



420± ACRES OFFERED IN 5 PARCELS

- HIGH DESIRABLE AG LAND
- HUNTING OASIS
- RECREATIONAL LAND
- 1.5 MILES OF ROAD FRONTAGE

ABSOLUTE LAND AUCTION HURON COUNTY, OHIO

420± ACRES OFFERED IN 5 PARCELS

SATURDAY, MARCH 9TH @10AM

Held at American Legion Broome-Wood Post 292
185 North Main Street, New London, Ohio.

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RES AUCTION SERVICES 833.SOLD.RES WWW.RES.BID

LIVE ONLY

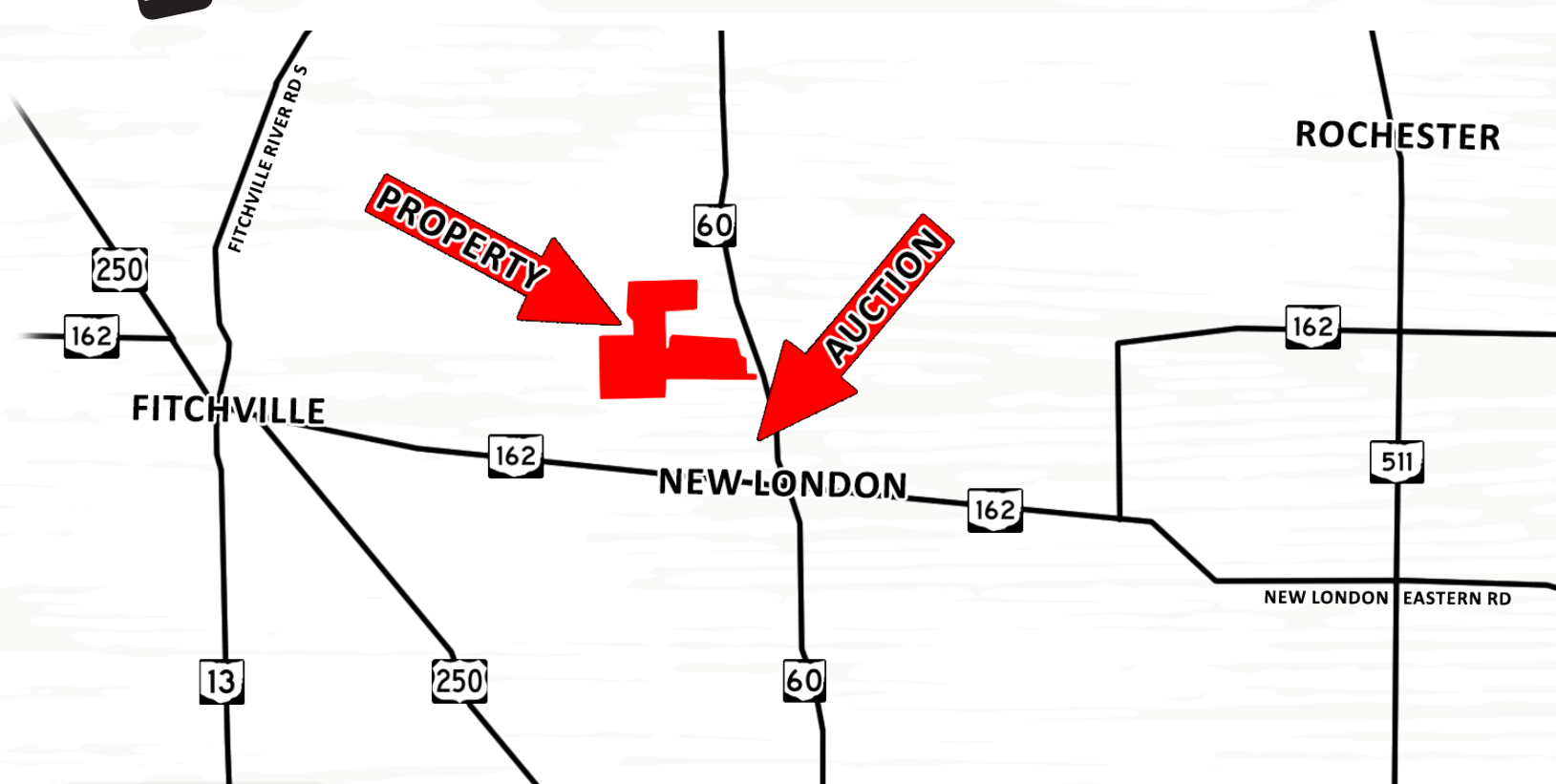
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PROPERTY LOCATION: The property is located on New London Section Line Road, New London. From New London take State Route 60 north to New London Section Line Road. Watch for RES signs.

