



LAND/HOME AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



112 AC± | 3 TRACTS | ASHTABULA CO, OH

AUCTION: LIVE AND ONLINE AT RES.BID

AUCTION DATE: 8/12/25 AUCTION TIME: 5:30 PM ET

AUCTION HELD AT: 3561 CLAY ST, AUSTINBURG, OH 44010

PROPERTY PREVIEW: 7/31/25 | 4-6 PM ET AT 3561 CLAY ST., AUSTINBURG, OH 44010

Tract 1 Description: 28± acres Welcome to this exceptional farm property offering a rare combination of productive acreage, vintage charm, and modern comfort. Nestled among gently rolling fields and bordered by wooded backdrops, this well-maintained farmstead is ideal for those seeking space, income potential, and peaceful country living.

The property features a beautifully updated farmhouse showcasing hardwood floors, an open living room with abundant natural light, and a spacious kitchen with granite countertops, custom cabinetry, and stainless appliances—perfect for entertaining and everyday living.

Outside, you'll find a traditional red barn, multiple well-kept outbuildings, a silo, and a detached garage—ideal for livestock, storage, or equipment. A picturesque pond adds to the beauty and functionality of the land, providing wildlife habitat and scenic views. There's even an old tennis court, ready for restoration or repurposing.

The tillable acreage offers income-producing potential for farming or leasing, while the overall layout supports a variety of uses from hobby farming and homesteading to recreation and investment. A truly versatile property with room to grow! Schedule your private showing today to explore everything this country gem offers.

- Charming 2-story farmhouse with modern interior upgrades
- Large kitchen with island seating and granite countertops
- Multiple barns and outbuildings, plus grain silo
- Scenic pond and open meadows
- Expansive tillable acreage with strong ag potential
- Private and peaceful rural setting
- Tennis court area with potential for restoration or repurposing

- 28x40 detached garage
- 24x40 workshop with 220 electric and woodburner for heat
- Large barn with massive hay loft, stalls and metal roof
- 40x60 Morton building with concrete floor, 220 electric, 16 foot door, 22 foot door and 14 foot tall sidewalls
- Free gas for heating

Tract 2 Description: 42± acres This is a great opportunity to own a nice piece of all-tilled tillable land with frontage on 2 roads. This highly productive ground is in a great location close to Lake Erie and I-90.

Tract 3 Description: 42± acres This is another excellent opportunity to own a nice piece of all-tilled tillable land. This highly productive ground is in a great location close to Lake Erie and I-90. The property has a nice fence line that helps create a private oasis while still providing excellent tillable fields.

Taxes: \$5,567 of record
Lease Status: Yearly Agricultural Lease
Possession: Immediate possession at closing
Survey needed?: Yes, required for transfer
Brief Legal: 3561 Clay St., Austinburg, OH 44010
PIDs: 070020000603, 070020000699
Lat/Lon: 41.7822, -80.8816
Zip Code: 44010

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

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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 | 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



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.

