

AWESOME WATERFOWL & TILLABLE



**57 +/-
ACRES**

**CONTROLLED FLOODING
& DRAINAGE +
CROPLAND INCOME**



**EXCELLENT
WATERFOWL
MANAGEMENT
OPPORTUNITY**

ABSOLUTE LAND AUCTION

WEDNESDAY, DECEMBER 13TH • 4:30PM



LIVE ONLY 



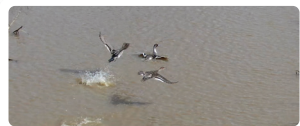
Auction will be held on location on County Road 175, Jeromesville. From US RTE 30 west of the Wayne County line take County Road 175 south to the property.
WATCH FOR RES SIGNS.

RES
AUCTION SERVICES

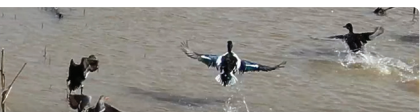
WWW.RES.BID

833.765.3737





Selling to the highest bidder is one of the most intriguing and unique properties that you will ever have the chance to buy. 55.7 acres of mostly open land completely manageable for waterfowl flooding and agricultural draining or both at the same time. Drainage ditches separate the 2 fields on this property which are both systematically tiled with great fertile soils that offer potential for solid yields. Having access to the main tile lines for each field gives the ability to add caps and risers which shut off the field drainage. Even better yet is that the simple turn of a fitting will start the flooding process and depending on ditch levels within a few days you have created an ideal duck and goose habitat. The systems Jim has put in place to manage this property are extremely well thought out with zero need for electricity.



375 FRY RD.
WOOSTER, OH 44691

WWW.RES.BID 833.765.3737

Pick up a flyer in the info box on the property and walk the land at your leisure.

Private showings are available through Andy White, 419-651-2152 and the owner is more than willing to give tours and details of the drainage and flooding systems.



AUCTION BY ORDER OF JAMES C. HOPKINS
Andy White 419-651-2152 – Drew Turner – Mary Hartley
Brock Rader – Jake White – Seth Andrews, Broker



LIC # 2022000271