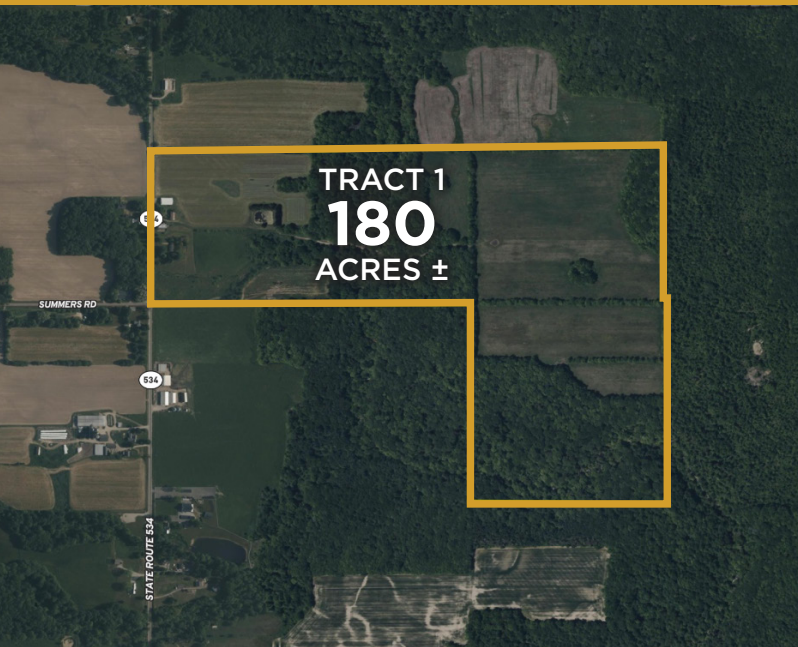




LAND/HOME AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



180 AC± | 1 TRACT | ASHTABULA CO, OH

AUCTION: LIVE AND ONLINE AT RES.BID

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

AUCTION HELD AT: ON-SITE, 5700 STATE ROUTE 534, WINDSOR, OH 44099

PROPERTY PREVIEW AND UTV TOURS:

9/26/25 | 3-6 PM AT 5700 STATE ROUTE 534, WINDSOR, OH 44099

Tract 1 Description: Located in Windsor, Ohio, this 180-acre tract in Ashtabula County combines agricultural land, recreational resources, and established improvements. The property includes a three-bedroom, one-bathroom ranch home that can serve as a residence or farm headquarters. Several outbuildings complement the home, including a 54x88-foot Morton building, a three-sided cold storage shed, and an older dairy barn. These structures provide storage, utility, and historical character to the farmstead.

Approximately 72 acres of the land are tillable, suitable for crop production, hay, or rotational farming practices. The balance of the acreage includes mature timber, ravines, and open ground. The wooded areas feature valuable timber and contribute to the property's recreational and wildlife habitat value. The terrain includes rolling hills, wooded ravines, and creek bottoms that create natural variety across the acreage.

A small pond with a pavilion offers additional recreational and wildlife benefits, while the creek system enhances the natural setting. Together, these features make the property attractive for hunting and outdoor use. Deer habitat is well established, supported by a mix of food sources, cover, and water. The transitions between tillable ground and wooded areas create ideal conditions for consistent wildlife movement.

The property is subject to a Western Reserve Land Conservancy Easement. This conservation easement helps protect the land's natural and agricultural resources while allowing continued farming, recreational use, and management under the easement terms. Interested buyers are encouraged to review the easement documents to understand the permitted uses, building restrictions, and long-term conservation commitments associated with ownership.

The property's infrastructure supports multiple uses. The Morton building provides substantial enclosed storage, while the dairy barn and cold storage shed offer functional space for

equipment, livestock, or repurposed use. The ranch-style home ensures an on-site living arrangement or could serve as a hunting cabin, depending on the buyer's goals and compliance with the easement.

The property is located near several northeast Ohio communities. Windsor provides a rural setting, while Jefferson is approximately 12 miles away, Ashtabula is about 22 miles, Geneva is 20 miles, and Cleveland is roughly 55 miles to the west. This location allows access to services, supplies, and market outlets while retaining the seclusion of a large acreage tract.

This tract represents a significant holding in Ashtabula County for those seeking a property that blends agricultural production, timber, recreation, and conservation. With a mix of tillable ground, timber, water features, and existing improvements, it provides immediate functionality and long-term land use options. The conservation easement ensures that the land remains protected and managed sustainably for generations.

Taxes:	\$4,137 of record
Lease Status:	No Leases
Possession:	Immediate possession at closing
Survey needed?:	No survey needed
Brief Legal:	5700 State Route 534 Windsor, OH 44099
PIDs:	240180000800, 240190000400, 240190000700
Lat/Lon:	41.596, -80.953
Zip Code:	44099

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 | 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 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.

