

ABSOLUTE FARM AUCTION


84.5

ACRES

ASHLAND COUNTY

DECEMBER
29TH
@ 4PM



AUCTION WILL BE HELD ONSITE ON THE CORNER OF US RT 30 AND COUNTY ROAD 175, JUST EAST OF STATE ROUTE 89. WATCH FOR  SIGNS.



2 PARCELS



LIVE ONLY

TILLABLE • PASTURE
WOODS • BUILDABLE

PRIME
HUNTING
GROUND



WWW.RES.BID • 833.765.3737



Real Estate: Selling to the highest bidder is 84.5 acres, this property combines pasture, wooded areas, and open tillable land, presenting a spectrum of opportunities in an enviable location. Whether you're in pursuit of a prime hunting ground, productive tillable land, or a good location for your forever home, your search concludes here. 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 a versatile investment. A good portion of the property is located in the flood plain however both parcels offer locations out of that flowage easement and suitable for building.

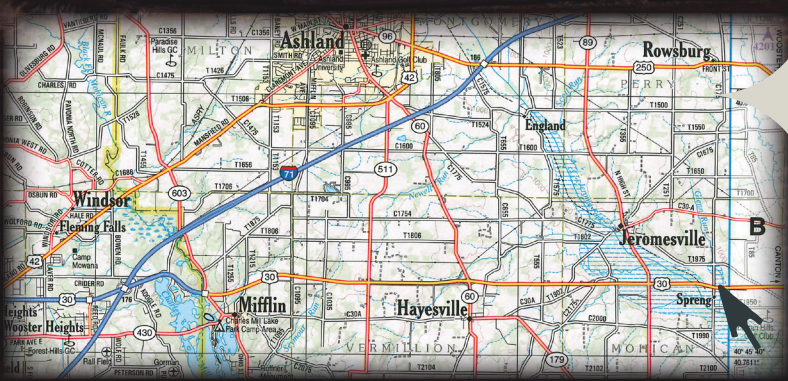
Parcel 1: Approximately 22.5 acres of open tillable land and pasture, this property invites you to experience the perfect blend of agricultural potential and rural charm. Enjoy the convenience with frontage on both County Road 175 and County Road 1975, ensuring convenient access to your personal farming haven or the ideal spot for your dream home. This parcel also offers a bank barn for livestock and equipment storage. Imagine the endless possibilities as you create your own mini farm, leveraging the abundant space to make your dreams into reality.



Parcel 2: Approximately 62 acres of diverse landscapes, this property offers a blend of open tillable land, pasture, and an ideal wooded area. Positioned along US route 30, this parcel offers a diverse potential including an ideal landscape to harvest your long sought after trophy whitetail. Perhaps you're envisioning more than just a hunting ground – maybe your dream home. This parcel presents the opportunity to build and enjoy mother nature's playground.



TILLABLE • PASTURE • WOODS BUILDABLE • GREAT HUNTING



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

Taxes/Legal: Ashland County Parcel Number's H23-010-0-0005-00 & H23-015-0-0001-00 is located in Mohican Township & Hillsdale Local School District. The current annual taxes are \$1,340.38. Property taxes to be determined by the county upon transfer. All taxes will be prorated to the date of closing. The farm consists of a total of 99.65 acres with 15.2 acres being under the US 30 right of way.

Auction Terms: The successful purchaser(s) will be required to pay a non-refundable 10% down payment due at 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. Any desired inspections need to be made prior to the auction.



SCAN TO LEARN MORE

LIVE ONLY



ANDY WHITE 419-651-2152 – JOSEPH MAST
DREW TURNER - BROCK RADER – MARY HARTLEY
SETH ANDREWS, BROKER



LIC # 2022000271