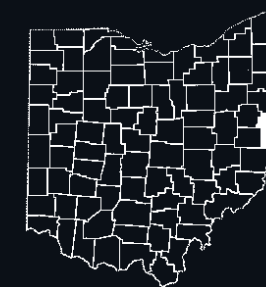
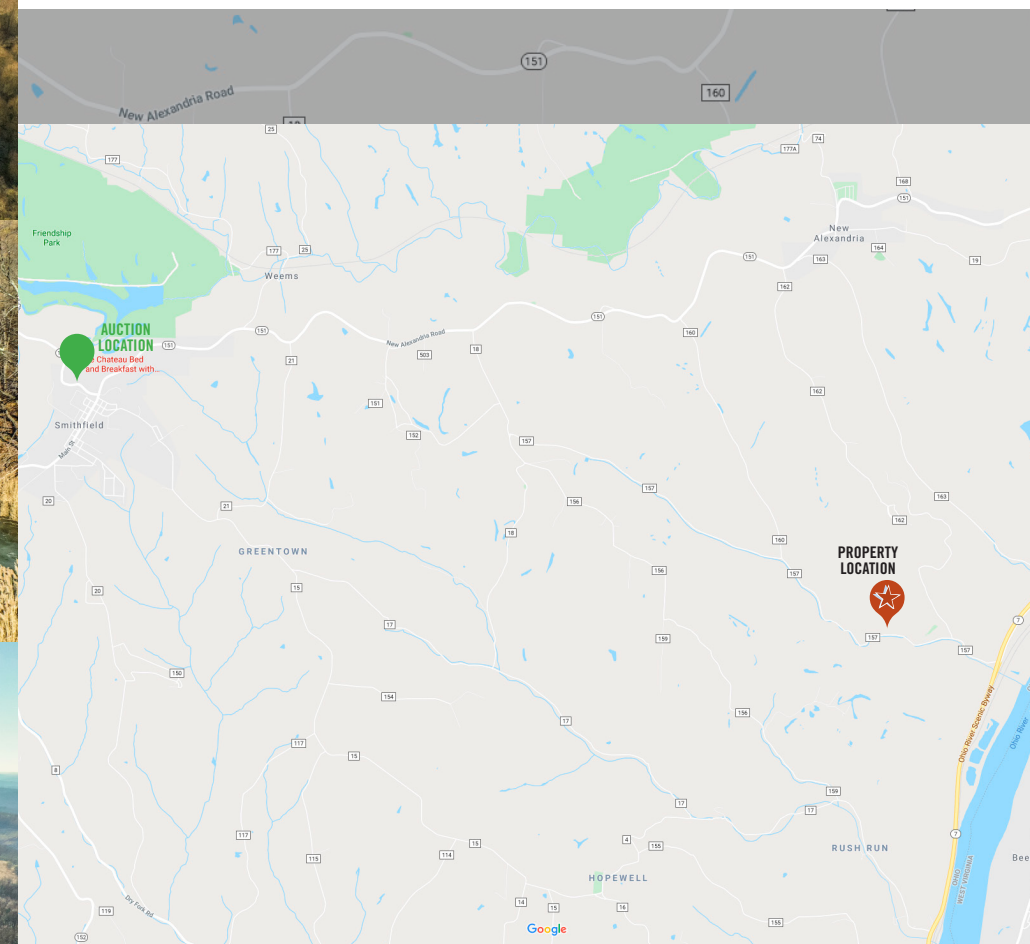




ABSOLUTE JEFFERSON CO. REAL ESTATE AUCTION

1284+/- ACRES OF CONTIGUOUS
LAND OFFERED IN 22 TRACTS

SATURDAY, FEBRUARY 8, 2020 – 12:00 NOON



(Near) 3414 Twp. Road 157
RAYLAND, OH 43943
Jefferson County

AUCTION TO BE HELD AT:
Le Chateau Bed and Breakfast
195 West Main Street, Smithfield, OH 43948

GPS COORDINATES TO PARCELS:
40.257387, -80.686890

DIRECTIONS: From Smithfield take OH-151 E for 1.8 miles. Turn right onto Graham Rd for 0.8 miles. Turn left onto Salt Run/Traymore Rd for 2.2 miles. Destination will be on the left. Signs Posted.

ABSOLUTE JEFFERSON CO. REAL ESTATE AUCTION

1284+/- ACRES OF CONTIGUOUS LAND OFFERED IN 22 TRACTS

SATURDAY, FEBRUARY 8, 2020 – 12:00 NOON

AT: LE CHATEAU BED AND BREAKFAST EVENT CENTER

OPEN FOR INSPECTION

SATURDAY, JANUARY 25 – 11:00 AM

SATURDAY, FEBRUARY 1 – 11:00 AM

ATV ONSITE TO PROVIDE GUIDED TOURS OF PROPERTY.



