

# 35.3 ACRES OFFERED ABSOLUTE LAND AUCTION

3 PARCELS • TILLABLE • WOODS

LOUDONVILLE, OHIO  
ASHLAND COUNTY  
GREEN TWP.



**THURSDAY, MAY 31ST • 5:30PM**

Auction held on location on State Route 60, 2 miles north of Loudonville.  
Watch for RES signs.

**REAL ESTATE:** Conveniently located just north of Loudonville, this property offers characteristic land with a world of possibilities. Of the 35.3 acres 23 acres are productive tillable land with the balance beautiful characteristic woods with abundant wildlife. If you are looking to build your dream home, would like to add to your tillable portfolio, or desire a great recreational property this property is for you. The property will be offered in 2 good building lots and a larger lot with building and recreational opportunity. The property will also be offered as a whole and sells to the highest bidder with NO minimums and No reserves. **The property will have a common driveway on parcel 2 with ingress easements to the other parcels. See map for details.** Walk the land at your leisure but please be respectful of the tenant farmers crops. For more details or a private showing call Listing Agent Chuck Henley at 419-606-5270.

**Parcel 1: 5.5 Acre Building Lot**

**Parcel 2: 5 Acre Building Lot**

**Parcel 3: 24.8 Acres with open and wooded land.**

**NOTE:** This is an excellent opportunity to purchase very desirable land with a great location. The current owners recently purchased this property with the idea of building their dream home but have had a change in plans and decided to let someone else live out their own dreams on this property.



