

Tillable • 16± Acre Lake
2 Parcels

Waterfowl & Hunting
Commercial Possibilities

66.7±

ACRES



Pick up a brochure in the info box on the property and walk the land at your leisure.
Private Showings are available through Andy White 419-651-2152.

SCAN HERE
TO STAY UP
TO DATE



THURSDAY, OCTOBER 5TH - 5:30PM

Held On Site - On the Corner of US Rt 30 & Co. Rd. 175, Ashland, Ohio



Andy White 419.651.2152 - Mary Hartley
Brock Rader - Drew Turner - Seth Andrews, Broker

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Auction will be held onsite on the corner of US Rt 30 and County Road 175, just east of St. Rte. 89. Watch for RES signs.

Real Estate: Selling to the highest bidder is 66.7 acres of diverse options with awesome investment opportunities. Whether you are searching for a great waterfowl hunting property, productive tillable land, or commercial possibilities, look no further. The property will be offered in two parcels and in its entirety. The two parcels provide flexibility in how you can utilize the land, making it versatile a investment.

Parcel 1: Approximately 32 acres of predominately tillable land. Tiling and good surface drainage provide return on nearly every acre. Enjoy the convenience with frontage on both County Road 175 and County Road 1975, providing easy access to your slice of farming paradise or dream home overlooking the lake on parcel 2.

Parcel 2: Approximately 34 acres with a 16-acre lake, tillable land, and development potential. This parcel fronts on US Rte. 30 which would allow for business or additional model home locations. The majority of this parcel is subject to flooding, boasting habitat that attracts waterfowl year-round. The lake and wetlands are a magnet for all sorts of waterfowl, several bald eagles, and a great watering hole for the large deer herd. Located strategically along major flyways, this property holds waterfowl year-round bet sees substantial traffic during migration seasons, offering prime hunting opportunities. Grab a few hunting buddies, set your blinds, and be prepared for a successful hunt.

Don't miss the chance to own this remarkable piece of property. Be prepared to buy as the property sells to the highest bidder with NO MINIMUM or RESERVES.



Taxes/Legal: Ashland County Parcel # H23-010-0-0006-00 is located in Mohican Township and Hillsdale Local School District. The current annual CAUV taxes are \$878.78 and will be prorated to the date of closing. Per Ashland County Records the property totals 68.5 acres with 1.81 acres under the US 30 right of way.

Terms: The successful purchaser(s) 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. The tenant farmer will have the right to harvest existing crops.



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Lic # 2022000271/ 10% Buyers Premium

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