

New London, Ohio

80[±] ACRES
Offered in 2 Parcels

Ashland County

ABSOLUTE REAL ESTATE AUCTION

SATURDAY, OCTOBER 20TH

Personal Property 10am
Real Estate - 12 Noon



Parcel 1: 6 Acres with Home & Outbuildings

Parcel 2: 74 Acres of Mostly Tillable Farmland

AUCTION & PROPERTY LOCATION: 148 Twp Rd 1281, New London, OH 44851

Real Estate - Going up for Absolute Auction with no minimums or reserves is a great one of a kind 80 acre farm with house, buildings, tillable and wooded acres! With two parcels to choose from, Parcel 1 is 6 acres with house and buildings with pasture. Parcel 2 is 74 acres, majority tillable. We will offer Parcel 2 first by the acre and then Parcel 1 by the dollar. This farm is perfect for someone looking to add to their existing tillable acres while also acquiring an income producing rental home. Or for someone looking to have their own hobby farm with room for pasture and tillable acres and plenty of barns and buildings to keep equipment and livestock.

The house on the property is nearly 3,000 square feet and offers three bedrooms and lots of character with all the original woodwork still in tact and in great shape! It features very spacious rooms as well as a blank canvas for anyone that has ever dreamt of restoring an 1800's home into a modern-day dream home of their own. The barns and machinery shed offer lots of extra storage space as well the potential to have livestock with pasture with the house parcel.

Taxes/Legal: Parcel #'s - Parcel# L36-013-0-0001-00, Ashland County, Ruggles Township, Mapleton School District, current annual taxes are \$2,248.96.

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. All Personal Property will also include a 5% buyers premium.

OPEN HOUSE:
This home will be open for inspection on:
TUESDAY, OCTOBER 2 • 5-6PM
or call Brock Rader 419-651-7994 to schedule a private showing.



More Information at www.RES.bid

Brock J. Rader - Auctioneer/Licensed Realtor
HER Realtors - 419-651-7994
Andy White - Auctioneer - Drew Turner - Auctioneer
Seth Andrews - Auctioneer/Broker

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PERSONAL PROPERTY: We will also be offering personal property items such as house hold good, misc. farmhouse goods, tools, gravity wagons, old farm equipment including Gleaner Combine, Oliver 1850, 1957 Oliver Super 88 Wide front (runs), Farmall F12 with Cultivators, Farmall M w/ Int. Loader, Farmall C with cultivators, Allis Chalmers Sm Square Bailer, Oliver 88 with mounted picker, corn planter, drills and lots of other implements and attachments.



RES
AUCTION SERVICES
Real Estate & Equipment Specialists

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