



# LAND AUCTION



**43.06 AC± | 1 TRACT | LORAIN CO, OH**

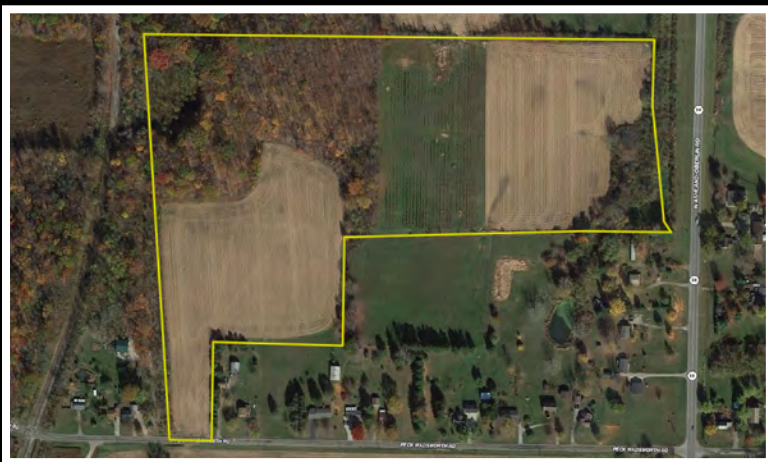
**AUCTION: LIVE ONLY**

**AUCTION DATE: 8/10/23 | AUCTION TIME: 5:30 PM**

**AUCTION LOCATION: BRIGHTON PARK PAVILION  
21451 ST ROUTE 511 | WELLINGTON OH 44090**

Nice recreational and hunting property with large ravine, tillable, and wooded acreage. Property also features an established blueberry patch.

Looking for a property that has it all? This excellent piece has a ton of opportunity with an ideal mix of habitat including tillable and wooded acreage. The property features frontage on two roads (St Rt 58 and Peck Wadsworth rd.) Create your own hobby farm with 16 +/- acres tillable and 5 +/- acres in established blueberries! As you walk into the woods you will find some mature timber, rolling terrain and a beautiful ravine with small creek. Location is ideal as the property is just minutes from Wellington, OH! Do not miss out on this one!



**TRACT 1: 43.06 ± ACRES**

**Soil Types:** Mahoning Trio silt loams, Ellsworth Silt loam

**Soil PI/NCCPI/CSR2:** 66.31 NCCPI

**CRP Acres/payment:** NO CRP

**Taxes:** \$366.52

**Lease Status:** Open Tenancy for 2024 crop year

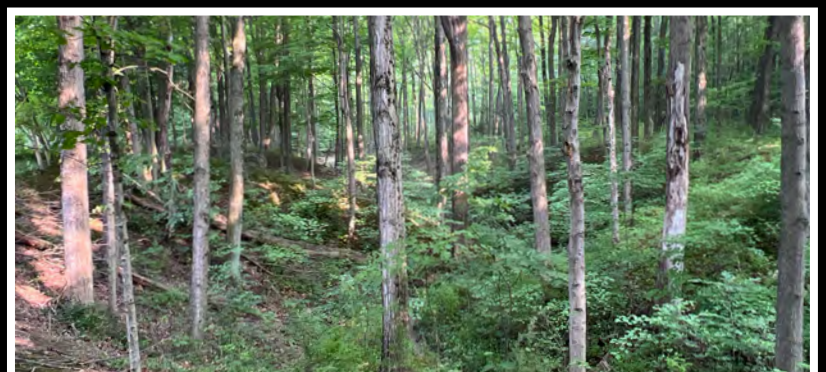
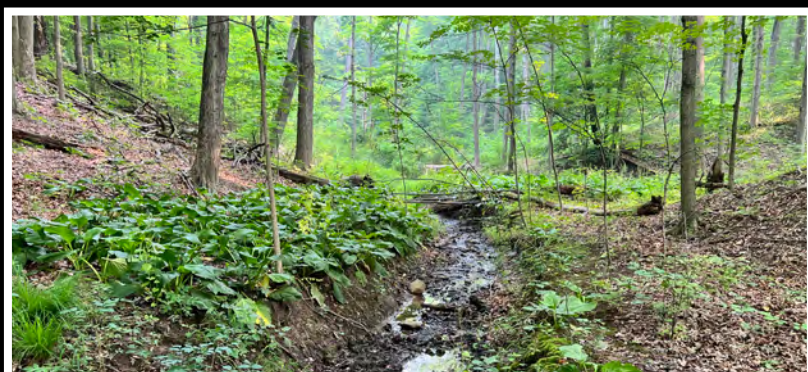
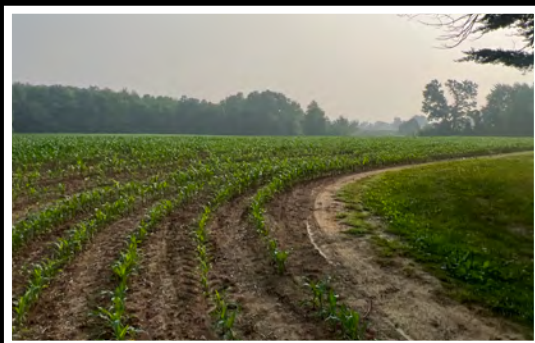
**Possession:** Immediate possession subject to current tenants rights for 2023

**Survey needed?:** Survey is required to transfer

**Brief Legal:** 43.06 acres State Rte 58 Wellington OH with Parcek ID 1800030000025

**Lat/Lon:** 41.1923, -82.2209

**Zip Code:** 44044



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
JEREMY SCHAEFER, BROKER (216) 406-3757  
RES AUCTION SERVICES  
ANDY WHITE, AUCTIONEER (419) 651-2152**

**RANCHANDFARMAUCTIONS.COM**

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, 216.406.3757 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Seth Andrews, Auction Broker for RES Auction Services