

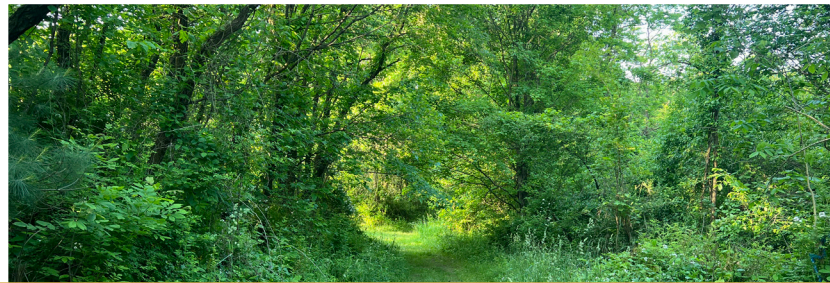
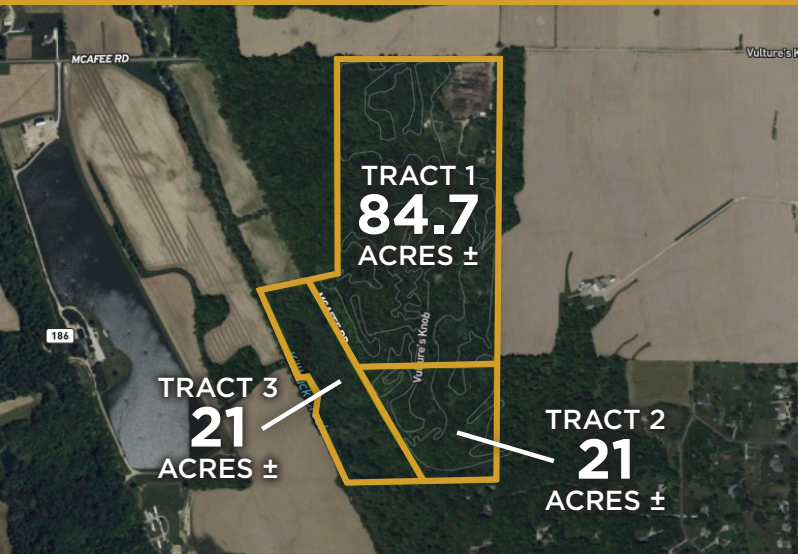


WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



126.965 AC± | 3 TRACTS | WAYNE CO, OH

AUCTION: LIVE AND ONLINE AT RES.BID

AUCTION DATE: 12/31/25 | AUCTION TIME: 2 PM ET

AUCTION VENUE: RES AUCTION BUILDING, 375 FRY RD., WOOSTER, OH 44691

Tract 1 Description: 84.7± acres Discover this rare opportunity to own a versatile and scenic piece of land that's perfect for hunters, nature lovers, and outdoor enthusiasts. This beautifully diverse property features a mixture of open meadows, mature hardwoods, and thick cover, providing exceptional wildlife habitat. Visible deer rubs and well-worn trails make this a turn-key hunting tract. It's a great investment right from the start, with multiple current tenants providing cash flow. Various trails and clearings throughout the property make it easy to access by foot or ATV. The open, grassy areas near the entrance provide excellent potential for family gatherings or a potential future homesite. Whether you're seeking a private hunting escape, weekend getaway, or long-term land investment, this property offers the seclusion and natural resources to match. The excellent location within 3 miles of local amenities in Wooster, OH!

- Mature hardwoods and dense cover for wildlife habitat
- Established trail system and clearings
- Open fields near the access point for staging or development
- Active deer sign throughout
- Peaceful, secluded setting with natural beauty

Tract 2 Description: 21± acres This is a great opportunity to own a scenic tract of land tucked away in a serene natural setting. This wooded property offers a beautiful mix of mature hardwoods, a pine grove, and lush undergrowth. Rolling terrain adds character and scenic views throughout, while a meandering creek enhances the land's beauty and habitat value.

The property also features great frontage on McAfee Road, providing convenient access while maintaining privacy. Established trails make it easy to explore and the diverse habitat supports excellent hunting and wildlife viewing. Whether you're looking for a private escape, recreational retreat, future cabin or homestead site, this property delivers peace, privacy, and endless possibilities.

- Gently rolling topography with scenic views
- Mature hardwoods and open clearings
- Nice Creek
- Great frontage on McAfee Road

- Established trail system for easy access
- Excellent wildlife habitat and hunting potential
- Ideal for weekend retreats or recreational purposes

Tract 3 Description: 21± acres This secluded property is a haven for wildlife, offering a diverse landscape of dense cover, flowing water, and natural wetlands that create the ideal environment for deer, turkey, and other game. A year-round creek meanders along the Western border of the land, while pockets of thick vegetation and low-lying wetland areas provide essential bedding, travel corridors, and water sources. The property offers a small area outside of the wetlands for a potential cabin or home location. With abundant wildlife signs throughout, this is a turn-key hunting property ready for your vision. The layout offers excellent stand locations and natural funnels to capitalize on wildlife movement. Whether you're a seasoned hunter or simply looking for a peaceful place rich in natural beauty and habitat, this property delivers.

- Exceptional wildlife habitat
- A flowing creek and diverse wetlands
- Thick cover and natural browse
- Ideal for hunting and outdoor recreation
- Quiet and private setting with easy access off McAfee Road

Taxes: \$4,813.10 of record
Lease Status: Subject to Leases
Possession: Immediate possession at closing
PIDs: 11-00028.001, 11-00028.000, 10-01606.000, 10-01599.000
Lat/Lon: 40.8482, -80.001
Zip Code: 44691

The property currently has active leases in place; sale is subject to the terms of those existing agreements.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

PETE PARAS, AGENT: 330.610.7460 | pete.paras@whitetailproperties.com

RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 | Pete Paras, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.610.7460 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



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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 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 chose by the Seller, however, if required as a condition of the load, the Escrow Agent shall be chosen by 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 fundings 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 damage.

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

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

Property sells subject to any announcements made the day of sale.

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