

RES AUCTION SERVICES
 WHITETAIL PROPERTIES
 W.W. RES. BID 833.765.3737
 263"

DEVELOPMENT OPPORTUNITY



OHIO'S RECORD BUCKS
 PRODUCED ONE OF



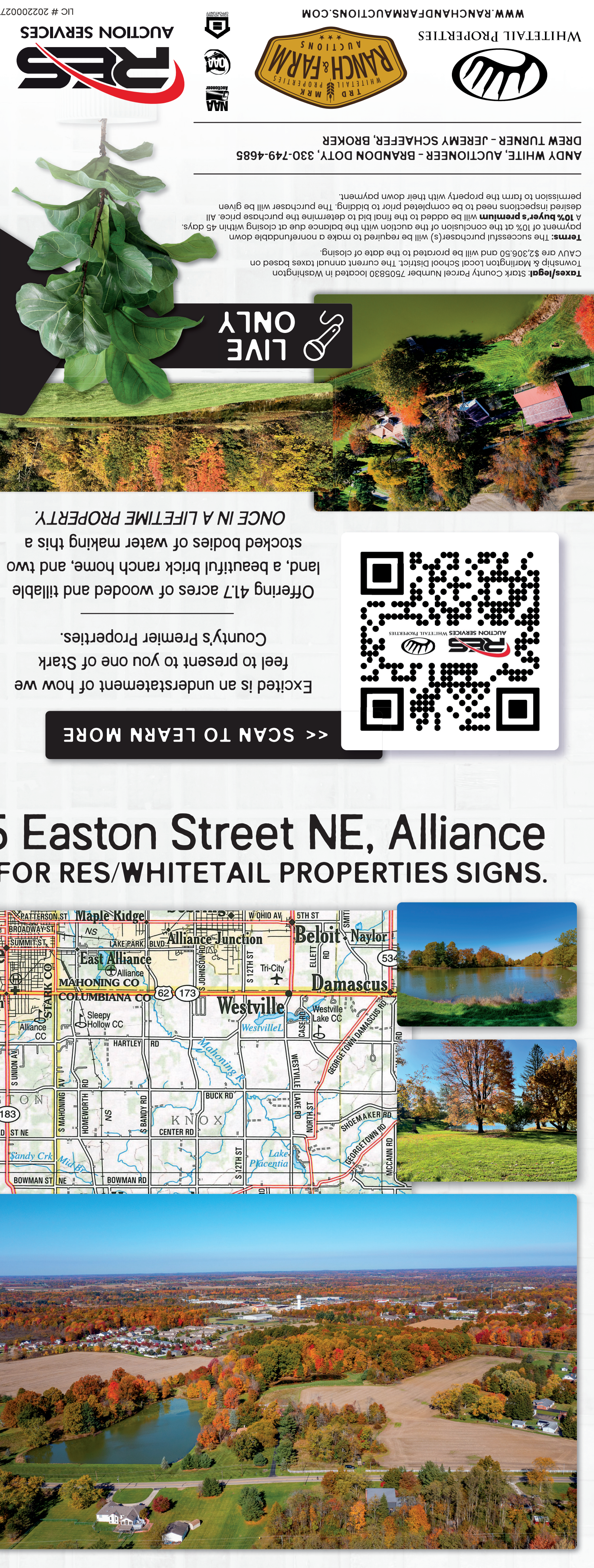
OPEN HOUSE
 TUESDAY, APRIL 9TH
 5-6PM
 +
 SATURDAY, APRIL 20TH
 2-4PM

HELD AT THE PROPERTY: 13375 EASTON STREET NE, ALLIANCE
 41.7 ACRES | 2 PARCELS | 2,550 SQ FT
 LIVE ONLY

RANCH HOME · OUTBUILDINGS · PONDS · HUNTING

PREMIER

ABSOLUTE AUCTION TUESDAY, APRIL 30TH @ 5:30PM



RES AUCTION SERVICES
 WHITETAIL PROPERTIES
 W.W. RES. BID 833.765.3737
 263"



ANDY WHITE, AUCTIONEER - BRANDON DOTY, 330-749-4685
 DREW TURNER - JEREMY SCHAEFER, BROKER

Taxes/legal: Stark County Parcel Number 7505830 located in Washington Township & Marietta Local School District. The current annual taxes based on CAUV are \$2,306.50 and will be prorated to the date of closing.
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 purchaser will be given permission to farm the property with their down payment.

