

Auction to be Held On Location - 1049 US Rte. 250, Just North of Ashland

SATURDAY, NOVEMBER 17 • 11AM

RES
AUCTION SERVICES
WWW.RES.bid
(833) 765.3737

High Percentage of Tillable Land
Ideal Accessibility
Country Home & Buildings
Large Contiguous Tracts from 16± to 100± Acres



Offered in 6 Tracts
357±
Acres

ABSOLUTE REAL ESTATE AUCTION

Ashland County, Ohio - Highly Productive, Tillable Crop Land

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ATV TOURS / OPEN HOUSE:

RES representatives will be stationed at the buildings on Parcel 1

Monday October 29th 4-6 PM

& Friday November 2nd 3-5 PM

to give ATV tours of the property. The home and buildings will also be available for inspection at that time. Several lenders

will also be onsite to discuss any financing needs. You may also pick up a flyer in the info boxes on the property and walk the land anytime at your leisure.

Private showings are available through RES Auction Services
Andy White 419-651-2152 and Brock Rader, HER 419-651-7994.

TAXES-LEGAL: The property consists of Ashland County parcel #'s J310310000200, J310310000700, and J280310001000. Property is in Orange Township, Ashland and Mapleton School Districts. Current annual taxes are \$8,227.02 based on CAUV and will be prorated through the day of closing. **MINERAL RIGHTS:** All mineral rights transfer to purchaser(s) subject to rights of record.

TERMS: A non-refundable down payment of 10% of the purchase price is due at the auction with balance due at closing. A 10% buyers' premium will be added to the final bid to determine the final purchase price. All desired inspections need to be completed prior to closing. Details are available at www.RES.bid.

ASHLAND CO. ABSOLUTE REAL ESTATE

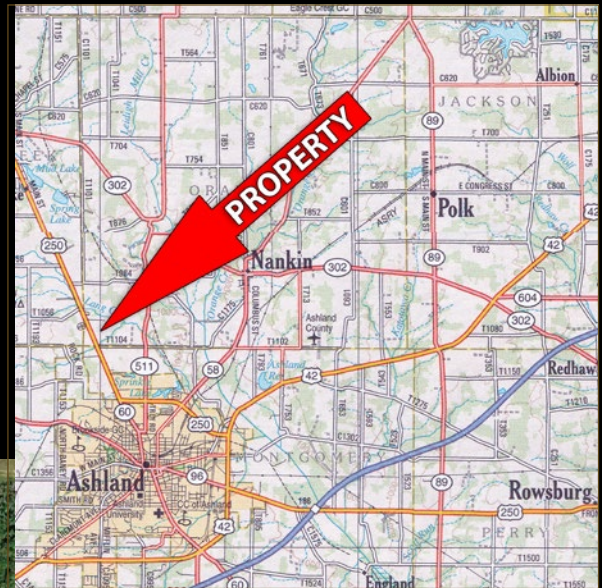
AUCTION

357± Acres

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Offered in 6 Tracts

Attention Farmers & Real Estate Investors!



Auction will be held on location just north of Ashland at 1049 US Rte. 250 N. Watch for RES signs.

REAL ESTATE: Selling to the highest bidder is one of, if not the best farms in Ashland County. A total of 357.6 acres with an extremely high percentage of productive tillable land will be offered in 6 parcels, a combination, and in its entirety. The land offers great fertile soils with good drainage and is typically one of the first farms planted each year. The farm is located just north of Ashland with great access on Township Road 1104 and US Route 250.

This could make a tremendous long-term investment with commercial possibilities. Opportunities like this are rare. If you are looking for a great agricultural property or a long term financially rewarding investment this property is as good as it gets. Fertility tests and buyer's packets will be available when the crops are harvested. Call for details.

PARCEL 1: 101± acres with improvements and 150' of frontage on US Rte. 250. Situated a quarter mile off the road the improvements include a story and a half home, loafing shed, a good machinery shed, and pond. Per the auditors card the home has 1431 square feet with 3 bedrooms and a full bath. The home has been used as rental for many years and will require work and updates. The outbuildings include a 46'x70' loafing shed and a 50'x104' machinery shed. The shed was built in 2000 and has concrete floors. Of the total acreage on this parcel approximately 60 acres are currently tillable with a creek line and some woods to the back. This parcel would make a great farmstead.

