

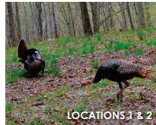
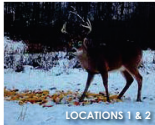
A unique and timely offering of excellent hunting, recreational, and rural building acreage. Deer season is only a couple short weeks away and there is no better way to enjoy it than sitting in your stand on your own piece of land. These three parcels feature some truly exceptional acreage. Whether you are looking for a secluded home and cabin site or the perfect spot to place your blind, these parcels will fit your needs. All properties have been actively managed for whitetails with an eye given to producing quality deer. In addition, the properties feature numerous good building sites, exceptional plow ground, secluded meadows. If you have an eye towards investment in there is acreage with I-77 visibility. The properties and the amenities need to be seen to be appreciated. Join us for this caravan auction which begins in southern Tuscarawas County and travels along the US 36 corridor to the eastern part of the county. The auction will begin at Location 2 where both 1 and 2 will be sold before moving to Location 3. For information on the taxes, parcels, minerals, and billboard lease visit our website or pick-up a brochure available onsite or through our offices. **Immediate hunting rights will transfer to the buyer with receipt and deposit of nonrefundable down payment, start your scouting that evening.**

Locations 1 & 2 will be sold at Location 2.

Real Estate Terms: 10% nonrefundable down payment day of sale with the balance due at closing. 10% Buyer's Premium. No financing or other contingencies, property sells "AS IS" and absolute to the highest bidder. Any required inspections must be completed prior to bidding. Sellers to transfer any owned mineral rights. Property sells subject to all articles of record. Announcement's 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. Contact agent for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Note each sale has a specific order, some and or all terms may apply, contact agent for details.

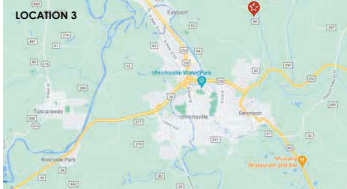
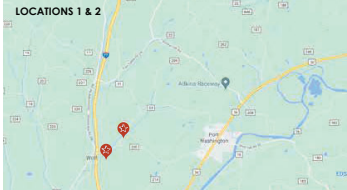
Legal: Location 1: Parcel #s 51-00070-000, 51-00071-000 in Salem Township of Tuscarawas County and Newcomerstown SD. Taxes per half year are \$366.98 based on CAUV, any recoupment is the buyer's responsibility. Location 2: Parcel #s 51-00120-000, 51-00166-000 in Salem Township of Tuscarawas County and Indian Valley SD. Taxes per half year are \$608.82 based on CAUV, any recoupment is the buyer's responsibility. Location 3: Parcel #s 59-00192-000, 59-01198-000 in Union Township of Tuscarawas County and Claymont SD. Taxes per half year are \$1,327.50 based on CAUV, any recoupment is the buyer's responsibility.

Auction by the order of: Zoar View Investments



RURAL, RECREATIONAL, AND RESIDENTIAL

363 Acres in 3 Distinctive Locations



RURAL, RECREATIONAL, AND RESIDENTIAL

LOCATION 1: 77.2 Acres in 3 Parcels
Wolf Rd., Newcomerstown, Ohio 43832 | GPS: 40.32177338602606, -81.56585134007267

LOCATION 2: 148.9 Acres in 12 Parcels
Wolf Rd., Newcomerstown, Ohio 43832 | GPS: 40.328735, -81.558315

LOCATION 3: 137.3 Acres in 2 Parcels
Roxford Church RD SE, Dennison, Ohio 44621 | GPS: 40.425529, -81.321476



SOLD ABSOLUTE

ON-SITE ONLY



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Wolf Rd., Newcomerstown, Ohio 43832
GPS: 40.32177338602606, -81.56585134007267

Location 2:
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GPS: 40.328735, -81.558315

Location 3:
Roxford Church RD SE, Dennison, Ohio 44621
GPS: 40.425529, -81.321476

Directions:
See inside of brochure for directions to all locations.

