. Be prepared to buy as the farm sells to the highest bidder(s).

**PARCEL 1:** 4 acres with a beautiful brick ranch home in a great wooded setting. The home was built in 1975 with 2 bedrooms, a full bathroom, 1st floor laundry/utility room, spacious living room, kitchen and dining room. Later a great family room addition was added to the back of the house where one will get lost enjoying with views overlooking the pond and wildlife that make their home here. Additional features include the basement where many hardwood boards have made their way to Walter's shop and found themselves finished as beautiful furniture with a special handwritten note on the back. The basement also offers an additional family room. An attached 2 car garage and a 20x25' pole building provide great equipment storage. The home is ready for your personal cosmetic touches however is in clean, move in ready condition. This convenient location and awesome wooded setting will take this property to the top of your list.

**PARCEL 2:** 16 acres of tillable land with a pond and plenty of seclusion. Located on the North side of Township Road 964 with approximately 190' of frontage access on the west side of parcel 1. Add this to your land portfolio, build your dream house, or add this to parcel 1 to just enjoy evenings in this country solitude.

**PARCEL 3:** 10 acres farmstead with a two-story home and buildings. The 1,240 square foot home was built with 2 potentially 3 bedrooms, a full bathroom, walkout basement, large family room, and a covered front porch. Additionally, this home offers updated kitchen cabinets, some vinyl replacement windows, updated water tank, hardwood floors, and a fuel oil furnace. Detached from the home is a 2 car garage, solid bank barn and fenced pasture with a creek running through it. If you are looking for your own mini farm this parcel is for you.

**PARCEL 4:** 31 acres of nearly entirely tillable land on the East side of State Route 511. This parcel is ideal to add to your tillable holdings with productive fertile soil.

The parcels will be offered separately, then a combination of parcels 1 & 2 and 3 & 4 will be made before offering the entire 61 acres together.



**OPEN HOUSE:** The homes will be open for inspection Tuesday, March 28th 4-5:30PM. Private showings will be available through Andy White 419-651-2152 or Mary Hartley 419-651-3586.

**TAXES/LEGAL:** Ashland County Parcel # J31-029-0-0007-00 is located in Orange Township and Mapleton School District. The current annual taxes are \$3,052.26 based on CAUV and will be prorated to the date of closing.

**TERMS:** The successful purchaser(s) will be required a non-refundable 10% down payment due the day 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. If the property sells in parcels the purchaser(s) will be responsible for any CAUV tax recoupments and septic plot plans that may be required by the county. Any desired inspections need to be made prior to the auction. The tillable land has been leased for the 2023 growing season. Additional details at [www.RES.bid](http://www.RES.bid)

Tractor - Equipment - Farm Supplies - Tools: A complete list of equipment and tools will be published closer to the auction. Equipment sells immediately following the Real Estate.

**AUCTION BY ORDER OF EDITH BROWNSON AND KATE PERESIE**

ANDY WHITE 419-651-2152  
MARY HARTLEY - JAKE WHITE  
DREW TURNER - ADAM WELCH  
SETH ANDREWS, BROKER



SCAN HERE TO  
STAY UP TO DATE



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