Text HURON420 to (205) 289-2282 for Bidder Packet & Updates!



The tillable land has a good production history and today offers 230 acres of open rolling tillable land with potential to add more. The soil types and terrain, as well as good compaction management allow for good surface drainage. Two low lying areas offer the intrigue of additional drainage work that would add to the tillable acreage.



For you nature and wildlife enthusiasts, the wooded acreage on this property presents a large range of enjoyment. The rolling terrain with natural funnels, ideal habitat, and plentiful food sources attracts and holds an impressive deer herd. One of the greatest features is the ability to have multiple stand locations decreasing the pressure on the whitetail. Just standing in the woods you can dream of the welcoming smell of smoke from the chimney of your cabin or dream home strategically placed to enjoy unparalleled seclusion. Walk the woods and see for yourself, but be forewarned it's hard to not picture your future here.

Pickup a brochure and walk the land at your leisure. Private showings available through Andy White 419-651-2152.



ABSOLUTE LAND AUCTION

HURON COUNTY, OHIO



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Real Estate: Rare is the opportunity to purchase a property with as much diversity and desirability as this piece of land presents. Rolling terrain, high percentage tillable parcels, production history, great wooded wildlife habitat, this property checks all the boxes. Whether you are looking to add to your farming portfolio, a hunting oasis with an impressive deer herd, a perfect location to build your forever home, or a great investment opportunity, this property should be at the top of your list.

Parcel 1: 46 acres nearly entirely tillable on the north side of New London Section Line Road. Add this to your current farming operation or build your gentlemen's farm.

Parcel 2: 77.5 acres of mostly wooded land on the north side of New London Section Line Road. A good young stand of hardwoods solidifies the soundness of this long-term investment.

Parcel 3: 77.3 acres of wooded land on the south side of New London Section Line Road. This parcel would make an awesome hunting property or a perfect secluded building lot. This parcel too will produce a good return in hardwoods within 10 years.

