

# MCFARLIN ABSOLUTE JEROMESVILLE LAND AUCTION



**31**  
acres



**2**  
parcels

## PARCEL 1

**13 ACRES OF WOODS WITH MATURE TIMBER AND AWESOME CHARACTER**

Auction Date — **MONDAY,  
JANUARY 15TH • 5PM**

 AUCTION WILL BE HELD AT  
JEROMESVILLE AMERICAN LEGION POST 749.

## PARCEL 2

**18 ACRES OFFERS A DIVERSITY OF OPEN AND TILLABLE GROUND  
WITH JUST ENOUGH WOODS TO ENJOY FALL AFTERNOON HUNTS**



### PROPERTY LOCATION:

Property is located on County Road 1975 (Plum Street)  
just east of the Jeromesville village limits.

**WATCH FOR RES SIGNS.**

**HILLSDALE LOCAL SCHOOLS**

## BUILDING LOTS

 **LIVE  
ONLY**

**RES**  
AUCTION SERVICES

**WWW.RES.BID**

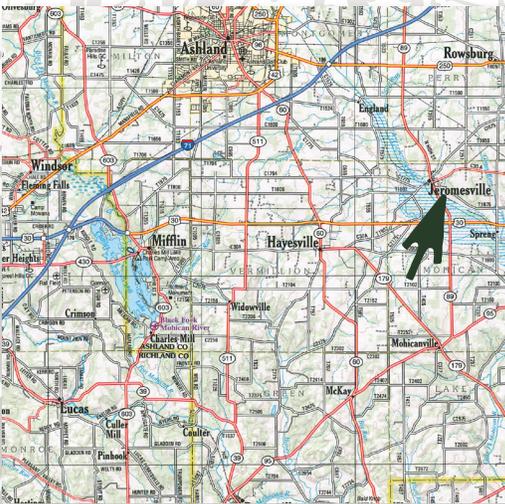
**833.765.3737**



**Real Estate:** Selling to the highest bidder are 2 completely different but equally as impressive parcels. Located just out of the Jeromesville Limits and in Mohican Township, this property makes a blank canvas for any application you would like to use it for. Located in the highly desirable Hillsdale School district, if you are looking to build, farm, hunt, or invest, you will want to put this property on your list. The property will offered in 2 parcels and as a whole. Pick up a flyer in the info box on the property and walk the land at your leisure.

**Parcel 1:** An impressive 13 acres of woods with mature timber and awesome character on the north side of 1975. The property has 30' of frontage and an existing driveway that the village uses to access their adjacent property. From the road the property continues to climb in elevation with ravines separating nolls perfect for your dream home or tree stand. Looking at an arial of this location you will see this property is a natural corridor for the quality whitetails who benefit from limited pressure. Do yourself a favor and walk this property, you will like what you find.

**Parcel 2:** 18 acres on the south side of 1975. This parcel offers a diversity of open and tillable ground with just enough woods to enjoy fall afternoon hunts. The seclusion and location will make an ideal gentleman's farm if you desire. This parcel offers 200' of frontage.



**Taxes/Legal:** Ashland County parcel H23-005-0-0023-00, Mohican Township, Hillsdale Schools. Current annual taxes are \$281.56 based on CAUV and will be prorated to the day of closing.

**Terms:** The successful purchaser(s) 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. Additional details can be found at [www.RES.bid](http://www.RES.bid).

**AUCTION BY ORDER OF GREG & JEFF MCFARLIN AND JILL SCHWERER**  
**Andy White, 419-651-2152 - Joseph Mast - Brock RaderMary Hartley**  
**Drew Turner - Seth Andrews, Broker**



**SCAN TO LEARN MORE**

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