**Chuck Henley**  
419-606-5270

**Andy White**  
419-651-2152

**Joseph Mast**

**Seth Andrews, Broker**



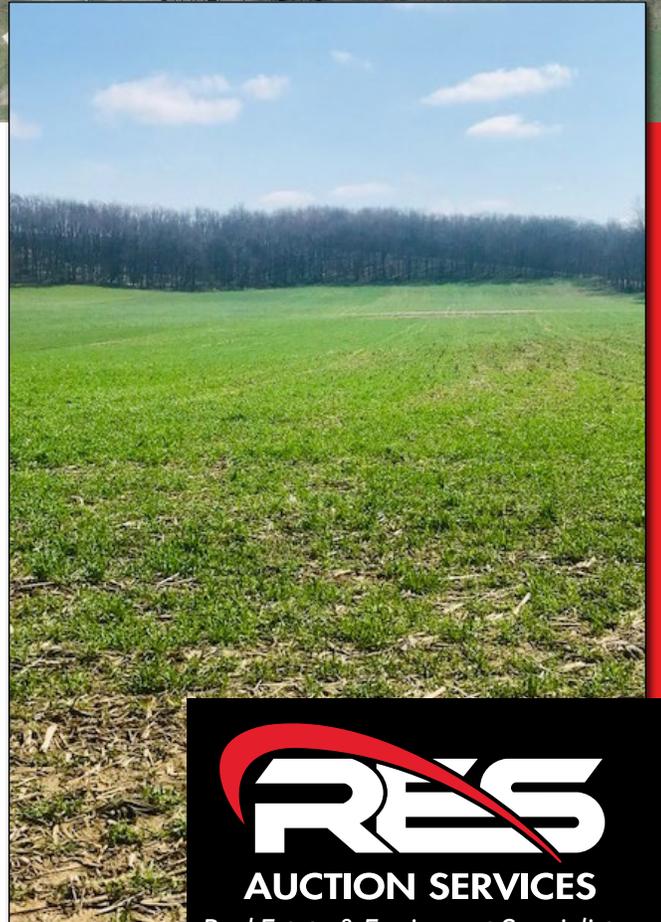
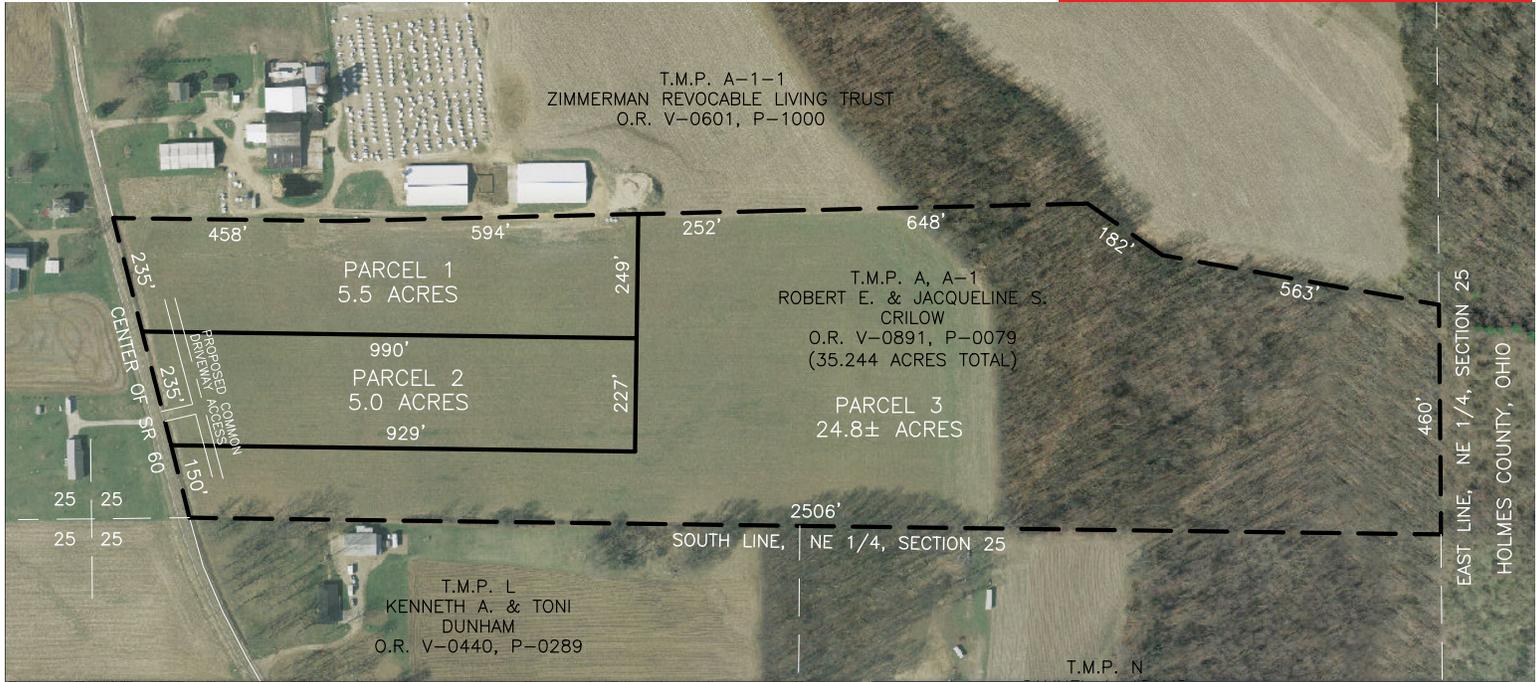
*Real Estate & Equipment Specialists*

**833-765-3737 - www.RES.bid**

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**TAXES-LEGAL:** Ashland County permanent parcel B05-025-0-0001-00, Green Township, Loudonville Perrysville School District. Annual taxes are \$535.80 and will be prorated to the day of closings. Any CAUV recoupment will be the buyer's responsibility.

**TERMS:** A non-refundable down payment of 10% is 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 final purchase price. If property sells in parcels the buyer(s) will be charged a \$500 per lot survey fee. A complete list of terms and conditions is available at [www.RES.bid](http://www.RES.bid).

**RES**  
AUCTION SERVICES  
Real Estate & Equipment Specialists



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