

(833)SOLD-RES

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THE AUCTION WILL BE HELD ON LOCATION AT 526 COUNTY ROAD 1302 ASHLAND, OH FROM ASHLAND, TAKE COUNTY ROAD 1302 EAST OR FROM ROWSBURG, TAKE 1302 WEST TO LOCATION. WATCH FOR RES SIGNS.



POND

9 PARCELS - HOME & BUILDINGS -  
TILLABLE - WOODED -  
BUILDING LOTS -  
SATURDAY, NOVEMBER 23RD  
PERSONAL PROPERTY 10 AM - REAL ESTATE 12 NOON

ASHLAND COUNTY  
202 ACRE  
ABSOLUTE FARM AND  
PERSONAL PROPERTY AUCTION



ASHLAND COUNTY

**Real Estate:** This expansive 202-acre property is the perfect blend of opportunity and seclusion, offering endless possibilities for outdoor enthusiasts, farmers, and investors alike.



The land includes a combination of productive tillable acres and wooded areas teeming with a wide variety of wildlife, including excellent whitetail genetics, making it a hunter's paradise.



Whether you're an outdoorsman looking for the perfect spot to hang a stand and enjoy successful hunts, or someone looking to build their dream home, this property has it all.

Located in a prime spot near I-71, US 250, and just a short drive from US Route 30, this property combines convenience with tranquility. The property will be offered in 9 parcels and in its entirety, giving you the ability to buy exactly what you desire.



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PERSONAL PROPERTY 10 AM -  
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SATURDAY, NOVEMBER 23RD

ABSOLUTE FARM AND  
PERSONAL PROPERTY AUCTION  
202 ACRE  
ASHLAND COUNTY

www.RES.bid  
375 Fry Road  
Wooster, OH 44691  
The RES Yard  
AUCTION SERVICES  
RES

LIC # 2022000271  
LIVE & ONLINE

ASHLAND COUNTY  
202 ACRE  
ABSOLUTE FARM AND  
PERSONAL PROPERTY AUCTION  
SATURDAY,  
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LIVE & ONLINE

TRACTORS - EQUIPMENT -  
TOOLS - HUNTING & FISHING -  
HOUSEHOLD - ANTIQUES & PRIMITIVES



**TRACTORS & EQUIPMENT - LAWN & GARDEN - TOOLS:** KUBOTA L3130 TRACTOR, OROPS, 4WD, LEFT HAND REVERSE, 540 PTO; JOHN DEERE 50 TRACTOR, NF, POWER STEERING, SELLS WITH JD LOADER; WOODS BB72 3PT BRUSH HOG; WOODS 3PT FINISH MOWER; JI CASE 3PT BLADE; FLATBED WAGON; SINGLE AXLE UTILITY TRAILERS; CUB CADET Z-FORCE SX ZERO TURN MOWER, 48" DECK, KAWASAKI ENGINE, 729 HOURS; 12V PULL TYPE SPRAYER; PRESSURE WASHER; AIR COMPRESSOR; REESE CARRY ALL; FOLDING TABLE SAW; DRILL PRESS; SMALL METAL BRAKE; ANVIL; ROLLING SAW HORSES; CHAIN SAW; GAS CANS; ASSORTED OILS AND LUBES; FUNNELS; OIL CANS; GOOD ASSORTMENT OF GARDEN TOOLS; POWER TOOLS; ASSORTED HAND TOOLS; TOOL BOXES; ROPE; COME ALONGS; CHAINS AND BINDERS; SCREW JACKS; BOTTLE AND RAILROAD JACKS; CAR RAMP; ASSORTED HARDWARE; EXTENSION AND STEP LADDERS; WATERLINE; ELECTRIC SERVICE LINE; LARGE QUANTITY OF FARM MISC.; HAY HOOKS; FENCING SUPPLIES; WATER TROUGHS; HEAT HOUSER; AND MUCH MORE TO BE DISCOVERED.