Auction:
Saturday, August 21st, 2021
Location 1 & 2: 11:00AM | Location 3: 1:00PM

Inspection:
Tuesday, August 11th 4:00-6:00 PM
Bring an ATV or Side by Side and join us

Curt Yoder | Realtor, Auctioneer
(330) 204-2447 | curt@kaufmanrealty.com

Anthony Kaufman | President
(330) 231-4211 | anthony@kaufmanrealty.com

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[illegible]

Wolf Rd., Newcomerstown, Ohio 43832

From I-77 at exit 217 (Newcomerstown) take US 36 west 2.4 miles to College St/ Stonecreek Rd. continue north 3 miles to Wolf Rd SW and east .3 miles to location. **Parcels 1 & 2 will be sold at location 2.**

Features: 7.2 Acres in 3 parcels; Salem Twp., Newcomerstown Schools; Excellent view of Lake Erie from Wolf Rd. SW; 100' wide wooded and tillable ground.

Parcel 1: 21.2 Acres, .55¢ on Wolf Rd. Wooded and tillable, gently sloping

Parcel 1a: 35.5 Acres, .6¢ on Wolf Rd. Wooded and tillable, cave-like setting.

Parcel 1c: 20.5 Acres, .30¢ on Wolf Rd. Tillable and wooded with billboard.

Tax Parcels: 510007/0000, 510007/1000. Taxes: \$367 per half year. **Additional Info:** Parcel 15 includes billboard lease and portion lies within the flood zone.

Wolf Rd. Newcomestown, Ohio 43832
 Located .5 miles east of Location 1, **Locations 1 & 2 will be sold at Location 2.**
Features: 148.9 Acres in 12 Parcels; Solemn Turn; Indian Valley & Newcomestown Schools Game Managed Hunting; Blind Falls; Building Sites; Tillable, Wooded, and Open Ground; Ridge and Hilltop Locations; Wolf Creek Frontage
Parcel 1: 3.91 Acres, 206' on Wolf Rd. Mostly wooded, creek frontage, secluded.
Parcel 2: 19.2 Acres, 101' on Wolf Rd. Mostly wooded, creek frontage, secluded.
Parcel 3: 5 Acres, 227' on Wolf Rd. Mostly open, excellent site.
Parcel 4: 5.1 Acres, 321' on Wolf Rd. Mostly open, excellent site.
Parcel 5: 15.6 Acres, 1,619' on Wolf Rd. Tillable, creek frontage.
Parcel 6: 9.7 Acres, 923' on Wolf Rd. Tillable, creek frontage.
Parcel 7: 7.7 Acres, 731' on Wolf Rd. Homestead parcel with shop building.
Parcel 8: 6.2 Acres, 724' on Wolf Rd. and 588' on Benton Hollow. Corner parcel, wooded with good sites.
Parcel 9: 1.9 Acres, 538' on Wolf Rd. and 265' on Benton Hollow. Corner parcel, open with excellent sites.
Parcel 10: 3.5 Acres, 321' on Benton Hollow. Open and wooded parcel, excellent sites.
Parcel 11: 13.9 Acres, 1,200' on Benton Hollow. Wooded and open ridge top, excellent sites.
Parcel 12: 20.6 Acres, 268' on Benton Hollow. Wooded and open ridge top, excellent sites.
Tax Parcels: 5000120000, 5100166000. **Taxes:** \$608.82 per half year based on CAUV
Additional Info: Portions of parcels 1 - 6 lie within the flood zone. Parcel 12 will grant an easement for ingress and egress to Parcel 11, see mapped area.

Roxford Church RD SE, Dennison, Ohio 44621

From Uhlrichville at the intersection of US 250 and US 36 take US 250 east 1.7 miles to OH 800 and continue east on US 250 6.6 miles to Wolf Run Rd SE/Roxford Church Rd, continue on Roxford Church for 1.3 miles. Property lies on Roxford Church road east of Wolf Run Rd.

Features: 137.3 Acres in 2 Parcels; Union Two; Claymont Schools; Wooded Ridge Acreage; Open Meadows; Hunting Blinds; Small Pond

Parcel 1: 68.8 Acres, 624' on Wolf Run Rd. SE. Wooded ridge/lot parcel.

Parcel 2: 68.5 Acres, 1027' on Roxford Church. Open and wooded with small pond and ridge/lot.

Tax Parcels: 5900192000, 5901198000. **Taxes:** \$1,327.50 per half year.

LOCATION 3

Parcel 2
68.5 Acres+

Parcel 1
68.6 Acres-

