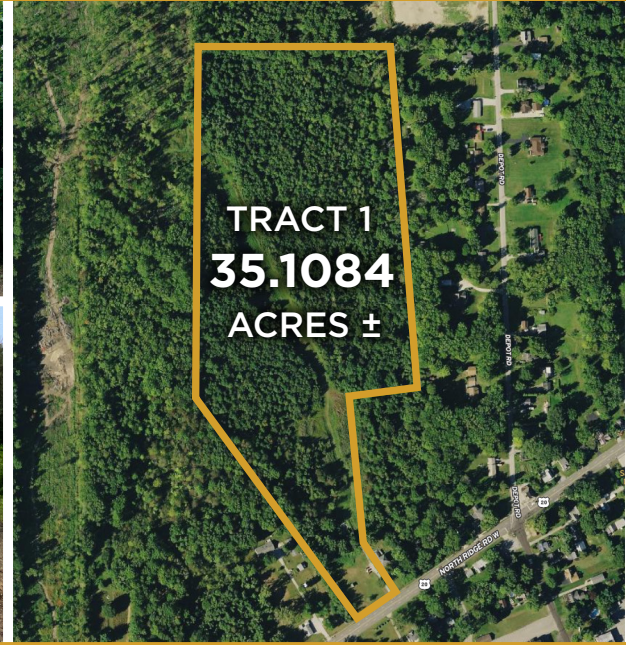




LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



35.1084 AC± | 1 TRACT | ASHTABULA CO, OH

ABSOLUTE AUCTION: TIMED ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM OR RES.BID

BIDDING ENDS: 5/1/24 AT 5:30 PM ET

TRACT 1:

Check out this great property with a ton of opportunity. The seller has started improving the property with a nice food plot and elevated box blind. Several old trails could easily be back in action with a little work. Great wildlife habitat with thick bedding areas, food plots, open areas, and wooded acreage. This property is ready for you to make it your own whether you like to hunt or just want a nice property to enjoy. Additionally, the great frontage on North Ridge Rd. offers the potential to build your dream home. This property has a great location near Lake Erie and close to Ashtabula, OH!

Taxes:.....\$1,695.00
Lease Status:.....No leases
Possession:..... Immediate possession at closing
Survey needed?:..... No survey needed

Brief Legal:.....5861 N. Ridge Road W. Ashtabula, OH
PIDs:..... 480291006800
Lat/Lon:..... 41.83012, -80.87496
Zip Code:..... 44004

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.



TERMS OF SALE

- A 10% Buyer's Premium applies to all purchases
- Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction
- Sellers will provide a marketable deed and convey the property as per terms of the Real Estate Purchase Agreement
- Property Sells "AS IS"
- Property sells subject to articles in the present Deed, Title, and any articles or notices of public record
- Buyer will pay CAUV tax recoupment if any, due and payable after deed conveyance
- Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title, The Escrow Agent shall be chose by the Seller, however, if required as a condition of the load, the Escrow Agent shall be chosen by Buyer's Lender
- Seller shall pay for the cost of the title search, deed preparation and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for usance of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.
- Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)
- RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing.
- Earnest Money Deposit is NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the fundings to close. In the event Buyer does not close in compliance wit the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damage.
- Buyer agrees to indemnify and save harmless RES, its employees, and agents, from any liability stemming from any incorrect information given or any material information
- Seller fails to disclose whether or not known by the Seller at the time of the execution of the purchase agreement.
- Property sells subject to any announcements made the day of sale.