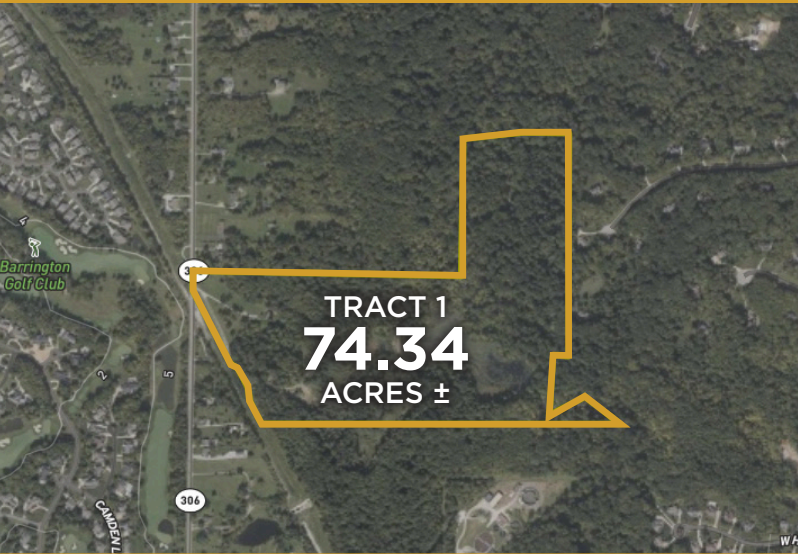




LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



74.34 AC± | 1 TRACT | PORTAGE CO, OH

AUCTION: LIVE AND ONLINE AT RES.BID

AUCTION DATE: 8/18/25 AUCTION TIME: 5:30 PM ET

LOCATION: ON-SITE, 470 N. CHILLICOTHE RD, AURORA, OH 44202

Secluded Wooded Acreage with Creek, Pond, Rolling Terrain & R-2 Zoning Near Barrington Golf Club

An exceptional opportunity awaits with this private, wooded property offering scenic beauty, recreational value, and development potential—all located just minutes from Barrington Golf Club and local amenities.

This expansive tract features mature hardwoods, rolling terrain, and a flowing creek that weaves through the landscape, creating a peaceful, nature-filled setting. A secluded pond enhances the property's character and serves as a magnet for wildlife. Several clearings and gently graded slopes provide ideal sites for a private estate, weekend retreat, or future development. Zoned R-2, the land offers flexibility for residential use while maintaining its natural charm. Gravel access and nearby utility lines add to the property's readiness for your plans. With recent clearing work, internal access has been improved without compromising the wooded privacy.

Whether you're envisioning a private sanctuary, recreational retreat, or long-term investment, this property offers a rare combination of water, woods, and location.

- Creek and pond on site
- Rolling wooded terrain with wildlife and natural drainage
- R-2 zoning with residential development potential
- Gravel drive and utility access near the road
- Minutes from Barrington Golf Club and other upscale communities
- Convenient to schools, shopping, and commuter routes

Taxes: \$12,103.46 of record
Lease Status: No leases
Possession: Immediate possession at closing
Survey needed?: No survey needed
Brief Legal: 470 N Chillicothe Rd, Aurora, OH, 44202
PIDs: 03-023-00-00-017-000
Lat/Lon: 41.3302, -81.3451
Zip Code: 44202



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



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, 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.

