LAND & HOME AUCTION

33.6 AC± | 3 TRACTS | ASHLAND CO, OH

RES AUCTION SERVICES

10% BUYERS PREMIUM | LIC. #2022000271

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 11/18/26 **AUCTION TIME:** 5:30 PM ET

AUCTION HELD AT: REMEMBER WHEN EVENT CENTER, 238 TOWNSHIP RD. 581 SULLIVAN, OH 44880

PROPERTY PREVIEW: 11/5 | 3:30 PM - 5:30 PM
AT 272 OH 58, SULLIVAN, OH 44880

ABSOLUTE AUCTION

Live and Online at RES.bid

33.6± Acres | 4-Bedroom Farmhouse | 48' x 72' Pole Barn | Pasture, Hay Ground & Wooded Acreage

SELLING ABSOLUTE: If you've been searching for a property with acreage, versatility, and endless possibilities, this 33.6± acre Ashland County farm deserves your attention! Selling at absolute auction, this property offers a great combination of open pasture, productive hay ground, wooded acreage, and improvements that provide an excellent starting point for your next venture.

The property features approximately 16± acres of open pasture and hay ground, offering plenty of opportunities for livestock, horses, hobby farming, or potentially converting the acreage back into row crop production. Whether you've dreamed of starting a small farm, expanding your agricultural operation, or simply owning a piece of the countryside, this property offers a blank slate to make it your own.

Situated on the property is an older 4-bedroom, 1-bath home that is in need of some TLC. For buyers willing to put in the work, the home offers an opportunity to renovate and create a country residence. Also included is a spacious 48' x 72' pole barn featuring concrete floors and electricity, providing excellent space for equipment storage, a workshop, livestock-related activities, or other agricultural uses.

Beyond the open acreage, the remaining property transitions into wooded ground with a small creek winding through the landscape. The combination of open fields, timber, and water creates an attractive setting for wildlife and outdoor recreation. Deer hunters will appreciate the abundance of deer sign throughout the wooded acreage, offering exciting potential for hunting right out your back door. With the mixture of habitat and open ground, there may also be opportunities to establish food plots and further enhance the property's recreational appeal.

Whether you're looking for a hobby farm, a hunting retreat, a place to raise animals, or simply some room to roam and enjoy the outdoors, this Ashland County property offers the space and flexibility to bring your vision to life.
Don't miss your opportunity to purchase this versatile 33.6± acre property at absolute auction.



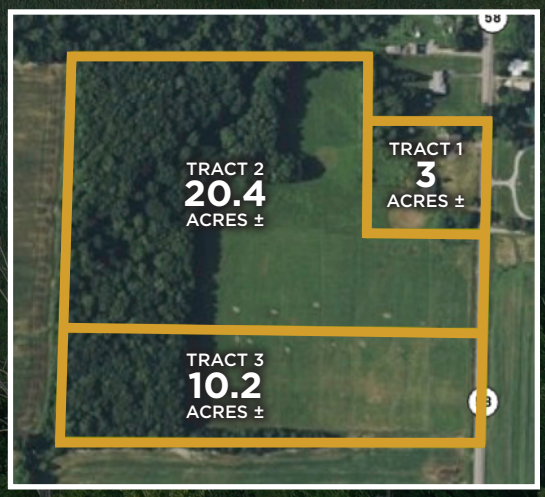




Tract 1 – 3± Acres | Farmhouse & Pole Barn
Tract 1 offers approximately 3± acres featuring an older 4-bedroom, 1-bath farmhouse and a spacious 48' x 72' pole barn. The home is in need of some TLC, but it offers a great opportunity for buyers looking to renovate and create their own country residence. The pole barn features concrete floors and electricity, providing excellent space for equipment storage, a workshop, or other agricultural uses. With approximately 3 acres to enjoy, this tract offers the opportunity for a hobby farm, country homestead, or investment property. Whether you're looking for a renovation project or a place to enjoy rural living, this property has plenty of potential.

Tract 2 – 20.4± Acres | Open Ground, Woods & Building Potential
Tract 2 consists of approximately 20.4± acres offering an excellent combination of open ground and wooded acreage. With roughly 9± acres of open pasture and hay ground, this tract provides opportunities for expanding your farming operation, raising livestock, growing crops, or building your dream home in the country. The remaining acreage consists of woods, providing recreational opportunities and excellent wildlife habitat. Deer hunters will appreciate the abundant deer sign and the natural transition between the open fields and timber. Whether you're looking to add acreage to your existing operation, establish a country homestead, or purchase your own hunting property, this tract offers plenty of versatility and potential.

Tract 3 – 10.2± Acres | Open Ground, Woods & Country Homesite Potential
Tract 3 offers approximately 10.2± acres with a desirable mixture of open ground and wooded acreage. Featuring roughly 6± acres of open pasture and hay ground, this tract provides an excellent opportunity for buyers looking for a manageable piece of land in the country. Whether you've been dreaming of building a new home, starting a small hobby farm, raising a few animals, or simply having room to enjoy the outdoors, this property offers a great starting point. The remaining wooded acreage provides privacy, wildlife habitat, and recreational opportunities. With electricity available at the road, city water, and natural gas, this tract is an attractive option for those looking to establish a future country homesite. If you've been searching for smaller acreage with a great combination of open and wooded ground, this property is worth a look!



Possession: At closing
Survey: Yes
Lat/Lon: 41.0247, -82.2223
Zip Code: 44880

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

WHITETAILPROPERTIES.COM RES.BID

IN COOPERATION WITH WHITETAIL PROPERTIES | 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 | 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 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.

