

MATHEWS SCHOOL DISTRICT CURRIE ELEMENTARY
REAL ESTATE AUCTION

MONDAY, JULY 14TH @ 5:30PM

18.6 ACRES - 18,050 SQ FT BUILDING - INVESTMENT OPPORTUNITIES

3306 RIDGE RD. CORTLAND, OH 4410

**OPEN HOUSE: TUESDAY, JULY 1ST
4:30 - 6:00PM**



LIVE AUCTION WITH ONLINE BIDDING @RES.BID



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Auction will be held onsite at 3306 Ridge Rd, Cortland, OH 44410. From State Route 11, take State Route 305 East. From State Route 193, take State Route 305 West. Then take Ridge Road South and turn left onto Bruan Drive. Watch for RES signs.

REAL ESTATE: Discover an exceptional opportunity with this 18.6-acre property, previously home to a single-level school building encompassing 18,050 square feet. The facility includes ten spacious classrooms, a large multi-purpose room, a library, and four administrative offices, along with separate men's and women's restrooms. The layout offers flexibility for a wide range of uses, from community-oriented purposes to private development projects.

The building is equipped with rooftop heating and air conditioning units and is serviced by East Ohio Natural Gas. A well water system provides reliable water access. The paved parking area easily accommodates large gatherings or operational needs.

Outdoors, the site includes four ball diamonds that can be maintained for recreation or easily converted for other uses. The property sits at the end of a road, creating a sense of seclusion and privacy—perfect for those looking for a quiet, secure location with room to grow.

Whether you're envisioning a vibrant community hub,

a place of worship, a business headquarters, or a large-scale storage facility, this property offers the space and infrastructure to support your plans. You can keep the current layout or completely reimagine the site—remove the building, repurpose the ball fields, and shape the land into whatever suits your vision. Most commercial possibilities will require zoning approval.

With privacy, acreage, and versatile space, this unique property offers the perfect blank canvas for your next endeavor.

OPEN HOUSE: The building will be available to preview on Tuesday, July 1st 4:30 – 6 PM. Pick up a brochure and walk the land at your leisure. Private showings are available through Drew Turner, 330-307-0267.

TAXES/LEGAL: Trumbull County Parcel # 17-112917 is located in Fowler Township and Mathews Local School District. The annual taxes will be determined by the county upon transfer.

TERMS: The successful purchaser(s) will be required a non-refundable 10% down payment due at 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. Any desired inspections need to be made prior to the auction. Additional details are available at www.RES.bid.



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Drew Turner • Andy White • Seth Andrews, Broker