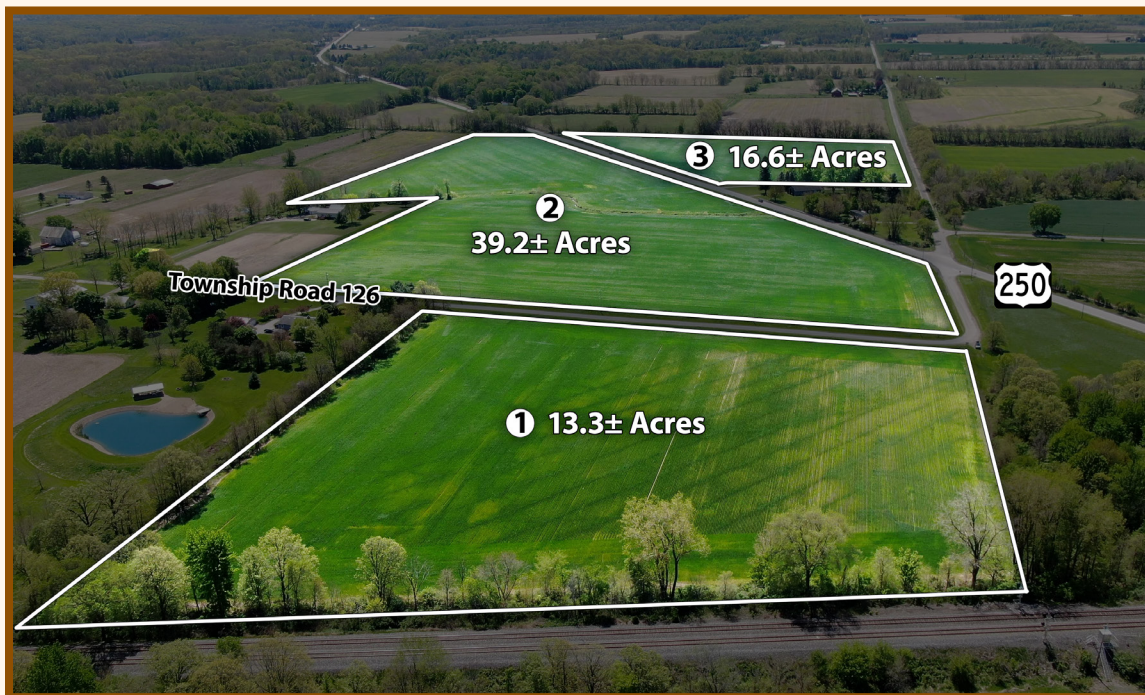


# 69 Acres

## HIGHLY DESIRABLE ASHLAND COUNTY ***ABSOLUTE LAND AUCTION***



Live Auction w/  
Online Bidding  
@ RES.bid

***Tuesday,  
June 17th  
5:30 PM***

**AUCTION LOCATION:**

Auction held on location at the intersection of US Route 250 North and Township Road 126, Greenwich, Ohio. Take US 250 1.4 miles north of US Route 224 or 4 miles south of Fitchville. Watch for RES signs.

**High Percentage Tillable – Systematically Tiled  
Commercial and Residential Possibilities**



Andy White – Drew Turner – Jake White  
Mary Hartley – Seth Andrews, Broker  
**833.SOLD.RES | WWW.RES.BID**

LIC# 2022000271 | 5 % BUYER'S PREMIUM



LIVE & ONLINE



# 69 Acres

## HIGHLY DESIRABLE ASHLAND COUNTY ***ABSOLUTE LAND AUCTION***

**High Percentage Tillable – Systematically Tiled - Commercial and Residential Possibilities**

**REAL ESTATE:** Selling to the highest bidder is 69 highly desirable acres with return on nearly every square foot. From an agricultural standpoint, the current wheat crop showcases the productivity and fertility this property offers. The property has been systematically tiled and outside of ditches and road rights-of-way is nearly entirely tillable. From a residential standpoint, the 3,160 feet of frontage on Township Road 126 coupled with Lorain Rural water availability adds development opportunities. Now add in the upside that the commercial possibilities bring with great visibility from a heavy traffic corridor, and you have as much upside potential as any property that you will have the opportunity to purchase. The property will be offered in 3 parcels and its entirety, selling in the manner that nets the most to the seller. Pick up a brochure in the info box on the property and walk the land at your leisure.

**PARCEL 1:** 13.3 Acres north of Township Road 126.

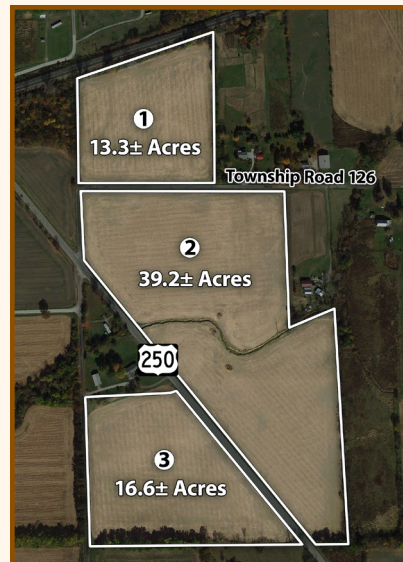
**PARCEL 2:** 39.2 Acres of tillable land with frontage on US Route 250 and Twp Rd 126.

**PARCEL 3:** 16.6 Tillable acres on the west side of US 250.

**POSSESSION:** The owner will harvest the current wheat crop and give the new purchaser the ability to plant double crop beans after the straw is baled. The owner would also be willing to cash rent the property moving forward.

**TAXES/LEGAL:** Ashland County parcels L360180000404, L360180000402, L360180000305, L360180000303, L360180000301, L360180000300. Current annual taxes based on CAUV are \$1,552.90. The property is located in Ruggles Township, Mapleton Local Schools.

**TERMS:** The successful purchaser(s) will be required a non-refundable down payment of 10% of the purchase price at the auction with the balance due at closing. The property must close on or before August 8th to satisfy a 1031 exchange for the seller. A 5% buyer's premium will be added to the final bid to determine the purchase price. Any desired inspections need to be completed prior to bidding.



**Live Auction w/  
Online Bidding  
@ RES.bid**

**Tuesday,  
June 17th  
5:30 PM**



Andy White – Drew Turner – Jake White  
Mary Hartley – Seth Andrews, Broker  
**833.SOLD.RES | WWW.RES.BID**

LIC# 2022000271 | 5 % BUYER'S PREMIUM

