

# AWESOME ASHLAND COUNTY ABSOLUTE LAND AUCTION

# 66.7 ACRES

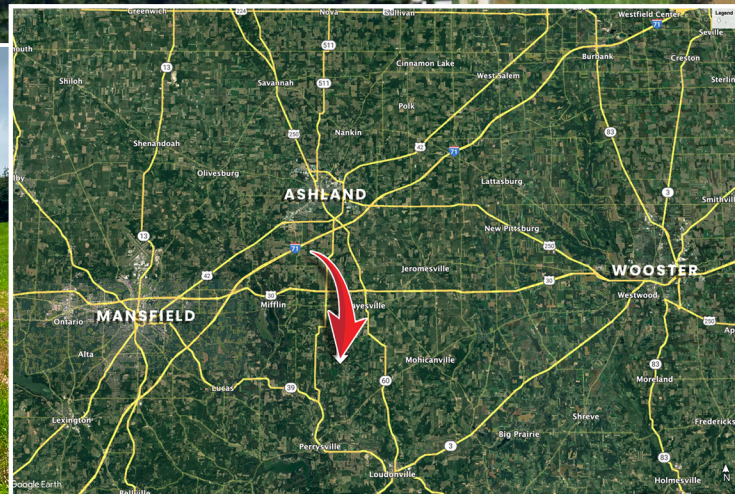
## WEDNESDAY, SEPTEMBER 25TH @ 5:30PM

### SECLUDED SETTING – STUNNING VIEWS – GREAT HUNTING – CABIN – CONVENIENT LOCATION

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE @ RES.BID



AUCTION WILL BE HELD AT THE PROPERTY ON  
**COUNTY ROAD 775, PERRYVILLE.** FROM  
HAYESVILLE TAKE COUNTY ROAD 775 SOUTH  
OR FROM STATE ROUTE 95 TAKE 775 NORTH  
TO PROPERTY.  
**WATCH FOR RES/WHITETAIL SIGNS**



**Open House:** The property will be open for inspection on Wednesday, September 11th 5-6:30PM. Pick up a brochure and walk the land at your leisure. Private showings available through **Jeremy Schaefer, 216-406-3757** or **Brandon Doty, 330-749-4685.**

**Taxes/Legal:** Ashland County parcel # B05-004-0-0004-00 is located in Green Township & Loudonville-Perryville School District. The current annual taxes based on CAUV are \$2,979.60 and will be prorated to the date of closing.

**Terms:** The successful purchaser 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 hunt the property with their down payment. Additional details are available at [www.RES.bid](http://www.RES.bid).

**ANDY WHITE – JEREMY SCHAEFER, BROKER – BRANDON DOTY – DREW TURNER**



LIVE & ONLINE



LIC # 2022000271



**833-SOLD-RES / WWW.RES.BID**



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ACRES**



**Imagine an early morning hunt, as the first light filters through the trees,** and you take your position in one of your multiple strategically placed tree stands, each offering the perfect vantage point to spot the trophy whitetail you've had your eye on. With great whitetail genetics in the area and the property having been in the CRP-Conservation Reserve program for 25 years until 2017, the thrill of the hunt is ever-present. Hundreds of deer have been harvested here, including several trophies, making this property a prime location for hunting enthusiasts. Wildlife abounds, with deer, turkeys, sandhill cranes, and even bald eagles frequently spotted on the land.

**Real Estate:** Discover the perfect retreat with this extraordinary 66.7-acre property, a secluded haven offering breathtaking views and a multitude of possibilities. Nestled in a stunning setting just a short drive from Hayesville and Mohican State Park, and only 7 minutes to Charles Mill Lake and 10 minutes to Pleasant Hill Lake, this land is truly an outdoorsman's paradise, providing exceptional hunting grounds and recreational opportunities.



The land's diverse landscape provides prime locations for food plots and is also ideal for agricultural pursuits and wildlife habitat management. **Since 2018, the ag fields have been used for row crops, delivering very good to excellent yields.** The 40'x80' pole building built in 2020 adds utility and storage space, enhancing the property's functionality. The property also boasts a .5-mile gravel drive that winds through the landscape, providing easy access to the cabin.



This acreage is not only a prime location for hunting and recreation but also offers buildable sites for your dream home or future retreat. **It's perfect for a mini farm, with ample space to realize your agricultural ambitions.**



The property features a cozy primitive hunting cabin with propane lights and a range, along with an oversized wood burner for heat. **This cabin is ideal for weekend getaways** or as a base camp during hunting season, comfortably sleeping 6-8 people. Picture yourself relaxing after a successful hunt or enjoying a peaceful evening shooting clay pigeons from the cabin's overlook. The awesome terrain includes a mix of tillable land and wooded areas, perfect for creating food plots that attract and sustain wildlife.

**Seize the opportunity to own this versatile and picturesque property,** where you can embrace the tranquility of rural life while still having ample space for all your outdoor adventures. The combination of seclusion, stunning views, and diverse possibilities makes this a truly unique and valuable investment. Selling to the highest bidder with no minimum or reserve, don't miss the chance to be the new owner of this exceptional property.



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