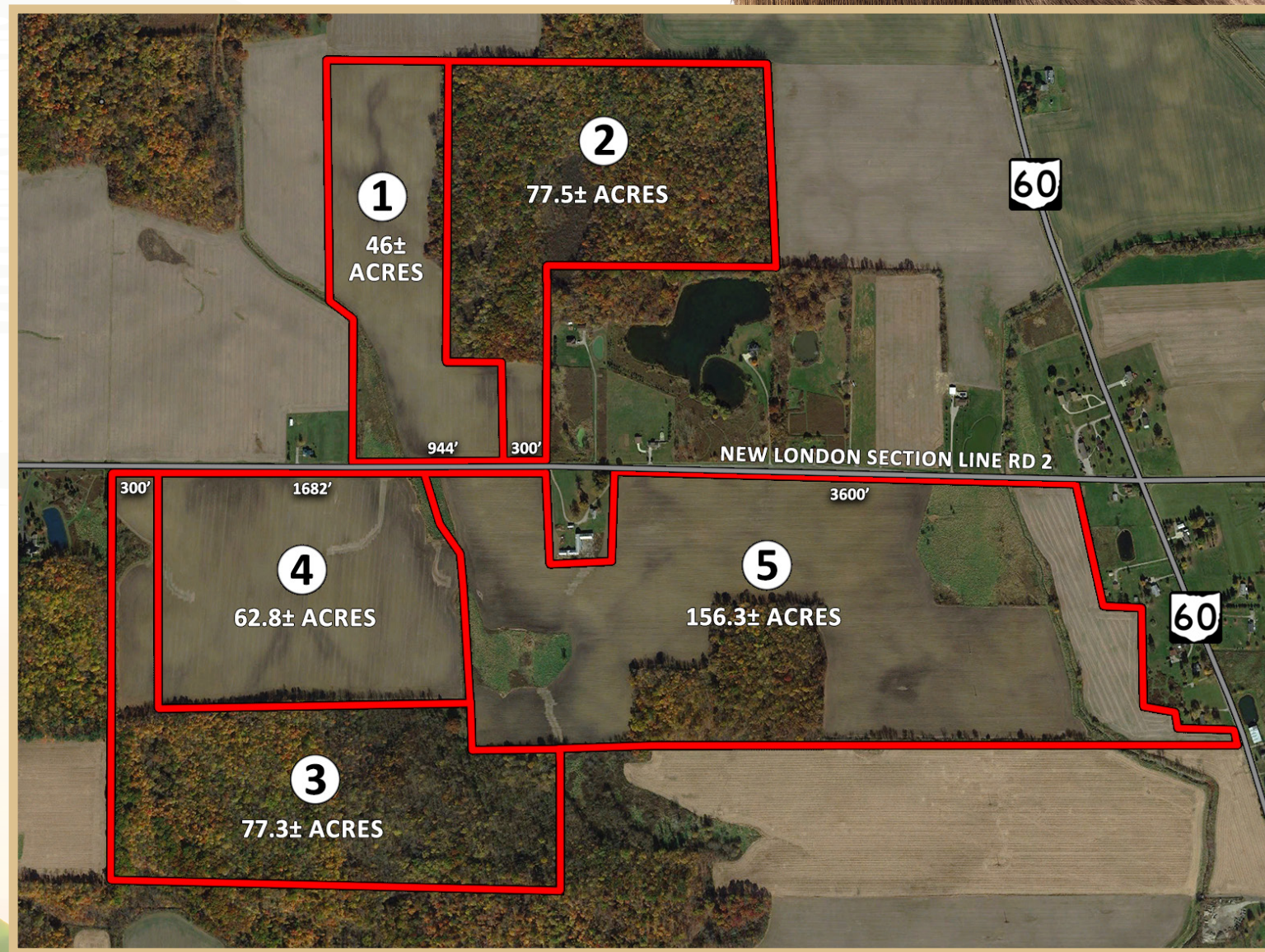
Parcel 4: 62.8 acres of predominately tillable land on the South of New London Section Line Road. Buy this parcel to add to your farming portfolio or make it a perfect combination with parcel 3 or 5 and have endless opportunities.

Parcel 5: 156.3 acres on the south side of New London Section Line Road with frontage on State Route 60. This parcel features over 3,600 feet of road frontage offering a diversity of possibilities. Add to your farming portfolio or looking for a great investment you can't go wrong with this piece of land.

