

COOPER ABSOLUTE LORAIN COUNTY

REAL ESTATE AUCTION



— PICTURESQUE —
Tuesday, December 12th · 4:30pm

39.3
ACRES

2
PARCELS

TILLABLE

WOODED

LIVE
ONLY

HOME WITH AWESOME SETTING!



Auction will be held onsite located at 28169 West Road, Spencer. From 58 North of Sullivan take New London Eastern Road approximately 2 miles to West Road.

WATCH FOR RES SIGNS.

Real Estate: Selling to the highest bidder is a property that doesn't come around very often. Offering a perfect blend of scenic beauty and great investment opportunities.



Open House

THURSDAY
NOVEMBER 30TH
5PM - 6PM



WWW.RES.BID

833.765.3737

Parcel 1: Nestled in an idyllic setting, this remarkable property offers the perfect blend of natural beauty and comfortable living. Presenting a picturesque scene: a stunning home situated on 5.1 acres, overlooking a serene pond and surrounded by a lovely mix of woods. This charming residence, built in 1978, spans 2216 sq ft, featuring 4 bedrooms and 2.5 baths. Boasting a spacious kitchen, this property offers the ideal canvas for culinary creativity and entertaining, promising a buyer the luxury of ample room to create delicious meals and host memorable gatherings. The thoughtful design includes a 2-car attached garage for your convenience, along with a detached 2-car garage, providing ample space for various hobbies.



Enjoy the tranquility of nature from the covered back deck or the deck off the upper story, offering an elevated view of the pond, ideal for hosting family gatherings or simply savoring peaceful moments during sunrise or sunset. With a spacious yard, there's plenty of room for backyard games, adding to the overall appeal for a forever home.

Taxes – Legal: Lorain County Parcel # 2117024000006 located in Huntington Township & Black River Local School District. The current annual taxes are \$4,373.12 and will be prorated to the date of closing.

Parcel 2: 34.2 acres of remarkable possibilities. This diverse plot consists of good tillable and wooded land, offering potential as building lots. A haven for outdoor enthusiasts, the wooded area provides the perfect setting for hanging a tree stand, promising rewarding whitetail hunting experiences.

Beyond the natural beauty, this land holds fantastic investment opportunities. Whether considering future residential development or utilizing the tillable land for agricultural pursuits, the potential for substantial returns is evident. This property presents a canvas for various possibilities, from crafting your dream home to exploring profitable investment ventures.

Immerse yourself in the picturesque setting, enjoy the tranquility, and explore the numerous opportunities this property presents. It's an exceptional chance to make your mark on this beautiful landscape. Selling in two parcels and its entirety giving you the ability to choose exactly what you desire.

Taxes - Legal: Lorain County Parcel # 2117024000008 located in Huntington Township & Black River LSD. The current annual taxes based on CAUV are 220.94 and will be prorated to the date of closing. The property will sell in 2 parcels and it's entirety, giving you the ability to choose exactly what you desire. This is an opportunity you won't want to miss.



Open House

Thursday, November 30th 5-6PM.

Pick up a brochure and walk the land at your leisure. Private showings available through Brock Rader, 419-651-7994.

Terms: The successful purchaser(s) will be required a non-refundable 10% down payment due at the auction with the balance due at closing with 45 days. A 10 % buyer's premium will be added to the final bid to determine the purchase price. If the property sells in parcels a \$500 per lot fee will be charged to offset the survey expense. Any desired inspections need to be made prior to the auction. Visit **RES.bid** for more information.



SCAN TO LEARN MORE



**Brock Rader, 419-651-7994 - Andy White - Drew Turner
Seth Andrews, Broker**



LIC # 2022000271