



LAND AUCTION



43.58 AC± | 6 TRACTS | PORTAGE CO, OH

10% BUYERS PREMIUM | LIC. #2022000271

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 8/26/26 **AUCTION TIME:** 5:30 PM ET

AUCTION HELD AT: HAMPTON INN

800 MONDIAL PARKWAY, STREETSBORO, OH 44241



Live and Online at RES.bid

Located at the highly visible corner of State Route 43 and Kennedy Road in Streetsboro, this exceptional 43.5± acre wooded property presents a rare opportunity to own premium land in one of Portage County's most desirable locations. Offered as six individual tracts or as one complete property, this versatile offering provides outstanding flexibility for buyers seeking a custom home site, recreational property, family retreat, investment opportunity, or future development potential.

The landscape is predominantly covered with hardwoods / thick brush, providing privacy, scenic beauty, and excellent wildlife habitat throughout the property. Multiple cleared and naturally suitable building locations are found across the various tracts, allowing buyers to select the setting that best fits their vision. Whether your plans include constructing a secluded country home, creating a private family compound, or investing in quality Ohio land, this property offers a variety of possibilities.

Each tract has its own unique characteristics while maintaining the natural wooded setting that makes this property so appealing.

Tract 1 consists of approximately 11± acres of woods with several outstanding potential home sites tucked within the timber. The size and layout provide excellent privacy while allowing room for trails, outdoor recreation, and future improvements.

Tracts 2, 3, and 5 each offer approximately 2.75± acres of wooded land with attractive building opportunities. These parcels are well-suited for buyers seeking manageable acreage with the benefits of a private wooded setting while remaining close to modern conveniences.

Tract 4 encompasses approximately 20± acres, making it the largest parcel in the offering. This impressive tract features expansive woods, multiple excellent potential building locations, and abundant room for recreational activities. Its size makes it an ideal candidate for a private estate, family retreat, or long-term investment. This tract also features a small wetland, which increases the wildlife that can be seen.

Tract 6 contains approximately 3.5± acres of wooded terrain with an excellent potential home site and additional usable acreage for outdoor enjoyment.

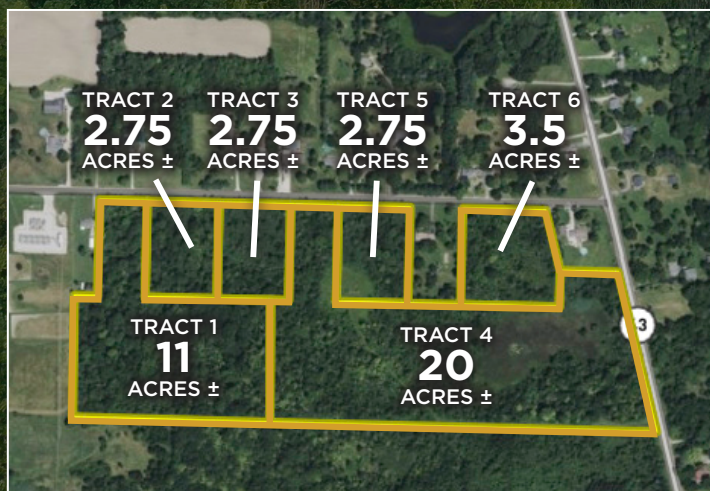
For buyers seeking even greater possibilities, all six parcels may be purchased together to create an exceptional 44± acre recreational property. The combined acreage offers outstanding opportunities for hiking, ATV riding, wildlife observation, and establishing an extensive trail system throughout the wooded acreage. The property's size and wooded character create an inviting outdoor environment while maintaining convenient access to nearby services.

The property's location is another significant advantage. Positioned on the corner of State Route 43 and Kennedy Road, the property enjoys excellent road frontage and convenient access to major transportation routes throughout Northeast Ohio. Streetsboro provides shopping, restaurants, schools, healthcare services, and everyday conveniences just minutes away. Commuters will appreciate the easy access to Interstate 80, State Route 14, and surrounding communities while still enjoying the peaceful setting of a heavily wooded property.

Portage County continues to be a highly desirable destination for buyers seeking quality recreational and residential land. The combination of mature timber, flexible parcel sizes, multiple building opportunities, and excellent accessibility makes this offering suitable for a wide range of buyers, including custom home builders, investors, outdoor enthusiasts, and families looking to establish a long-term legacy property.

Whether purchasing an individual parcel or the entire 44± acres, this property offers the rare combination of natural beauty, privacy, recreational appeal, and development flexibility in a location that continues to experience strong demand.

Buyer should verify zoning, utilities, building requirements, and all intended uses during their due diligence.



Taxes: \$8,211

Lease Status: None

Possession: Time of Transfer

Survey needed?: No

Brief Legal: Kennedy Rd/State Rt 43, Streetsboro, OH, 43.58339 acres in Portage Co., Streetsboro City Twp.

PIDs: 350850000016000, 350850000016001, 350850000018000, 350850000019000, 350850000020000, 350850000023000, 350850000024000, 350850000025000, 350850000026000, 350850000027000, 350850000028000, 350850000029000, 350850000030000, 350850000031000, 350850000032000, 350850000033000, 350850000034000, 350850000035000

Lat/Lon: 41.2121, -81.345

Zip Code: 44241

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

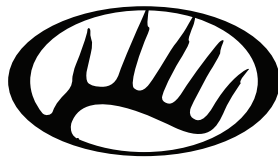
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RANCHANDFARMAUCTIONS.COM

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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, Whitetail Properties Real Estate, and 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.

