



LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



80.02 AC± | 1 TRACT | LORAIN CO, OH

AUCTION: LIVE AND ONLINE AT RES.BID

AUCTION DATE: 10/8/25 AUCTION TIME: 5:30 PM ET

AUCTION HELD AT: PITTSFIELD TOWNSHIP HALL

16940 OH-58, OBERLIN, OH 44074

Tract 1 Description: This 80-acre property in Pittsfield Township, Lorain County, Ohio, presents a rare opportunity to acquire a tract with both agricultural utility and long-term development potential. Conveniently located off U.S. Route 20, the property provides excellent access for future use while maintaining a balance of farm ground and natural features.

Approximately 45± acres of productive farm ground, suitable for row crops or hay production. The tillable fields have road access and are laid out in a manner that supports efficient fieldwork. The balance of the acreage is primarily wooded, offering a variety of mature tree cover that provides shade, privacy, and natural habitat for wildlife. A small creek runs through the property, adding a water feature for both recreational and habitat value. There is also a low-lying pond area, enhancing the diversity of the landscape.

A key highlight of this property is its zoning. The tract is located in Pittsfield Township and is zoned Industrial/Office/Business Park. This unique designation expands the scope of opportunities available to the new owner. In addition to agricultural or recreational use, there may be potential for Industrial development, office space, or business park projects consistent with local zoning allowances. The combination of acreage, natural features, and business-friendly zoning makes this a versatile investment.

The wooded sections of the property support deer, turkey, and other local wildlife, which may appeal to those interested in outdoor recreation or hunting. The presence of the creek and pond offers a natural setting that could be incorporated into future land planning or simply enjoyed for its rural character.

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|------------------------|---------------------------------|
| Taxes: | \$6,488.40 of record |
| Lease Status: | Yearly Farm Lease |
| Possession: | Immediate possession at closing |
| Survey needed?: | No survey needed |
| Brief Legal: | US Route 20. Oberlin, OH 44074 |
| PIDs: | 1400004000006 |
| Lat/Lon: | 41.2704, -82.2006 |
| Zip Code: | 44074 |

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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 | 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.

