

ASHLAND COUNTY ABSOLUTE LAND AUCTION



42.7 ACRES

MOSTLY TILLABLE - GREAT BUILDING SITE

FRIDAY, NOVEMBER 29TH @ 4:00PM

LIVE AUCTION WITH ONLINE BIDDING AVAILABLE @ RES.BID



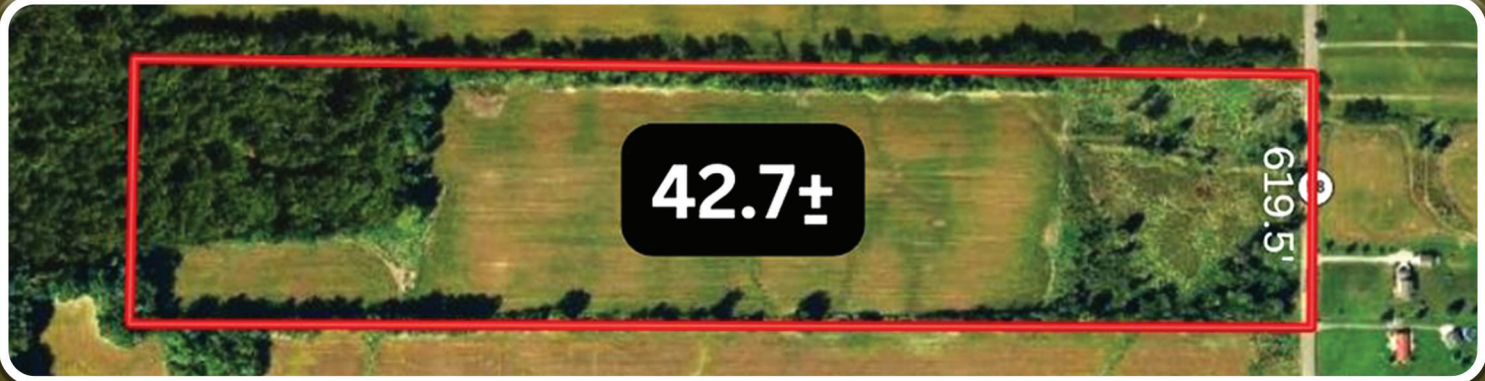
The auction will be held on location at **320 State Route 58, Sullivan, OH 44880**. Located half a mile south of Sullivan. Watch for RES signs.



WWW.RES.BID

(833) SOLD - RES





42.7±

619.5'

Real Estate: Join us for the auction of this **42.7-acre property**, offering a valuable combination of productive farmland and approximately 7 acres of woods. There is a large pond located at the front of the property that, with minimal effort, can be restored back to its full potential, adding picturesque value to the property. **This land is a great option for expanding your farming operation or as a solid investment in rural property.** The wooded section adds a natural, scenic element and provides opportunities for recreational use.



PEACEFUL & PRIVATE

The property also features a great building site with the space and flexibility to accommodate your plans. Whether you're looking to build a primary residence or a country retreat, the land offers enough room to create a space that meets your needs. The wooded area can serve as a natural buffer, ensuring privacy and a peaceful setting for your future home. With a mix of tillable acreage and woods, this property gives you the best of both worlds—a productive piece of land that's ready for farming, along with a beautiful, private setting for your dream home. Whether you're a farmer, investor, or someone looking to build in a peaceful rural area, this property offers plenty of potential. **Don't miss this chance to make it yours!**

Open House: Pick up a brochure and walk the land at your leisure, or come to the Open House on Monday, November 18th from 3:30 - 5pm. Private showings available through Drew Turner, 330-307-0267.

Taxes/Legal: Ashland County Parcel #M38-012-0-0009-00 located in Sullivan Township and Black River School District. The current annual taxes based on CAUV are \$671.32. If the buyer chooses to take the land out of CAUV, any recoupment will be the buyer's responsibility.

Terms: The Successful Purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction and 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. Additional details are available at www.RES.bid.

AUCTION BY ORDER OF 3MB LLC



WWW.RES.BID
(833) SOLD - RES

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



LIC # 2022000271