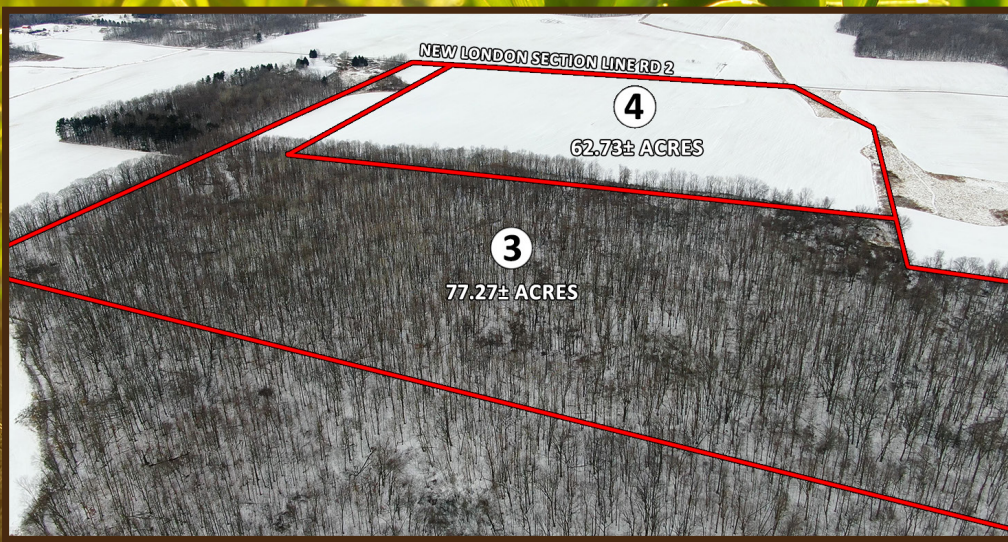
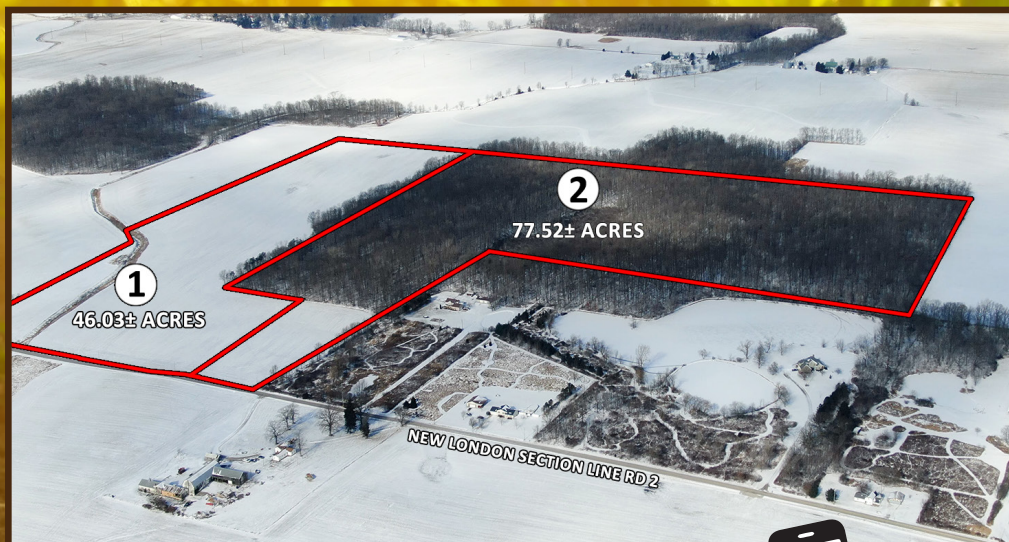
Order of Sale: All parcels will be sold by the acre with the winning bidder having choice of the parcel(s) they desire. Once each parcel has an individual buyer an interim combination of parcels 1,4, and 5 allowing the possibility to bid on the majority of the tillable land together. Last all 5 parcels will be offered together.

Taxes/Legal: Huron County Parcel Number's 250030010170000, 250040020270000, 250040020260000, 250040020250000, 250040020190000, 250040020180000, 250040020240000, 250040020230000 located in New London Township & New London Local School District. The current annual taxes based on CAUV are \$3,314.78.

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 5% 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.



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Andy White 419-651-2152 • Joseph Mast
Mary Hartley • Drew Turner • Jake White • Brock Rader
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833.SOLD.RES WWW.RES.BID