**HUNTING, TRAPPING, & FISHING:** LARGE HERITAGE LEGACY GUN SAFE; (4) MEC SHOTGUN HAND RELOADERS; ASSORTED POWDERS, LEAD SHOT, WADS, CASINGS, AND RELOADING SUPPLIES; ASSORTED AMMO; A FEW VINTAGE BOXES; SOFT AND HARD GUN CASES; GUN BOXES; CLEANING SUPPLIES; LARGE ASSORTMENT OF HUNTING MISC.; HUNTING COLLECTIBLES; OLDER CROSSBOW; A FEW KNIVES; HUNTING BLINDS AND CHAIRS; TARGETS; CLAY PIGEON THROWERS; CLOTHES; WADERS; DUCK DECOYS; TRAPPING BASKETS; LARGE ASSORTMENT OF LEG HOLD AND CONIBEAR TRAPS; LIVE TRAPS; TRAP-PERS BASKETS; ALL SORTS OF METAL HIDE STRETCHERS; TRAPPING SUPPLIES; ALUMINUM AND POLY CANOES; CRUISE 'N CARRY 12POUND OUTBOARD; AND MUCH MORE!

**ANTIQUES - COLLECTIBLES - HOUSEHOLD - FURNITURE - APPLIANCES:** A FEW ADVERTISING PIECES; MAIL POUCH THERMOMETER; KESTNER TRUCK IH SALES AND SERVICE THERMOMETER; GOOD ASSORTMENT OF PRIMITIVES; BUTTER MOLDS; WOOD BOWLS AND SPOONS; SAD IRONS; OIL LAMPS; HAY KNIVES; AXES; CAST BEAN POT; GRINDING WHEEL; CROCKS AND JUGS; OLD SCALES; DOLLS; CHICKEN AND ROOSTER COLLECTION; TOYS; KID'S GAMES; PUZZLES; TOBOGGANS AND SLEDS; BOOKS; DECORATIONS; FIGURINES; ASSORTED GLASSWARE; ROSEVILLE POTTERY; PITCHERS AND BOWLS; DISHES; FLATWARE; POTS AND PANS; KITCHEN SUPPLIES; BEDDING AND LINENS; SECRETARY WITH GLASS DOOR CURIO; GLASS DOOR KITCHEN CUPBOARD; DEACONS BENCH; TABLE AND CHAIRS; DROP LEAF TABLES; ROCKING CHAIRS; KIDS ROCKERS; HIGHCHAIRS; UPHOLSTERED COUCHES, CHAIRS, ROLL TOP DESK; KNEE HOLE DESK; AND RECLINERS; FLATSCREEN TVS; BEDROOM SUITES; CHEST OF DRAWERS; DRESSERS; PICTURES AND FRAMES; MIRRORS; STORAGE CONTAINERS; CHEST FREEZER; WASHER AND DRYER; DEHUMIDIFIER; FANS; GAS GRILLS; COOLERS; PICNIC TABLES; LIFETIME COLLECTION OF HOUSEHOLD FURNISHINGS; LOTS OF BOX LOTS; AND MUCH MORE.

**NOTE:** THIS IS AN EXTREMELY CONDENSED LIST OF WHAT WILL BE A LARGE AUCTION. WE WILL SELL 2-3 CREWS IN THE MORNING, ONE ON COLLECTIBLES AND HOUSEHOLD ITEMS, A SECOND ON TOOLS, AND A POSSIBLE 3RD ON BOX LOTS. HUNTING AND TRAPPING ITEMS WILL SELL AT APPROXIMATELY 11:15, FURNITURE, APPLIANCES, TRACTORS, AND BIGGER ITEMS WILL SELL AFTER THE REAL ESTATE WHICH IS AT 12 NOON. DETAILS AND PICTURES WILL BE AVAILABLE AT WWW.RES.BID AS THEY ARE AVAILABLE. MARK YOUR CALENDARS, BRING YOUR SIGNIFICANT OTHER AND A FRIEND FOR WHAT WILL BE A GOOD AUCTION.

