LAND AUCTION

200 AC± | 3 TRACTS | ASHTABULA CO, OH

RES AUCTION SERVICES

10% BUYERS PREMIUM | LIC. #2022000271

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 11/16/26 **AUCTION TIME:** 5:30 PM ET

AUCTION HELD AT: AUSTINBURG TOWNSHIP HALL
2794 OH 307, AUSTINBURG, OH 44010

ABSOLUTE AUCTION

Live and Online at RES.bid

This 200± acre all wooded tract located in Saybrook Township, Ashtabula County, Ohio, offers a large contiguous acreage opportunity with a diverse landscape suited for a variety of recreational and land ownership uses. The property features extensive road frontage, providing multiple access points and flexibility for future planning. The land is primarily wooded with a mix of hardwoods and natural regeneration, creating a habitat that supports local wildlife. Rolling terrain throughout the property adds character and usability, with gradual elevation changes that contribute to both accessibility and recreational appeal. A creek runs through portions of the property, offering a natural water source that enhances the overall landscape and contributes to the wildlife activity observed on the property.

Significant deer sign has been noted across the tract, including trails, rubs, and bedding areas. The combination of cover, topography, and water source creates an environment that is conducive to holding and attracting wildlife. The size of the property allows for strategic use of the land, whether for hunting, trail development, or general outdoor recreation.

The road frontage along the property provides ease of access for equipment and recreational use. This frontage may also allow for multiple entry points depending on a buyer's intended use, subject to local regulations and approvals. The overall layout of the acreage provides a balance of seclusion and accessibility.

Located in Saybrook Township, the property benefits from proximity to major routes while still offering a rural setting. The area is known for its mix of agricultural land, wooded tracts, and access to Lake Erie amenities. The property is situated approximately 5 miles from Ashtabula, 55 miles from Cleveland, and 45 miles from Erie, Pennsylvania, making it accessible for both local and out-of-area buyers.

These tracts present a range of potential uses, including recreational activities such as hunting, hiking, and trail riding. The size and layout also allow for consideration of long-term land investment, timber management, or potential future development opportunities, subject to zoning and local approvals.

Buyers are encouraged to perform their own due diligence regarding zoning, utilities, and intended use of the property. Acreage is approximate and subject to survey if required.

TRACT 1 | 52± ACRES

Approximately 52 acres of all-wooded hunting and recreational land in Saybrook Township, Ashtabula County, Ohio. This property features extensive road frontage, rolling terrain, and wooded wildlife habitat. Deer signs have been observed throughout the original larger property. The acreage offers opportunities for hunting, recreation, trail development, and potential future improvements, subject to local approvals. Selling at absolute auction with no reserve or minimum bid! Final acreage and boundaries to be determined by survey. Auction terms and conditions apply.

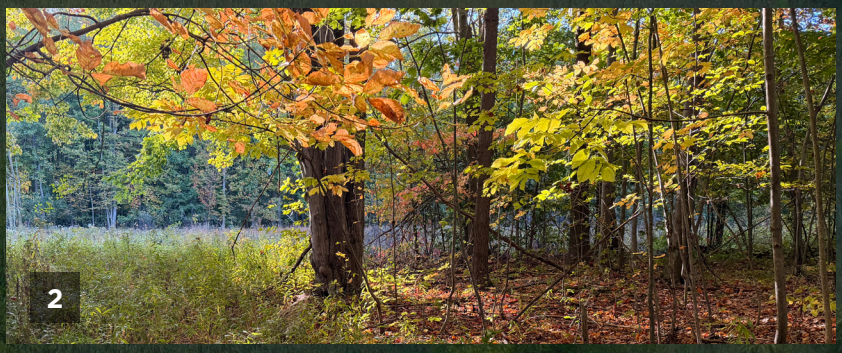
TRACT 2 | 112± ACRES

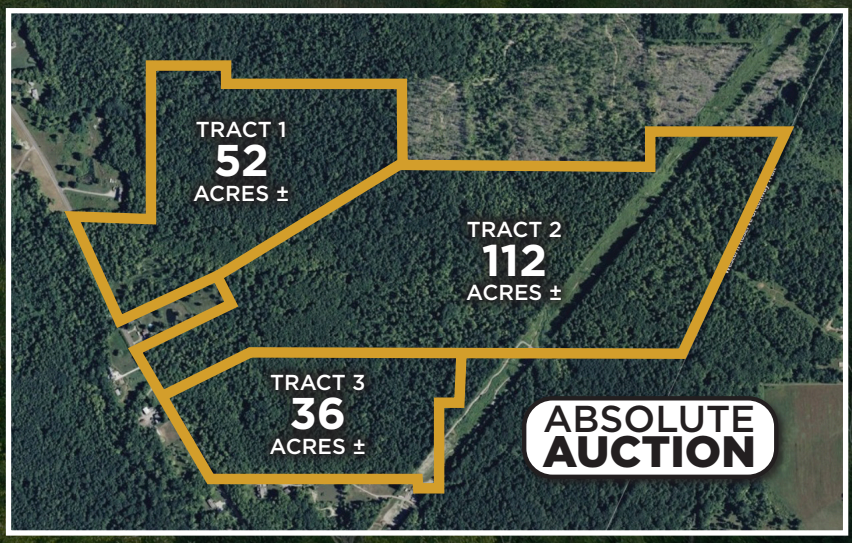
Here is 112± acres of wooded hunting and recreational land located in Saybrook Township, Ashtabula County, Ohio. This large tract features rolling terrain, a scenic creek, natural wildlife habitat, and direct adjacency to the Western Reserve Greenway Trail. The combination of wooded cover, water, and diverse terrain provides opportunities for deer hunting, wildlife management, hiking, and recreational use. The property's size offers flexibility for internal trail development and long-term land ownership. Selling at absolute auction with no reserve or minimum bid! Final acreage and boundaries to be determined by survey. Auction terms and conditions apply.

TRACT 3 | 36± ACRES

Approximately 36 acres of all-wooded hunting and recreational land located in Saybrook Township, Ashtabula County, Ohio. This tract features natural wooded cover and wildlife habitat. The property offers opportunities for deer hunting, hiking, trail development, and recreational land ownership. Conveniently located near Ashtabula and Lake Erie. Potential location for your next home. Final acreage and boundaries to be determined by survey. Auction terms and conditions apply.

Taxes: TBD
Possession: At closing
Survey: Yes
Brief Legal: MUNSON HILL RD, ASHTABULA, OH, 44004
PIDs: 480230003100
Lat/Lon: 41.81555, -80.83270
Zip Code: 44004





IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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WHITETAILPROPERTIES.COM RES.BID

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 will pay for the owner's title insurance, including, without limitation, the additional cost of the premium for usance 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.

