



LAND AUCTION



ABSOLUTE AUCTION

50 AC± | 5 TRACTS | ASHTABULA CO, OH

ABSOLUTE AUCTION: LIVE ONLY
AUCTION DATE: 6/19/23 | AUCTION TIME: 5:30 PM
AUCTION LOCATION: ON THE PROPERTY
BECK RD | ASHTABULA OH 44004

This property is being auctioned by RES Auction Services in cooperation with Whitetail Properties Ranch & Farm Auctions.

Live Auction Only. Selling Absolute in 5 tracts or as a whole. Nice hunting property with thick bedding cover, trail system, food plots and tillable and multiple building locations.

Here's the perfect multi use property close to Lake Erie that you can enjoy year-round with family and friends. Walk the established trail system and you will find thick bedding cover that holds solid deer populations. Frontage on two roads provides good access from multiple directions while the large tillable field has agricultural income potential and offers a destination food source. Contact us today to learn more about this property or to set up a time to see it in person!



TRACT 1: 6.863 ± ACRES This tract is all wooded and offers a small creek and rolling terrain. A rough driveway is already cut into the property.

TRACT 2: 6.816 ± ACRES This all-wooded tract has a ton of wildlife and has a great building potential.

TRACT 3: 17.211 ± ACRES Here is a nice tract you do not want to miss out on! With roughly 7 acres tillable and the remaining wooded it offers endless opportunities. Build your dream home or just use for recreational purposes!

TRACT 4: 7.973 ± ACRES Beautiful wide open property ready for your dream home! No clearing required!

TRACT 5: 11.19 ± ACRES Road frontage is the key on this tract! Excellent road frontage makes for easy access to this tract! Here is another great cleared tract ready for your dream home!

Taxes: For all 5 parcels \$273.42
Parcel ID: 420060005200
Lat/Lon: 41.842592, -80.749488
Brief Legal: 27 N E & 22 CAUV 1845

Terms: The successful purchaser will be required to make a non-refundable 10% down payment due the day 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 final purchase price. Any desired inspections need to be made prior to the auction.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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 | 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 | Seth Andrews, Auction Broker for RES Auction Services