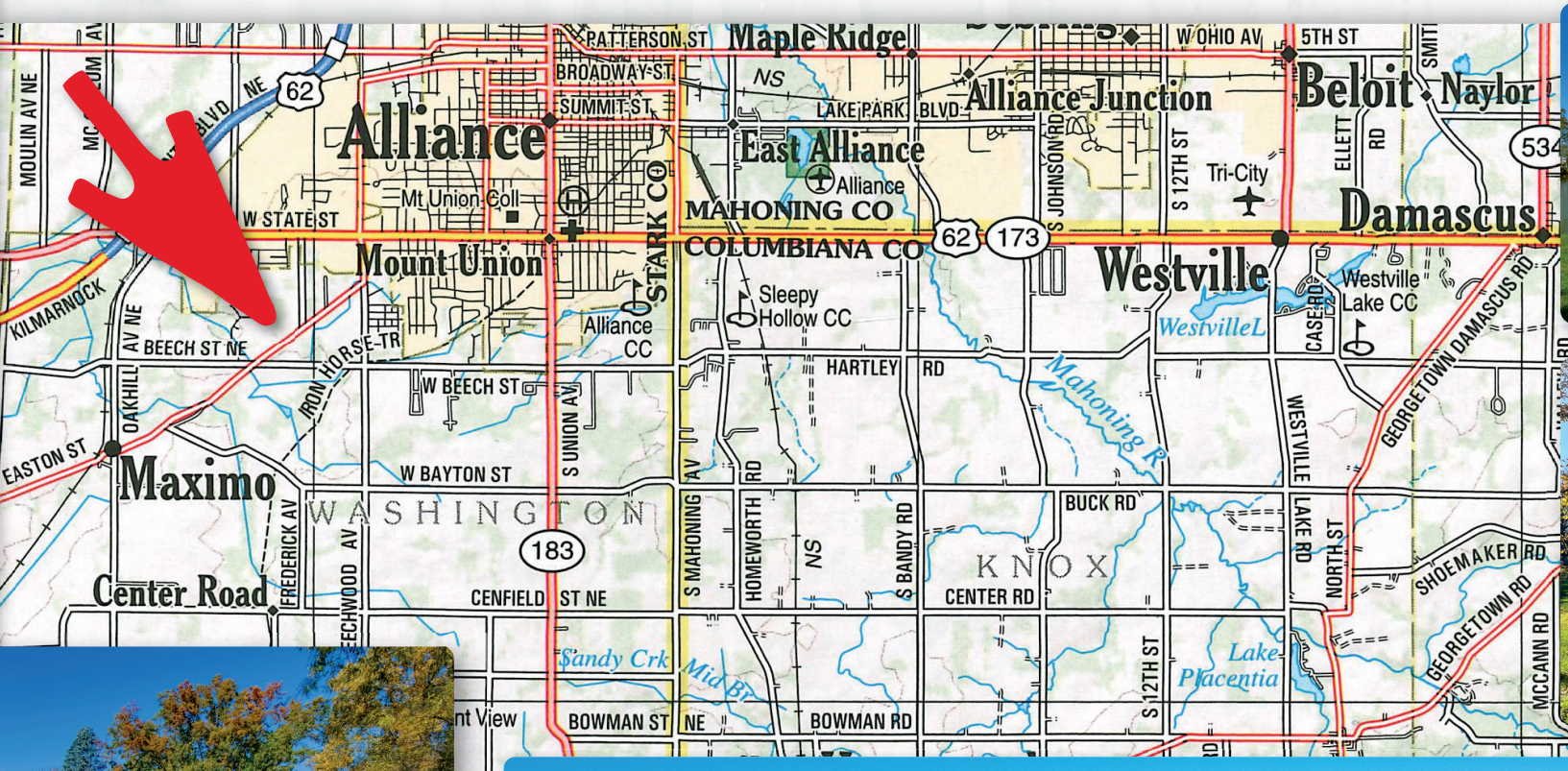
LIVE ONLY

Excited is an understatement of how we feel to present to you one of Stark County's Premier Properties.
 Offering 41.7 acres of wooded and tillable land, a beautiful brick ranch home, and two stocked bodies of water making this a **ONCE IN A LIFETIME PROPERTY.**

>> SCAN TO LEARN MORE



13375 Easton Street NE, Alliance WATCH FOR RES/WHITETAIL PROPERTIES SIGNS.



ONE OF STARK COUNTY'S PREMIER PROPERTIES

Real Estate: Excited is an understatement of how we feel to present to you one of Stark County's Premier Properties. Offering 41.7 acres of wooded and tillable land, a beautiful brick ranch home, and two stocked bodies of water making this a *ONCE IN A LIFETIME PROPERTY*.