1284+/- Acres | Wells Township | Jefferson County | 22 Parcels | Wooded & Open Land | Building Sites | Ponds
Wonderful Retreat Property with Good Trails & Roads Throughout | Cattle Grazing Land | Excellent Hunting & Recreation

**1,284+
ACRES!**

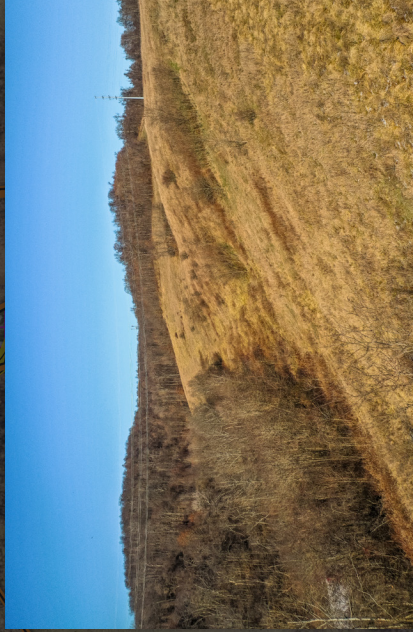


888.852.4111 | KaufmanAuction.sale

Curt Yoder | Realtor, Auctioneer | 330.204.2447 | curt@kaufmanrealty.com
Pedro Guzman | Realtor | 330.763.1424 | pedro@kaufmanrealty.com



1,284+
ACRES!



PROPERTY DESCRIPTION: 1284 +/- acres awaits your adventure. If you have ever dreamed of owning a huge chunk of ground with the ability to grow and hold big bucks and lots of wildlife look no further. Every year that goes by it gets harder and harder to find these big chunks of continuous acreage. This offering represents a unique opportunity to acquire a property with a blend of open grassland and mixed timber, all continuous with access through and around the property. Property is located between New Alexandria and Smithfield close to OH-151 in Jefferson County. Several nice ponds are on the property and could provide water for livestock and offer recreation opportunities for fishing. This is a must-see property whether your interests are in the entirety or just a portion of it.

TERMS: 10% Buyer's Premium will be added to determine the final contract price. 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Buyer to pay \$500 per surveyed parcel. All Gas & Oil rights are previously reserved and will not transfer. Contact agents for the sale order pertaining to this auction and or see sale order addendum day of sale for more details.

LEGAL: Parcel #'s 50-01030-000, 50-01031-000, 50-01032-000, 50-01032-001, 50-01032-002, 50-01033-000, 50-01039-000, 50-01046-000, 50-00049-000, 50-01022-000, 50-01023-000, 50-01024-000, 50-01025-000, 50-01026-000, 50-01027-000, 50-01028-000, 50-01029-000, 50-01393-003, 50-01393-000, 50-01393-001, 50-01393-002, 50-01044-000, 50-00552-000, 50-01045-000, 50-01047-000, 50-01048-000 and 50-01043-000. Annual taxes are \$15,724.98 per year in the Buckeye Local School District.

Auction by order of: Zimnox Coal CO.

PARCEL BREAKDOWN

- Parcel 1:** 134 acres with frontage on Twp. Rd. 157. Mostly wooded with some open areas. *GPS Coordinates to this parcel: 40.248130, -80.676537 (Near 3414 Twp. Road 157, Rayland OH*
- Parcel 2:** 148 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 3:** 61 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 4:** 57 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 5:** 47 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 6:** 39.5 acres with proposed 50 ft. private right away. Mostly wooded parcel with open areas.
- Parcel 7:** 26.5 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 8:** 12 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 9:** 41 acres with frontage on Twp. Rd. 504. 0.35 miles as per county road index. Wooded & open parcel.
- Parcel 10:** 53 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 11:** 64 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 12:** 32.5 acres with frontage on Twp. Rd. 157. Mostly open parcel.
- Parcel 13:** 75 acres with frontage on Twp. Rd. 157. Wooded with some open areas.
- Parcel 14:** 41 acres. Proposed 50' private right away. Open parcel with some wooded areas.
- Parcel 15:** 25.7 acres with frontage on Twp. Rd. 157. Open parcel with some wooded areas. *GPS Coordinates to this parcel: 40.281299, -80.687706*
- Parcel 16:** 69 acres with frontage on Twp. Rd. 157. Mostly open parcel.
- Parcel 17:** 111 acres with frontage on Twp. Rd. 157. Mostly open parcel with some wooded areas.
- Parcel 18:** 43 acres with frontage on Twp. Rd. 157. Mostly open parcel with some woods and pond.
- Parcel 19:** 34 acres with frontage on Twp. Rd. 157. Open parcel with some wooded areas.
- Parcel 20:** 35 acres with frontage on Twp. Rd. 157. Open parcel with some wooded areas.
- Parcel 21:** 22 acres with frontage on Twp. Rd. 157. Wooded & open parcel.
- Parcel 22:** 109 acres with frontage on Twp. Rd. 157. Wooded & open parcel. *GPS Coordinates to this parcel: 40.257387, -80.686890*

NOTE: Parcel sizes are approximate and will be subject to final survey.