



LAND AUCTION



10% BUYERS PREMIUM | LIC. #2022000271

133.49 AC± | 3 TRACTS | ASHTABULA CO, OH

LIVE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 8/19/26 **AUCTION TIME:** 5:30 AM ET

AUCTION HELD AT: NEW LYME TOWNSHIP HALL, 6000 OH-46, ROME, OH 44085

TRACT 1 - 86± ACRES DESCRIPTION:

Tract 1 offers an outstanding opportunity to own 86± acres of diverse recreational land, to be offered at auction. Featuring approximately 9.5± acres of productive tillable ground with the balance in some mature timber and wooded acreage, this tract provides an exceptional blend of wildlife habitat, recreation, and investment potential.

A beautiful creek winds through the property, creating a scenic setting while providing a reliable natural water source for wildlife. The combination of mature timber, rolling terrain, and agricultural acreage creates an ideal habitat for whitetail deer and other game. Excellent deer sign can be found throughout the property, with numerous trails and natural travel corridors that make this tract especially attractive for hunters and outdoor enthusiasts.

The property's rolling topography creates several natural funnels that encourage predictable deer movement and offer numerous stand location possibilities. Whether you're looking to establish a premier hunting property, enjoy outdoor recreation, or invest in quality land, this tract offers features that are increasingly difficult to find.

With approximately 9.5± acres of tillable ground, the property also offers opportunities for agricultural income, food plots, or habitat improvements to further enhance the wildlife potential.

If you've been searching for a recreational property with mature timber, a scenic creek, productive acreage, and outstanding whitetail habitat near Roaming Shores, this is an opportunity you won't want to miss.

Tract 1 Highlights

- 86± acres
- Approximately 9.5± acres of tillable ground
- Balance in mature timber
- Beautiful creek throughout the property
- Excellent deer sign
- Rolling terrain with natural deer funnels
- Outstanding hunting and recreational opportunities
- Selling at auction with live and online bidding

TRACT 2 - 23± ACRES DESCRIPTION:

Tract 2 consists of 23± acres of productive tillable farmland offering outstanding versatility for a variety of future uses. Whether you're looking to expand your farming operation, add quality acreage to your investment portfolio, or build a future home, this tract deserves your attention.

The tract is 95% currently tillable, providing immediate agricultural use while also offering excellent potential for a future residential build site, subject to local zoning and permitting requirements. The open landscape provides flexibility for farming, recreation, or future improvements. The remaining acreage is a small wooded tract in the East section of the property.

Conveniently located near Roaming Shores, this tract combines the benefits of productive farmland with easy access to nearby communities and amenities.

Whether purchased individually or together with the adjoining tracts, this property presents an excellent opportunity to own quality land in a desirable area.

Tract 2 Highlights

- 23± acres
- 100% tillable acreage
- Excellent agricultural opportunity
- Potential future homesite, subject to local approvals
- Convenient location near Roaming Shores
- Selling at auction with live and online bidding

TRACT 3 - 24± ACRES DESCRIPTION:

Tract 3 features 24± acres of productive tillable farmland that offers excellent flexibility for agricultural production, investment, or future residential development, subject to local zoning and permitting requirements.

Currently consisting entirely of tillable acreage, this tract provides an excellent opportunity for buyers looking to expand their existing farming operation or add productive farmland to their investment portfolio. The property's open layout also provides an attractive setting for those considering a future home site while maintaining room for additional agricultural or recreational use.

Located near Roaming Shores, this tract combines productive farmland with a convenient location and easy accessibility.

Whether you're an investor, farmer, or someone looking for land with future possibilities, Tract 3 offers a quality opportunity that is well worth your consideration.

Tract 3 Highlights

- 24± acres
- Entirely tillable acreage
- Excellent farming opportunity
- Potential future homesite, subject to local approvals
- Strong agricultural investment potential
- Convenient location near Roaming Shores
- Selling at auction with live and online bidding

Taxes:

\$4,937

Possession:

Time of Transfer

Survey needed?:

Yes

Brief Legal:

133.49 Acres, Crosby Cook Rd, Jefferson, OH, 44047, Ashtabula County, New Lyme Township

PIDs:

370050001000

Lat/Lon:

41.6374, -80.802

Zip Code:

44047



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM

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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 | Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 216.406.3757 | Mark Zimmerman, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.705.2567 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

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 the 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 chosen by the Seller; however, if required as a condition of the loan, the Escrow Agent shall be chosen by the 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 additional cost of the premium for use 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 NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the funding to close. In the event 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 damages.

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

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

The property sells subject to any announcements made on the day of sale.



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