

HILLSDALE

ABSOLUTE BUILDING LOT AUCTION

LIVE AUCTION WITH ONLINE
BIDDING @ **RES.BID**

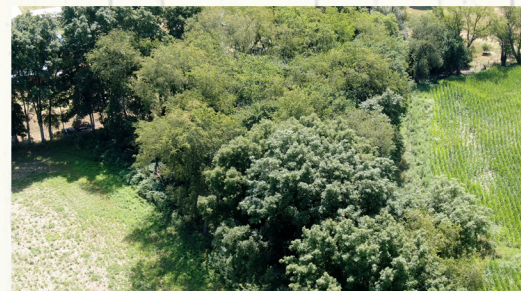


7.5 ACRES - 2 PARCELS -
TREMENDOUS LOCATION

TUESDAY, AUGUST 27TH | 5:30PM

AUCTION WILL BE HELD ONSITE LOCATED
AT 580 COUNTY ROAD 1754, ASHLAND.
LOCATED EAST OF STATE ROUTE 60 & JUST
WEST OF COUNTY ROAD 1775 ON 1754.
WATCH FOR RES SIGNS.

REAL ESTATE: SELLING TO THE HIGHEST BIDDER IS 7.5 ACRES ACROSS TWO PARCELS, OFFERING AN EXCELLENT OPPORTUNITY FOR BUILDING YOUR DREAM HOME. LOCATED IN A PRIME LOCATION CLOSE TO I-71 AND US ROUTE 30, MAKING IT **AN IDEAL CHOICE FOR THOSE SEEKING A BALANCED LIFESTYLE OF CONVENIENCE & RURAL LIVING.**





THE LAND IS PREDOMINANTLY TILLABLE AND OPEN, MAKING IT IDEAL FOR A MINI FARM OR YOUR PERFECT PLAYGROUND FOR ANY ACTIVITIES YOU DESIRE. A SMALL PORTION OF WOODS ALONG THE BACKSIDE OF THE PROPERTY OFFERS A SERENE BACKDROP AND OPPORTUNITIES FOR OUTDOOR RECREATION.

WITH ITS TREMENDOUS LOCATION AND VERSATILE LAND USE, THIS PROPERTY IS IDEAL FOR BUILDING LOTS. **WHETHER YOU ENVISION A FAMILY HOMESTEAD, A HOBBY FARM, OR SIMPLY A PEACEFUL RETREAT, THESE PARCELS OFFER ENDLESS POSSIBILITIES.** EMBRACE THE OPPORTUNITY TO CREATE YOUR IDEAL LIVING SPACE IN A SETTING THAT COMBINES THE BEST OF RURAL CHARM AND MODERN CONVENIENCE. DON'T MISS OUT ON THIS PRIME PIECE OF REAL ESTATE.



THE PROPERTY WILL BE OFFERED IN TWO PARCELS & AS A WHOLE GIVING YOU THE OPPORTUNITY TO BUY EXACTLY WHAT YOU DESIRE.

PARCEL 1: 3.75 ACRES WITH 327' OF FRONTAGE.

PARCEL 2: 3.75 ACRES WITH 222' OF FRONTAGE.



PICK UP A BROCHURE AND WALK THE LAND AT YOUR LEISURE. PRIVATE SHOWINGS AVAILABLE THROUGH **ANDY WHITE, 419-651-2152.**

ANDY WHITE - MARY HARTLEY - BROCK RADER - DREW TURNER - SETH ANDREWS, BROKER

TAXES/LEGAL: ASHLAND COUNTY PARCEL # 040-001-0-0014-04 IS LOCATED IN VERMILION TOWNSHIP AND HILLSDALE LOCAL SCHOOL DISTRICT. PROPERTY TAXES TO BE DETERMINED BY COUNTY UPON SURVEY.

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. MINERAL RIGHTS RETAINED BY PREVIOUS OWNER. ADDITIONAL DETAILS ARE AVAILABLE AT **WWW.RES.BID.**



LIVE & ONLINE



LOT # 2022000271



833-SOLD-RES / WWW.RES.BID