



Huber Hillsdale Absolute **LAND AUCTION**

MONDAY, NOVEMBER 17TH @5PM

- 40.3 ACRES
- TILLABLE
- GREAT LOCATION
- BUILDABLE
- HILLSDALE LSD
- ADDITIONAL 30 ACRES AVAILABLE TO RENT



40.3± Acres

Township Rd. 1806

Auction will be held onsite on Township Road 1806 between State Route 511 and State Route 60.

Interested buyers are welcome to walk the land at their leisure.

Live Auction w/ Online Bidding @RES.bid



Andy White — Drew Turner — Jake White — Seth Andrews, Broker

833.SOLD.RES | WWW.RES.BID

LIC# 2022000271 | 10% BUYER'S PREMIUM





Auction will be held onsite located on Township Road 1806 between State Route 511 and State Route 60, Ashland just north of US 30. Watch for RES signs.

Real Estate: Selling to the highest bidder is this outstanding 40.3-acre tract of all open, highly productive tillable land. Located in a prime area of Ashland County, this property offers exceptional opportunity and versatility. With frontage on Township Road 1806, access is easy and convenient. The location couldn't be better — just minutes from US-30, situated halfway between Wooster and Mansfield, and only a short drive to Ashland.

The land lays ideal — all open and tillable, with rich soils ready for crops or pasture. Whether you're looking to expand your current farm operation or start your own, this property is perfectly suited for agriculture, investment, or building your dream country home. It offers plenty of space for barns, livestock buildings, and equipment storage, as well as ample room for gardens, 4-H animals, or backyard family fun.

This is an excellent setting for a hobby farm or homestead, combining the peace of the countryside with easy access to major routes and nearby towns. The open layout makes it ideal for a new home with scenic country views, and the acreage provides both privacy and productivity.

Don't miss this rare chance to own 40.3 acres of top-quality tillable land in a great location — a property that truly has it all: location, access, and potential. Add it to your farming portfolio or make it the foundation for your next chapter in country living.

As an added bonus, the successful bidder will have the first option to rent an additional 30+/- acres of tillable land.

Pick up a brochure and walk the land at your leisure. Private showings are available through Andy White, 419-651-2152.

Taxes/Legal: The subject property is a portion of Ashland County Parcel # O40-009-0-0003-00 located in Vermillion Township and Hillsdale Local School District. The annual taxes will be calculated by the county upon transfer.

Terms: The successful purchaser(s) will be required to make a nonrefundable down payment of 10% of the purchase price at the conclusion of the auction with the balance due in full at closing within 45 days. A 10% Buyer's Premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Please visit RES.bid for additional details.

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