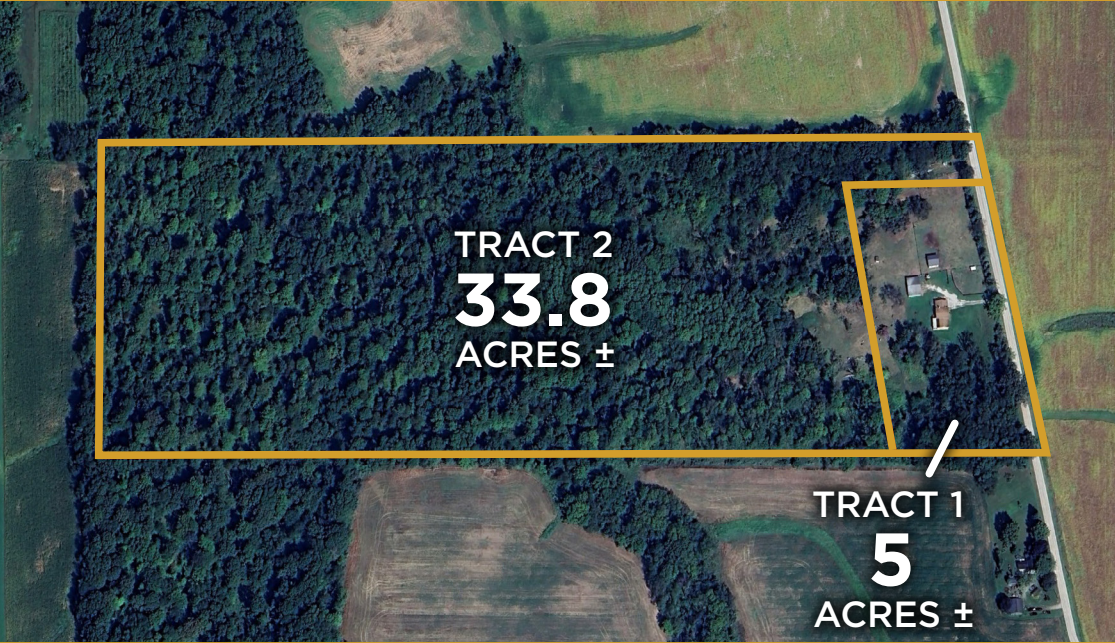




LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



TRACT 2
33.8
ACRES ±

TRACT 1
5
ACRES ±



38.8 AC± | 2 TRACTS | ASHLAND CO, OH

AUCTION: LIVE ONLY

AUCTION DATE: 3/27/24 | AUCTION TIME: 5:00 PM EST

AUCTION LOCATION:

AT THE PROPERTY, 2278 COUNTY ROAD 37, LAKEVILLE, OH 44638

OPEN HOUSE: MARCH 12TH, 2024 | 4:00 - 6:30 PM

- 38.8 acres selling in 2 tracts
- Tract 1 is a 5 acre tract with Bi-level home
- 3 Bed 2 bath home with 2 car attached garage
- Several outbuildings
- Tract 2 is a 33 acre tract of timber
- Rolling terrain with marketable timber
- Great recreational and hunting farm
- Established trail system to navigate through the timber

TRACT 1: 5 ± acres with a nice 3bd/2ba bi-level home. The home features 2 car attached garage, hardwood floors, sliding closet barn doors, and an enclosed sunroom. A nice back deck overlooks a large backyard. A couple outbuildings are perfect for all your storage needs. Great open and wooded areas ready for recreational use or hobby farm. The wooded acreage has excellent deer sign with plenty of trees to hang a couple deer stands.

TRACT 2: 33 ± acres with endless recreational opportunities! Beautiful rolling terrain with an established trail system makes getting around the property a breeze. The almost all wooded tract does have some marketable timber with a great future timber value. If you are looking for a hunting property or a place to build this could be it. A ton of deer sign is seen throughout the entire property. Two elevated blinds will remain on the property with the sale.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

BRANDON DOTY, AGENT: 330.749.4685 | brandon.doty@whitetailproperties.com

WTP: JEREMY SCHAEFER, BROKER | RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brandon Doty, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.749.4685
Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction. Sellers will provide a marketable deed and convey the property as per terms of the Real Estate Purchase Agreement

Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment if any, due and payable after deed conveyance

Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title, The Escrow

Agent shall be chose by the Seller, however, if required as a condition of the load, the

Escrow Agent shall be chosen by Buyer's Lender

Seller shall pay for the cost of the title search, deed preparation and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the

BUYERS PREMIUM:.....10%

TAXES:..... \$2,185.00

MINERALS:.....Seller owned rights will convey

DOWN PAYMENT:10%

additional cost of the premium for usance of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing. Earnest Money Deposit is NON REFUNDABLE.

Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damage.

Buyer agrees to indemnify and save harmless RES, its employees, and agents, from any liability stemming from any incorrect information given or any material information

Seller fails to disclose whether or not known by the Seller at the time of the execution of the purchase agreement.

Property sells subject to any announcements made day of sale.

POSSESSION DATE:At closing

SURVEY:To be complete prior to close if tracts are bought separately