

Ashland, Ohio

40[±] ACRES

Ashland County

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ABSOLUTE REALESTATE AUCTION

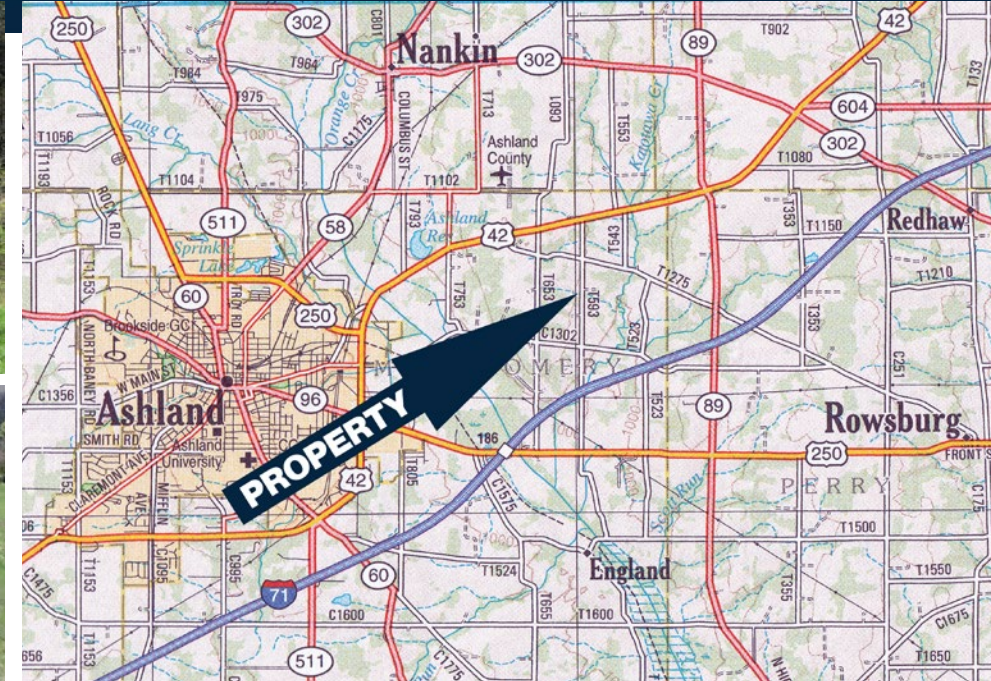
ABSOLUTE REALESTATE AUCTION

No Minimums or Reserves

Sold in 2 Parcels & Combination

No Minimums or Reserves

TUESDAY, JUNE 5TH @ 5:30PM



Beautiful One-of-a-Kind Property with Endless Opportunities!



Auction Held on Site
1218 Twp. Rd. 593, Ashland, OH 44805

TUESDAY, JUNE 5TH @ 5:30PM



Brock J. Rader - Auctioneer/Licensed Realtor
HER Realtors - 419-651-7994

www.RES.bid | (833) 765.3737



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ABSOLUTE REAL ESTATE AUCTION



No Minimums or Reserves

TUESDAY, JUNE 5TH @ 5:30PM

PROPERTY LOCATION: 1218 Twp Rd 593, Ashland, OH 44805.
From Ashland, take US 250 East to Twp Rd 593 and go North and from Wooster take US 250 West to Twp Rd 593. Follow Auction Signs.



ATV TOUR DAY

RES Representatives will be available on site.

