

38.8
ACRES

2
PARCELS

Ashland County
**REAL ESTATE
AUCTION**

Wednesday,
March 27th
@ 5PM

Home & Outbuildings - Hunting Oasis

PARCEL
1



OPEN
HOUSE

Tuesday, March 12th
4-6:30PM.

Walk the land at your leisure!



Auction will be held on location at
2278 County Road 37, Lakeville

PARCEL
2



SCAN ME

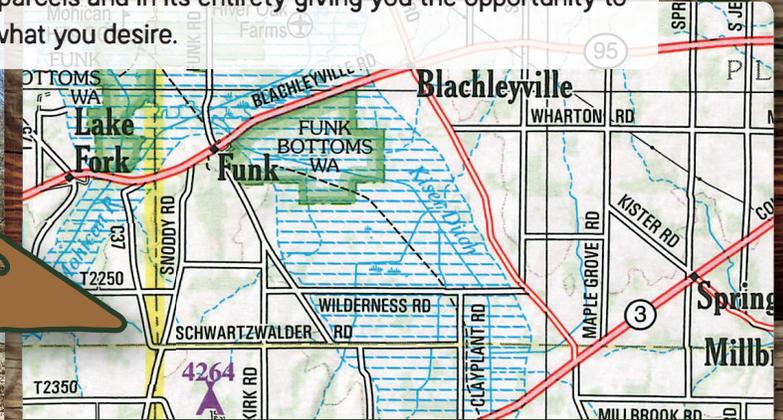


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LIVE
ONLY

Real Estate: Offering a total of 38.8 acres, this property combines a home with impressive, wooded land. Whether you are looking for your forever home or a perfect hunting honey hole, or both, this is one you won't want to miss. The property will be offered in 2 parcels and in its entirety giving you the opportunity to own exactly what you desire.



PROPERTY LOCATION

Parcel 1: Nestled on 5 acres of serene countryside, this 1,804 sq. ft. tri-level home welcomes you with its cozy atmosphere and modern comforts. It has 3 bedrooms and 2 full bathrooms, alongside a generously sized sunroom perfect for savoring your morning coffee or unwinding in the evenings. Step inside to discover the hardwood floor gracing the interiors, adding warmth and character to the home. The property includes an attached two-car garage and a basement that could easily be finished. Outside, a 30x24 barn with 3 garage doors and a 24x20 outbuilding built in 2019 provides the ability to start your very own mini farm or workshop space. Enjoy the expansive yard perfect for outdoor gatherings or relaxation with the front of the property lined with trees for privacy. With numerous updates already completed, this property presents an ideal blend of rural charm and modern living, offering endless opportunities for a fulfilling lifestyle. This parcel would also go great with parcel 2, making it a true paradise for an outdoor enthusiast looking to have the ability to hunt right out your back door.

Parcel 2: Approximately 33.8 acres of predominately wooded land. If you have been searching for that perfect hunting spot or location to build your dream home, this is it. This property offers your very own hunting oasis. Great terrain, excellent habitat, and a natural funnel that will allow a great stand location. The impressive deer herd will appeal to the pickiest of hunters. Picture yourself in the early morning, the sun's rays filtering through the trees, as you patiently await the arrival of a trophy whitetail. This property is also an awesome fit for those of you who have desired to build in wooded seclusion.

Taxes/Legal: Ashland County Parcel Number H23-035-0-0010-00 located in Mohican Township and Hillsdale Local School District. The current annual taxes are \$ 2,661.52 and will be prorated to the date of closing.

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, AUCTIONEER – BRANDON DOTY, 330-749-4685
DREW TURNER – JEREMY SCHAEFER, BROKER



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