

ABSOLUTE
98.7 ACRE
LAND AUCTION

ASHLAND
COUNTY

- IDEAL BUILDING LOTS
- GOOD TILLABLE LAND
- AWESOME HUNTING PARCEL
- MAPLETON SCHOOLS
- GAS AND PUBLIC WATER AVAILABLE
- OFFERED IN 5 PARCELS

COUNTRY FREEDOM

PICK UP A FLYER IN THE INFO BOX ON THE PROPERTY AND WALK THE LAND AT YOUR LEISURE. PRIVATE SHOWINGS ARE AVAILABLE THROUGH ANDY WHITE,



WEDNESDAY, NOVEMBER 27TH @4PM

REAL ESTATE: WE WILL SELL TO THE HIGHEST BIDDER 98.7 DIVERSE ACRES WITH A TREMENDOUS LOCATION. A QUIET TOWNSHIP ROAD LOCATION WITH EASY ACCESS FROM STATE ROUTES MAKES THIS THE IDEAL SECLUDED YET ACCESSIBLE PROPERTY. THE DIVERSITY INCLUDES BUILDING LOTS WITH RURAL PUBLIC WATER, NATURAL GAS, AND ENOUGH LAND TO ENJOY COUNTRY FREEDOM, TILLABLE LAND WITH GOOD HISTORY AND FARM MANAGEMENT, AND RECREATIONAL LAND THAT WOULD REMIND YOU OF SOUTHERN ASHLAND COUNTY. **DO YOURSELF A FAVOR AND WALK THIS LAND.**

ANDY WHITE – DREW TURNER – JAKE WHITE – SETH ANDREWS, BROKER

TAXES-LEGAL: ASHLAND COUNTY PARCEL J31-019-0-0014-00 AND A PORTION OF J31-020-0-0013-01, ORANGE TOWNSHIP, MAPLETON LOCAL SCHOOLS. TAXES WILL BE DETERMINED AFTER FINAL SURVEY. ANY CAUV RECOUPMENT WILL BE THE BUYER'S EXPENSE.

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. ANY COUNTY REQUIRED SOIL TESTS AND SEPTIC PLOT PLANS WILL BE AT THE BUYER'S EXPENSE. ALL DESIRED INSPECTIONS NEED TO BE COMPLETED PRIOR TO BIDDING. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.RES.BID.



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THE AUCTION WILL BE HELD ON LOCATION ON TOWNSHIP ROAD 876, ASHLAND, OH.



PARCEL 1: 22 ACRES OF OPEN AND TILLABLE LAND WITH THE PERFECT CORNER TO TUCK A TIMBER FRAME OR MINI FARM.



PARCEL 2: 4 ACRE OPEN BUILDING LOT.



PARCEL 3: 4.3 ACRE BUILDING LOT.



PARCEL 4: 26.4 ACRES AWAITING YOUR HOME, BUILDINGS, FENCE, AND CRITTERS TO TRIM THE PASTURE.



COMBINATION #1: PARCELS 1-4 OFFERING A TOTAL OF 56.7 ACRES NEARLY ENTIRELY TILLABLE. THE LAND OFFERS GOOD ROLLING TERRAIN, GREAT ACCESS, ALL IN ONE FIELD.



...YOU CAN HAVE IT ALL



ADDING PARCEL 4, WHICH BORDERS TO THE WEST, WOULD ALLOW A PERSON TO BUILD THEIR DREAM HOME WITH AN ATTACHED HUNTING OASIS.

PARCEL 5: THE "BUCK" BOWL! WE HAVE BEEN FORTUNATE TO OFFER SOME GREAT HUNTING PROPERTIES BUT THIS 42-ACRE PARCEL RACES TO THE FRONT OF THE PACK IN A HURRY. ACCESSED FROM STATE ROUTE 511, THIS PROPERTY IS SITUATED SUCH THAT NEARLY EVERY PASSERBY WILL NEVER NOTICE IT. FROM THE ROAD, THE PROPERTY DROPS INTO OPEN FIELDS SURROUNDED BY WOODED RIDGES. WHEN LOOKING FOR A HUNTING PROPERTY, THIS ONE CHECKS ALL THE BOXES; GREAT DIVERSITY OF HABITAT, SECLUDED BEDDING AREAS, NATURAL FUNNELS, A CREEK FOR YEAR-ROUND WATER SOURCE, 40 FEET OF TOPOGRAPHY CHANGE FROM THE

THE BOTTOMS TO THE RIDGETOPS, CONTROL OF FOOD PLOT AND CROPLAND, DIVERSE ACCESSIBLE WIND LOCATIONS, QUALITY TURKEY AND WHITE-TAIL GENETICS, EASY PROPERTY MANAGEMENT WITH A FUN FACTOR, AN AFFORDABLE SIZE, AND A GOOD STAND OF YOUNG WALNUT, CHERRY, HICKORY, MAPLE, AND OTHER HARDWOODS!

COMBINATION #2: THE ENTIRE 98.7 ACRES. TILLABLE AND WOODED, YOU CAN HAVE IT ALL.