**TAXES-LEGAL:** ASHLAND COUNTY PARCEL NUMBERS 125-012-0-0007-00, 125-013-0-0004-00, & K32-007-0-0012-00 LOCATED IN MONTGOMERY AND PERRY TOWNSHIP, ASHLAND CITY SCHOOL DISTRICT. THE CURRENT ANNUAL TAXES BASED ON CAUV ARE \$5,702.40 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 BUYER IS RESPONSIBLE TO PAY FOR ANY PLOT PLANS AND/OR SOIL TESTS REQUIRED BY THE COUNTY, IF ANY. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.RES.BID.

AUCTION BY ORDER OF STEPHENS PLEASANT VALLEY FARMS  
LIC # 2022000271

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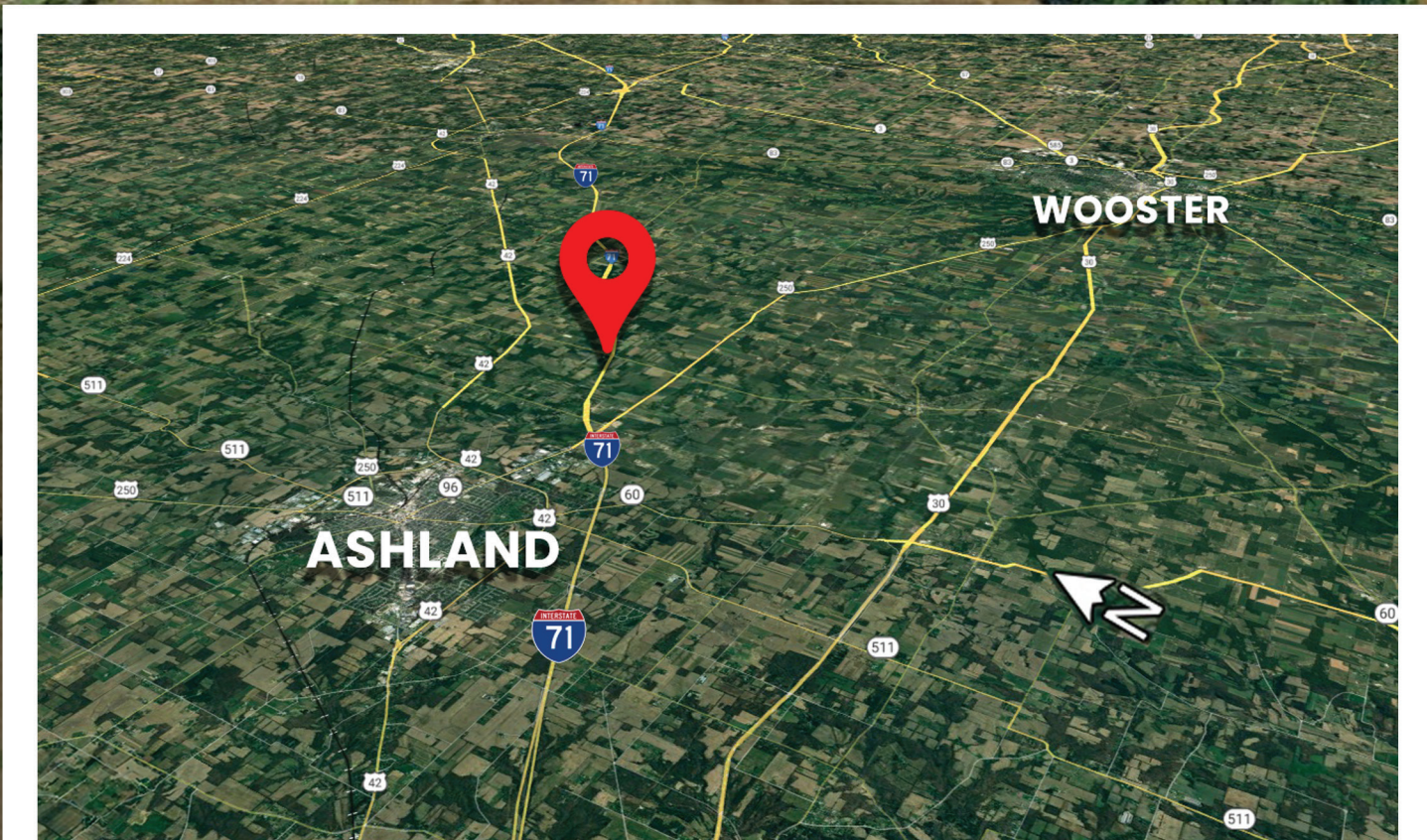




