

2 PARCELS · TILLABLE · WOODED · HOME

ABSOLUTE FARM AUCTION

105.7
ACRES

LORAIN COUNTY

WEDNESDAY,
FEBRUARY 7TH
@ 5PM



OPEN
HOUSE

WEDNESDAY,
JANUARY 24TH, 4-5PM



AUCTION WILL BE HELD AT THE BRIGHTON TOWNSHIP HALL @ 21451 STATE ROUTE 511, WELLINGTON, OH.

Property is located at 19856 Gore Orphanage Road, Wakeman. Take 511 North to Norwalk Road then a right on to Gore Orphanage Road.

WATCH FOR RES SIGNS.

REAL ESTATE: Selling to the highest bidder is 105.7 acres, this property combines a home along with tillable and wooded land. Whether you are looking to add to your farming portfolio, a great woods to hang a tree stand, renovate a home into your forever home, or build your dream home, this property is one you won't want to miss. The property will be offered in 2 parcels and its entirety giving you the opportunity to own exactly what you desire.



LIVE ONLY

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RES
AUCTION SERVICES

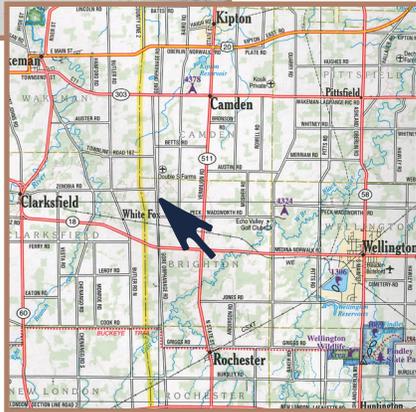
PARCEL 1: 82.7 acres of mostly open tillable land with just enough woods to enjoy fall afternoon hunts. The 1,390 square foot home features 4 bedrooms, 1 full bath, small family room, and a garage with a recent addition. While the existing home could be renovated to suit your vision, the option to start fresh with a new build is also on the table with amount of open land. The land is slightly rolling offering good surface drainage. This farm offers a great deal of upside potential and as good of investment opportunity. Whatever your goals may be, this parcel stands as a wide and versatile choice that you won't regret.

TAXES: The current annual taxes based on CAUV are \$1,924.75 and will be prorated to the date of closing.



PARCEL 2: 23 acres of mostly wooded land and a section of tillable land, this property has a diversity of possibilities. Multiple stand locations and easy accessibility will allow you to enjoy your afternoons in a tree stand. Beyond its hunting appeal, this property also presents an excellent opportunity to build your secluded dream home or a gentleman's farm out front and the ability to enjoy the outdoorsman's paradise in the back.

TAXES: The current annual taxes based on CAUV are \$121.72 and will be prorated to the date of closing.



OPEN HOUSE

The house will be open for inspection
Wednesday, January 24th 4-5PM.

Pickup a brochure and walk the land at your leisure.

Private showings available through **Andy White 419-651-2152.**

Legal: Lorain County Parcel Numbers 1720018000003, 1720018000002, 1708036000001 located in Brighton Township and Wellington EVSD.

Auction Terms: The successful purchaser(s) will be required to pay 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.



Andy White 419-651-2152 • Joseph Mast • Brock Rader
Drew Turner • Mary Hartley • Seth Andrews, Broker



SCAN TO
LEARN MORE

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