THURSDAY, MAY 24TH

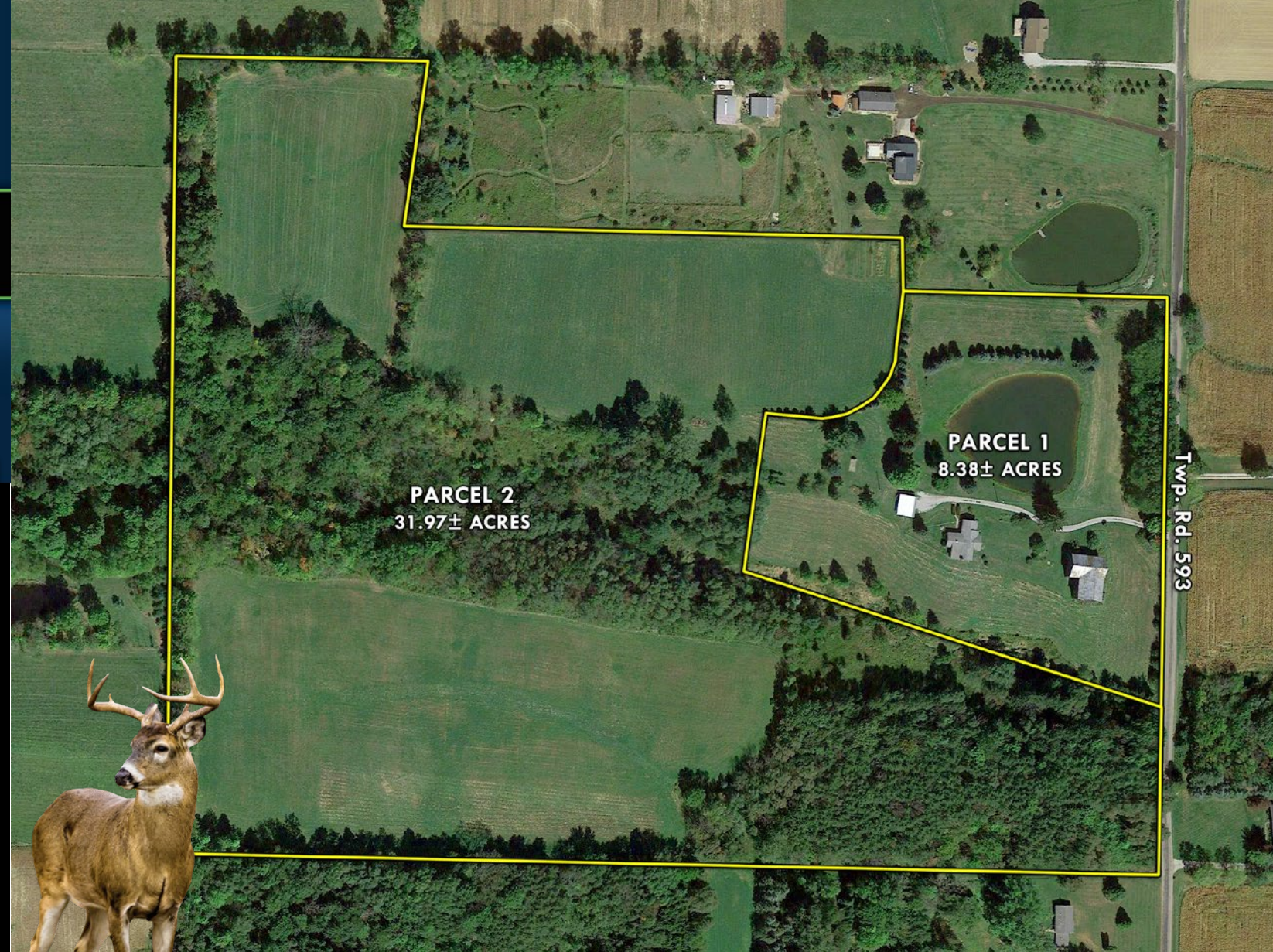
5-6:30-PM - Weather Permitting

This property is a must see and very unique so please contact Brock Rader, 419-651-7994 for a private showing.

This beautiful one of a kind property is located on Twp Rd 593 with quick access to St Rt 250 and I-71. With 40 +/- acres, this property would be great for anyone looking to have a hobby farm or someone looking for a great place to have access to the outdoors and hunting and fishing anytime you like!

Parcel 1 is 8+/- acres with a two bedroom, 1944 sq ft home, Bank Barn and fully stocked Pond with a gorgeous view.

Parcel 2 is 31+/- acres with a great woods for ATVs or hunting as well as tillable acres. The farm will also be offered with parcel 1 & 2 combined.



TAXES/LEGAL: Parcel #'s – I25-011-0-0032-00, Montgomery Twp., Ashland School District, Current Annual Taxes - \$2,137.12 and the property is currently in CAUV.

TERMS: Successful Bidders will be required a 10% NON-refundable down payment at the conclusion of the Auction with the balance at closing. A 10% Buyers Premium will be added to the final bid to determine the Purchase Price. A \$500 per parcel survey fee will be charged to any successful bidder. All desired inspections and financing arrangements need to be completed prior to bidding. Possession of Property will take place at Closing. Any changes in final acreage will be rounded to the nearest tenth upon final Survey prior to closing.

MINERAL RIGHTS – All Mineral Rights will transfer to successful purchaser subject to rights of record.

AUCTION METHOD – Property will be offered in 2 Parcels with winning bidders choice by the acre as well as in its entirety. Call for Details.



Auction by Order of Estate of Iren F. Linville, Probate Case # 20181094

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HER Realtors – 419-651-7994**

**Andy White – Auctioneer, Co-Owner
Seth Andrews - Auctioneer/Broker**

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