

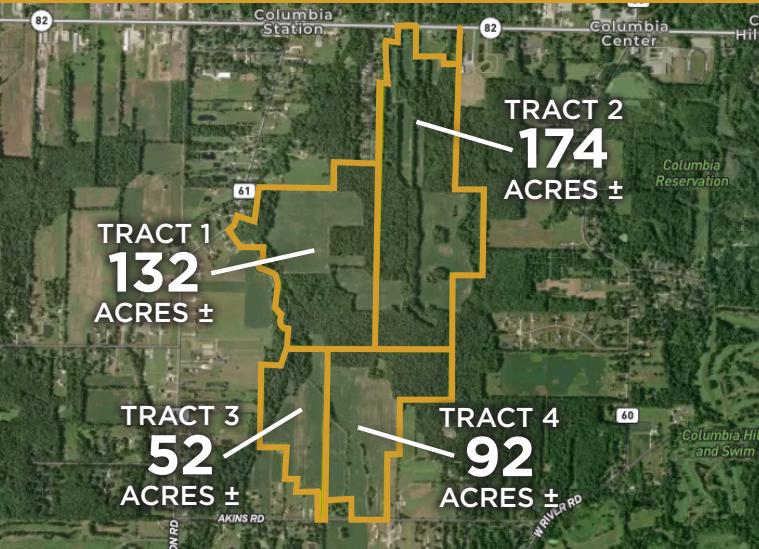


WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

LAND AUCTION

10% BUYERS PREMIUM / LIC. #2022000271



450 AC± | 4 TRACTS | LORAIN CO, OH

LIVE AND ONLINE AT [RES.BID](https://RES.bid)

AUCTION DATE: 1/27/26 | AUCTION TIME: 5:30 PM ET

AUCTION VENUE: AMY'S RUSTIC EVENT CENTER, 6780 CENTER RD. VALLEY CITY, OH 44280

This upcoming Lorain County, Ohio land auction offers buyers a rare opportunity to purchase quality acreage in four individual tracts ranging from 52± to 174± acres near Columbia Station. The properties feature a highly desirable mix of productive tillable farmland, wooded acreage, and natural water features, making them well-suited for agricultural use, recreation, or long-term land ownership.

Across all tracts, buyers will find approximately row-crop capable tillable ground, mature timber providing cover and habitat, and Plum Creek frontage, streams, and a pond on select tracts.

Taxes:

TBD

Lease Status:

No Leases

Possession:

Immediate possession at closing

Survey needed?:

Depending on how the property is sold.

Brief Legal:

State Route 82, Stations Road, and Akins Road

PIDs:

12-00-074-000-045, 12-00-066-104-016,

12-00-067-000-010, 12-00-066-104-017

12-00-073-000-061, 12-00-068-000-017

Lat/Lon:

41.2909, -81.9536

Zip Code:

44028

The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid

Tract 1 - 132± acres

- Approximately 50 acres of tillable ground
- Additional wooded acreage with deer and turkey sign
- Plum Creek borders the western edge
- Road access from Station Road

Tract 2 - 174± acres

- Approximately 174 acres in Lorain County
- Roughly 50 tillable acres suitable for row crops or hobby farming
- Wooded acreage with evident deer and turkey sign
- Multiple natural pinch points in the terrain

Tract 3 - 52±

- Located near Columbia Station in Lorain County, Ohio
- Access from Akins Road
- Approximately 34 acres of tillable ground
- Balance of acreage in mixed hardwood timber

Tract 4 - 92± acres

- Located near Columbia Station, Ohio
- Access and frontage along Akins Road
- Approximately 54 acres of tillable farmland
- Balance of acreage in wooded cover

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
 JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com
 JEREMY SCHAEFER, AGENT: 216.406.3757 | jeremy.schaefer@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 | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | 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, 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.

