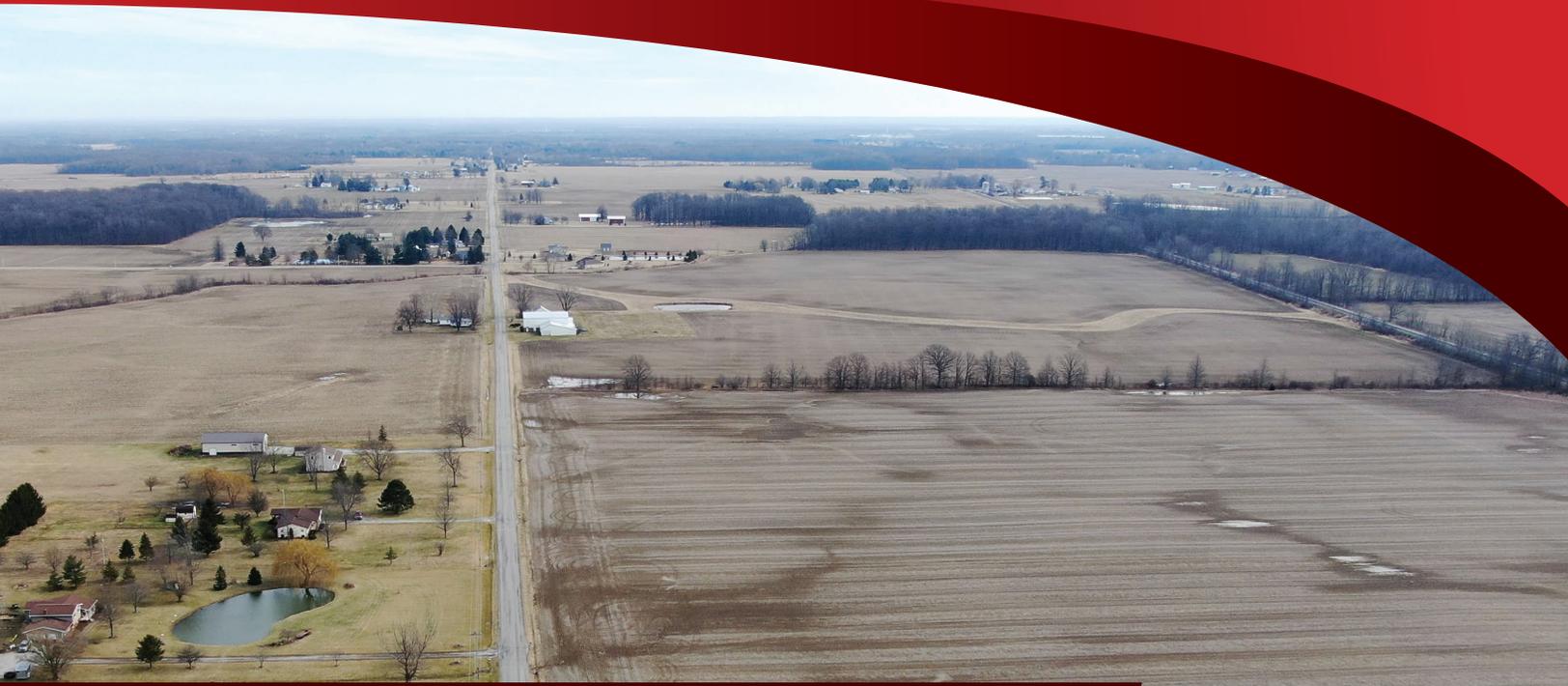


110 ACRE

Lorain County Absolute Tillable Land Auction



THURSDAY, APRIL 6TH 5:30 PM



- **2 PARCELS**
- **HIGH PERCENTAGE TILLABLE**
- **GOOD DRAINAGE**



833-SOLD-RES / RES.BID

RES
AUCTION SERVICES

110 ACRE

Lorain County Absolute Tillable Land Auction

Auction will be held at the Brighton Park Pavilion - 21451 State Route 511, Wellington, OH.

Property is located on Peck Wadsworth Road. From Brighton take State Route 511 North then turn left on Peck Wadsworth Road. Watch for RES signs.

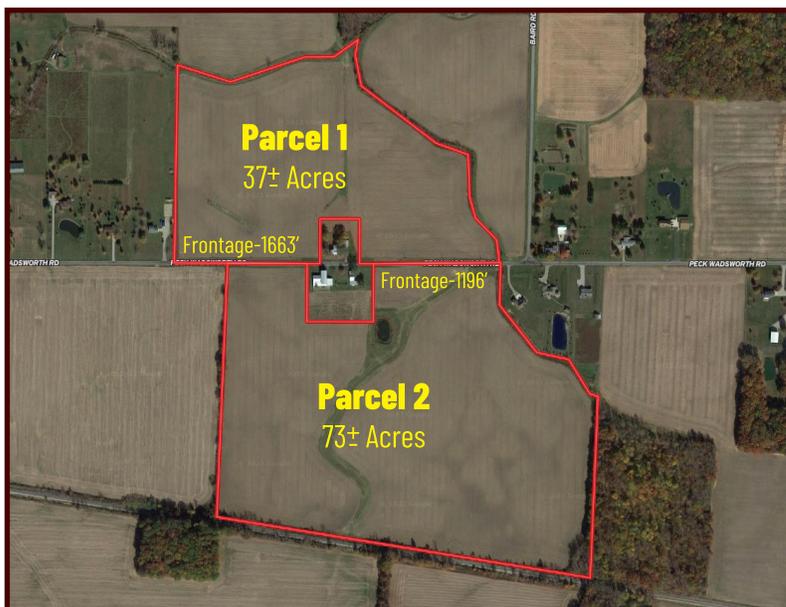
Real Estate: Situated West of Wellington, this property offers nearly 110 acres of good tillable land. Outside of the road right away and grass waterways, the land is nearly all tillable. Tiling and good surface drainage provide return on nearly every acre. If you are looking to expand your farming operation, this property should be at the top of your list. The property is split by Peck Wadsworth Road and will be offered in two parcels and in its entirety. Be prepared to buy as the property sells to the highest bidder with NO RESERVES. The crop land is leased for the 2023 growing season with the new owner receiving all land rent.



Parcel 2: Approximately 73 Acres on the South side of Peck Wadsworth Road. This parcel is systematically tilled with 40' centers. This parcel is also almost entirely tillable with a grass water stripe that is in a CRP contract. Lorain County Parcel #'s 1707005000008, 1707005000016, 1707004000018 current annual taxes are approximately \$798.50.

Pick up a brochure in the info box on the property and walk the land at your leisure. Private showings are available through Andy White 419-651-2152.

Taxes/Legal: Lorain County Parcel #'s 1707005000008, 1707005000016, 1707004000018, 1708035000022 are located in Brighton Township and Wellington EVSD. The current annual taxes will be prorated to the date of closing.



Parcel 1: Approximately 37 Acres on the North side of Peck Wadsworth Road. This parcel is spot tilled where needed. An easement exists on the North side of the farm for access to a neighboring field. There is also an easement for septic drainage to the neighboring home. Lorain County Parcel # 1708035000022 current annual taxes are \$387.70.



Terms: The successful purchaser(s) will be required a non-refundable 10% down payment due at 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 desired inspections need to be made prior to the auction. Additional details are available at www.RES.bid.

**Andy White 419-651-2152 - Joseph Mast
Mary Hartley - Seth Andrews, Broker**

SCAN HERE TO
STAY UP TO DATE



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