## 202<sup>±</sup> ACRE ABSOLUTE FARM AND PERSONAL PROPERTY AUCTION



**68.5±** **4**



THE AUCTION WILL BE HELD ON LOCATION AT **526 COUNTY ROAD 1302 ASHLAND, OH.**  
FROM ASHLAND, TAKE COUNTY ROAD 1302 EAST OR FROM ROWSBURG,  
TAKE 1302 WEST TO LOCATION. **WATCH FOR RES SIGNS.**

**Parcel 1:** This charming 14-acre property offers a mix of yard space, wooded areas, and open fields, providing the ideal gentlemen's farm. The centerpiece is a two-story brick home with 4 bedrooms and 2 full baths, offering 2,234 sq. ft. of finished living space. The large kitchen and main level open floor plan provide the opportunity to create great memories with family and friends. The home has had good care and updates including replacement windows, water heater, softener system, and back-up generator. Bring your cosmetic updates to add to the awesome character of this home and you could find your forever home. In addition, this parcel offers 20x40 flat barn, a 40x64 bank barn that straight and solid but needing attention, and multiple utility sheds, offering ample storage and flexibility for various uses. This property has everything you need to create your dream rural lifestyle!



**Parcel 5:** 25.8 acres of predominantly tillable land on Township Road 523 and County Road 1302. Build on it, add it to your current land portfolio, or combine this with parcel 6 to create the consummate dream property. The parcel will be a total of 29 acres with 3.2 in the I-71 right-of-way.



**Parcel 6:** Maybe the best lot to be offered in Ashland City School district in quite some time. It is easy to get lost in the thought of your forever home or gentleman's farm on this 11-acre parcel with the infamous Stephens Family Pond. This property also benefits from a pole building and its own electric service, ready for the future to unfold. There is also an older gas well on this parcel that has not been used in some time.



**Parcel 2:** 27.8 acres of good tillable plow ground. The land is mostly level with a small section of woods to the southwest. This parcel is a total of 33.5 acres with 5.7 acres within the Interstate 71 right-of-way. Your bid price is calculated on the 27.8 usable acres.



**Parcel 7:** 16 acres of mostly wooded land with ample open tillable acreage to build your home and have your recreational playground in the back. This parcel is a total of 20.5 acres with 4.5 acres in the I-71 right-of-way.

**Parcel 3:** 32 acres with a great mixture of open tillable land and woods. The diversity of this parcel makes it an ideal place to build that timber frame or dream home in the woods with the welcome smell of the smoke from the fireplace welcoming you home from the evening hunt. 3 acres are within the I-71 right of way for a total of 35 acres. Add this to parcel 4 for an epic outdoorsman's property.



**Parcels 8-9:** Each 3.7 acre building lots on Township Road 523. The lots are open and awaiting your dream home. The parcels will be offered individually then as a whole, selling to the highest bidder in the manner that nets the most for the seller. Do yourself a favor and walk this property. Those who look past some traffic noise will find one of the best properties to be offered to date.

**Parcel 4:** 68.5 acres of recreational paradise with frontage and access on State Route 89. Serious hunters look in. This parcel offers woods surrounding approximately 16 acres of open tillable land. The habitat and layout provide the ability to manage this parcel into a premier hunting and recreational property. Easy access, creek bottoms, superb bedding areas, and natural food sources hold a number of quality deer with a history of impressive bucks. A total of 77 acres will transfer with this parcel with 8.5 acres within the I-71 right-of-way

**Open House: The home and buildings will be open for inspection Thursday, November 7th 4:00-5:30PM.**  
**Pick up a brochure and walk the land at your leisure.**  
**Private showings are available through Andy White 419-651-2152.**