Parcel 1: Nestled on 12.3 sprawling acres of picturesque countryside, this stunning property offers a blend of luxury and natural beauty. The 2,550 sq ft home is a masterpiece of design, featuring floor-to-ceiling Anderson Thermo pane windows that flood the interior with natural light and provide breathtaking views of the surrounding landscape. Step inside to discover a remodeled kitchen adorned with custom maple cabinetry, tile flooring, and sleek countertops, all complemented by top-of-the-line appliances.



With 3 bedrooms and 2 1/2 ceramic tile bathrooms, including a master suite retreat, this home provides ample space for comfortable living. The family room is the heart of the home, boasting a cozy gas fireplace bordered by built-in cabinets, perfect for relaxing evenings with loved ones. Meanwhile, the living room offers a refined space adorned with wall-to-wall custom oak bookcases and an entertainment center.

PARCEL 2

29.4 ACRES OF SPORTSMAN'S PARADISE + GREAT LONG TERM DEVELOPMENT POTENTIAL



DEVELOPMENT OPPORTUNITY

Descend into the renovated basement, where a brick fireplace with a Fisher cast iron insert awaits, providing warmth and ambiance during chilly winter nights. The basement also features a convenient laundry area with gas and electric hook-ups, a new 200 amp service box, and a Kinetico water softening system for added convenience.

Step outside onto the expansive 1,300 sq ft three-level deck, where you can bask in the serenity of the professionally landscaped yard and enjoy al fresco dining under the shade of a 20 ft Sunsetter remote-controlled awning. A highlight of the property is the pristine five-acre lake, spring-fed and meticulously maintained with a submerged aeration system to keep it free of weeds and algae. Anglers will delight in the abundant fishing opportunities, with the lake stocked with Largemouth Bass, Bluegill, Crappie, and Perch.

Additional amenities include a 55' x 100' barn with horse stalls, a 2-car garage/workshop, and plenty of space for hobbies and storage. The property is partially fenced and features 2,278' of 5-strand high tensile wire, ensuring privacy and security. Accessed via a well-maintained blacktop driveway, the property also offers development potential, thanks to nearby sewer and water access in the bordering Washington Hills development.

Parcel 2: 29.4 acres of sportsman's paradise with great long term development potential and story book history. This parcel offers approximately 15 acres of tillable land with over 14 acres of woods and wildlife. Wildlife enthusiasts will appreciate the quality of Wild Turkey and Trophy Whitetail Deer this parcel offers. One of Ohio's record bucks was harvested on this property scoring 263". His descendants still rule this domain offering the hope and intrigue of the next record book giant. The excavated spring-fed pond is overflow piped underground into the main lake. Beyond its hunting appeal, this property also presents an excellent opportunity to build your dream home. With ample acreage available, you have the freedom to design and develop the farm you've always envisioned. As you explore the land, you'll quickly realize that this is not just land; it's an untouched canvas awaiting your vision and creativity to transform it into your own paradise.

Whether you're seeking a forever home, a recreational paradise, or looking to build your forever home, this property is sure to exceed your expectations. Don't miss your chance to experience the best of country living in this extraordinary estate. The setting, location, and upside potential are unparalleled with the ability to buy this at absolute auction with no minimums or reserves.

OPEN HOUSE
APRIL 9TH 5-6P
& APRIL 20TH 2-4P

PRIVATE SHOWINGS AVAILABLE
THROUGH BRANDON DOTY,
330-749-8645.

PICK UP A BROCHURE IN THE INFO BOX
ON THE PROPERTY AND WALK THE LAND
AT YOUR LEISURE.



263"

3 BEDROOMS & 2.5 BATHROOMS & 2-CAR GARAGE