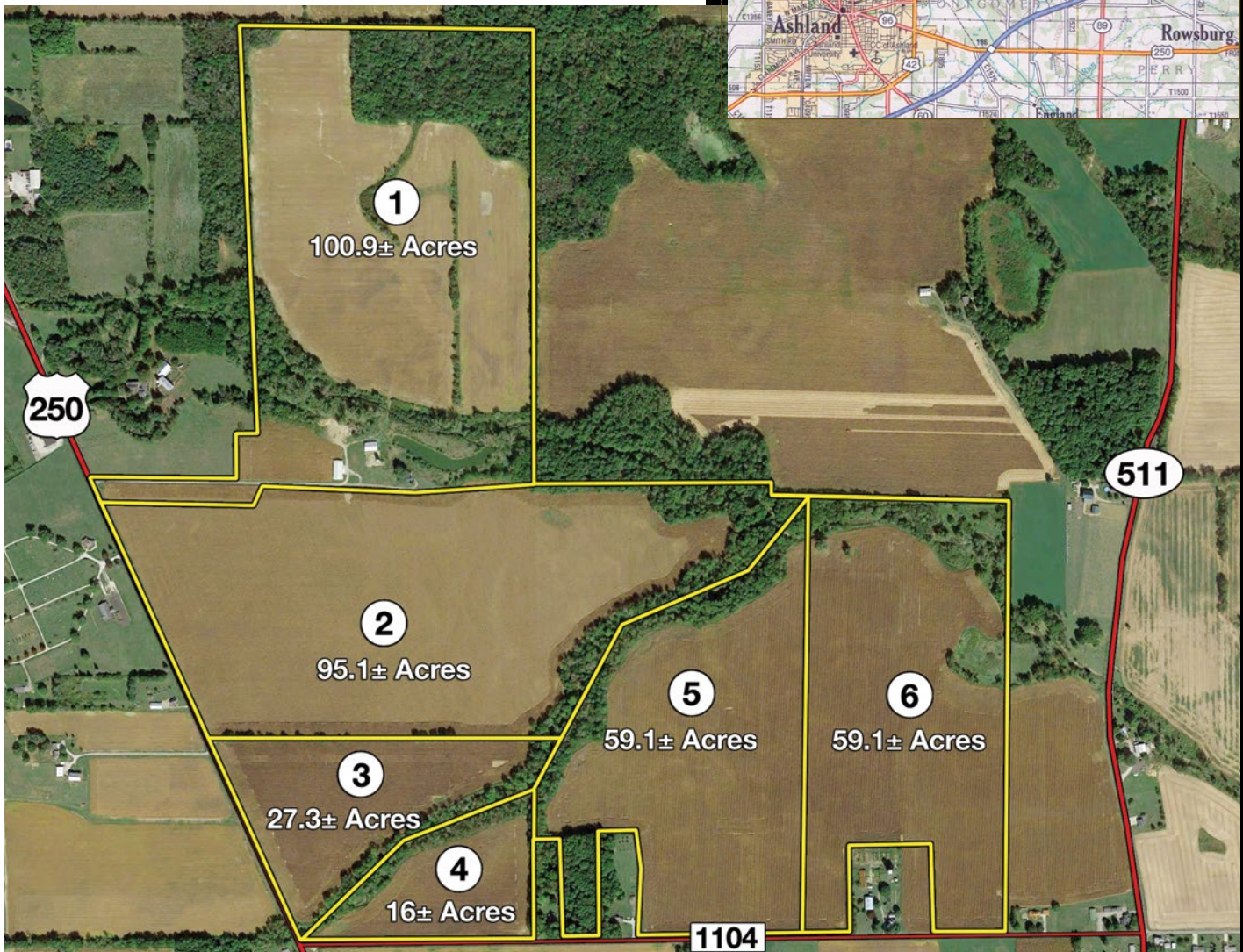
PARCEL 2: 95.1± acres nearly entirely tillable. When this property was purchased gravel borings on this parcel showed a near endless supply of gravel allowing for a tremendous commercial opportunity.

PARCEL 3: 27.3± acres on US. Rte. 250. The large majority of this parcel is tillable and would make an ideal addition to parcel 2.

PARCEL 4: 16± acres located on the corner of US Rte. 250 and Township Road 1104. This parcel is mostly tillable and could also allow for a good building lot.

PARCELS 5 & 6: Both are 59.1± acres each of nearly entirely tillable land. These parcels are located on Township Road 1104 with good access.

NOTE: Parcels will be sold choice by the acre, then a combo of parcels 2-6 (256.6 acres/approx. 225 tillable) will be offered, followed by the farm in its entirety. The property will sell to the highest bidder with No Minimums or Reserves in the manner that nets the most.



RES
AUCTION SERVICES
Auction by order of: City of Ashland
Matt Miller, Mayor

Andy White 419-651-2152
Brock Rader, HER 419-651-7994
Joseph Mast – Mary Hartley – Jake White
Drew Turner – Seth Andrews, Broker

833.765.3737
Visit our Website to download Soils Maps,
FSA and Tax Information.
www.RES.bid

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