

FAIRFIELD & HOCKING COUNTY OH LAND

236 ACRES PARKLIKE PROPERTY • MARKETABLE TIMBER

ONLINE ONLY AUCTION

BIDDING CLOSES MONDAY, DECEMBER 30, 2019 — 5:00 PM

PROPERTY TOUR: DECEMBER 12 — 3:00 PM

236+ Contiguous Acres | Marketable Timber | 2 Parcels | Nature Park! | Timber & Streams
Hiking or Hunting | Fairfield Co. & Madison Township | Hocking Co. & Perry Twp. | Close to Hocking Hills!



KAUFMAN REALTY & AUCTIONS | 888.852.4111

Jason L. Miller | CAI Auctioneer
740.541.7475 | jason@kaufmanrealty.com

Mossy Oak Properties | Brian Bauer | Owner, Agent
614.949.6764 | bbauer@mossyOakproperties.com



PARCEL 1
76 Acres

PARCEL 2
160 Acres



This secluded all wooded, 236 acre property has a lot to offer a potential buyer. Property features include marketable timber, 2 nice creeks, legal access from 2 roads, Electric service on property along with a developed spring and drilled water well. There is a nice mix of ridgetops and valleys that offer multiple building sites and there are Atv trails throughout the property. The hunting on this large tract of land is exemplary and the seclusion and privacy second to none. It is just a short drive from this property to many of the Hocking Hills area attractions and several state parks. The home on the property is older and would be ideal for a hunter's cabin. Mineral rights transfer with the sale. If you're looking for a large secluded property, this would be one to have a look at! Call agents for showing.

Parcel #1 - 76 Acres Timber Land – Stream, Marketable Timber. Fairfield Co.

Parcel #2 - 160 Acres Timber Land - Old Home, streams, Marketable Timber. Hocking Co.

LEGAL: Parcel # 0250036900 Fairfield Co. & 13-000618.0000 Hocking Co. Townships of Madison & Perry. Current taxes are: \$2,373 per ½ year.

AUCTION TERMS: Online Only Auction. YOU ARE BIDDING ON A PER ACRE BASIS. Auction is scheduled to begin closing at 5:00 PM* with extended bidding. Any bid placed in the last 5 minutes will extend auction until there is 5 minutes of no bidding activity. . All Items sold as/is with no warranties. Please inspect property carefully before placing any bid. BIDS CAN NOT RETRACTED. All information provided by Auctioneer is from sources believed to be accurate but is NOT guaranteed. 10% nonrefundable deposit due within 24 hours of the auction ending with balance at closing in 45 days w/no financing contingencies. 10% Buyers Premium will be assessed to final bid. Property is sold "AS IS, WHERE IS" and subject to all articles of record. All minerals owned by seller will transfer to buyer!! Potential Buyers must independently investigate and confirm any information or assumptions on which any bid is placed. Web updates day of auction take precedence over all previous advertising and statements. A credit card is required for auction registration to verify the identity of our bidders and to protect the integrity of our bidder's pool.

