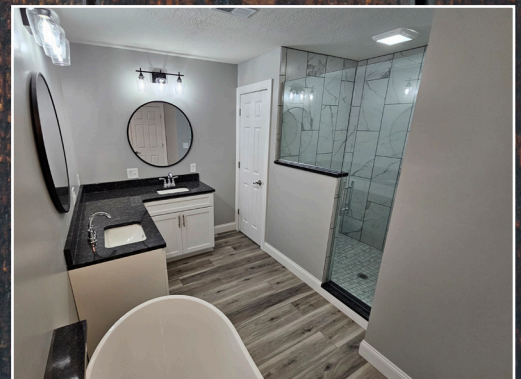


ASHLAND COUNTY BARNDOMINIUM REAL ESTATE AUCTION

WEDNESDAY, JUNE 25TH - 5:30PM

NEW CONSTRUCTION - GREAT LOCATION - 2.74 ACRES



LIVE AUCTION WITH ONLINE BIDDING @RES.BID

833.SOLD.RES | WWW.RES.BID

LIC# 2022000271 | 10 % REAL ESTATE BUYER'S PREMIUM

ASHLAND COUNTY BARNDOMINIUM

REAL ESTATE AUCTION

WEDNESDAY, JUNE 25TH - 5:30PM

NEW CONSTRUCTION - GREAT LOCATION - 2.74 ACRES

Selling on location at 862 Township Road 1504, Ashland, OH. Located just 1 mile south of Ashland off of State Route 60 on Township Road 1504. Watch for RES signs.

REAL ESTATE: Experience the highly sought-after barndominium lifestyle—where rustic aesthetics meet modern design and practical living. This new construction barndominium is perfect for those looking to build without the stress, delays, or decisions that come with starting from scratch. Everything is done—just move in and enjoy!

Inside, you'll find a spacious open-concept floor plan with 2 bedrooms and 2 full baths. The master suite is a true retreat, featuring a walk-in shower, freestanding bathtub, and a double-sink vanity with ample counter and storage space. The kitchen is equally impressive with plenty of cupboard space, a large center island with built-in storage, and brand-new appliances with modern finishes throughout. This home is heated by propane and utilizes a cistern water system for practical, cost-effective living. The

home itself offers 1,628 sq ft of thoughtfully designed living space.

One of the standout features of this property is the massive 1,652 sq ft attached garage, perfect for storing equipment, vehicles, or recreational toys. The garage features pull-through access with three overhead doors: a 10x10 door on the east side, a 12x12 door on the west side, and a 9x8 rear overhead door—making it ideal for larger vehicles like RVs, boats, or trailers. Whether you're a hobbyist, entrepreneur, or outdoor enthusiast, this versatile space is ready to meet your needs.

Situated on a peaceful, partially wooded 2.74-acre lot, this property offers the perfect blend of seclusion and accessibility. Enjoy being just one mile from town, three miles to the US 250/I-71 interchange, and a little over four miles to US Route 30—a truly unbeatable location.

Relax outdoors on the covered front cement patio or enjoy the quiet beauty of your wooded surroundings in this serene countryside setting. This one-of-a-kind property delivers

the best of both worlds—peaceful rural charm paired with modern comfort and an ideal location. Don't miss the opportunity to make this barndominium your new home.

OPEN HOUSE: The home will be open for inspection on Thursday, June 12th from 5:30-7 PM. Private tours are available through Andy White, 419-651-2152, Mary Hartley 419-651-3586, Adam Welch 419-295-4721, or call your favorite real estate agent.

TAXES: Ashland County parcel I25-021-0-0009-03, Montgomery Township, Ashland City Schools. Current annual taxes are \$548.26 and will adjust now that the residence is completed.

TERMS: The successful purchaser will be required to deposit a 5% non-refundable down payment at the conclusion of 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 purchase price. Additional details are available at www.RES.bid.



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ANDY WHITE - DREW TURNER - JAKE WHITE - SETH ANDREWS, BROKER
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