Sale by the Order of: Oak Ridge Land LLC



New trails installed 2018



FAIRFIELD & HOCKING COUNTY, OH LAND

236 ACRES PARKLIKE PROPERTY
MARKETABLE TIMBER

ONLINE ONLY AUCTION, BIDDING CLOSES
MONDAY, DECEMBER 30, 2019 – 5:00 PM

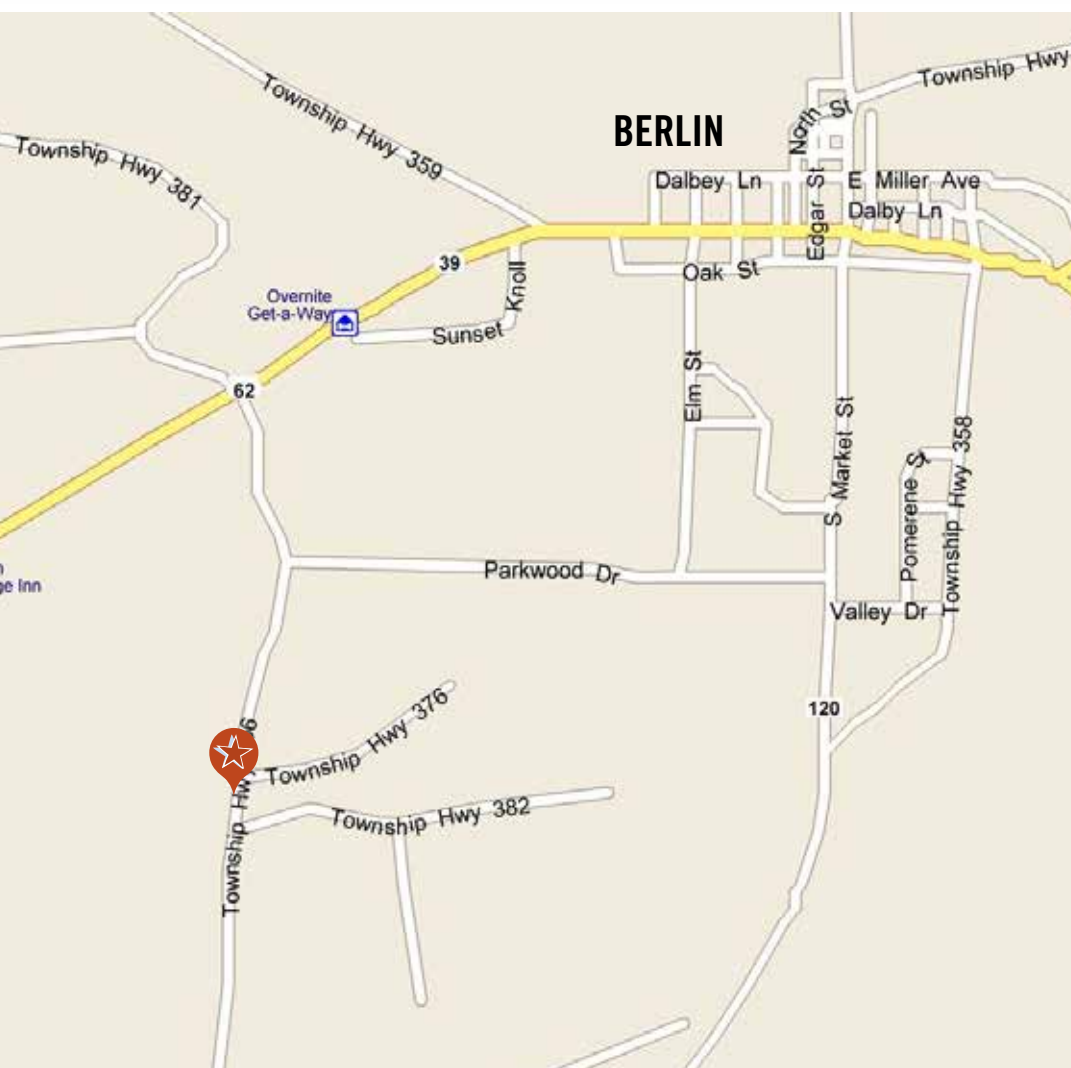


Realty & Auctions

888.852.4111

www.kaufmanauction.sale

PO Box 422, Sugarcreek, Ohio 44681



10998-10218 Lookout Rd. SW
LANCASTER, OH
Fairfield & Hocking Co.'s

GPS: 39.573666, -82.671432

DIRECTIONS: From Lancaster OH. on SR 22 go South on Broad St. to Hamburg Rd. SW go 5 miles and continue South on Clearport Rd SW. 4.2 miles, continue S. on Mink Hollow Rd. SW. .05 miles then East on Pine Grove Rd .05 miles then South on Lookout Rd. follow Lookout Rd. to Property. Signs Posted!!!