

A HUNTING PARADISE

MONDAY, JUNE 24TH - 5:30 PM

DELAYED CLOSING AVAILABLE: The buyer will have the ability to close until October 30th, 2024 allowing the buyer to 1031 exchange an existing property. Call for details

Mineral Rights: Mineral rights transfer subject to leases of record with existing wells on the property.

Taxes/Legal: Licking County Parcel Numbers 015-034890-00.000, 015-034908-00.000, 015-035406-00.000 located in Fallsbury Township and East Knox Local School District. Knox County Parcel Number 36-00024.000 is located in Jackson Township and East Knox Local School District. The current annual taxes are \$7,138.48 and will be prorated to the date of closing.

Terms: The successful purchaser will be required to pay a non-refundable 10% down payment due at the auction with the balance due on or before October 20th, 2024. A 10% buyer's premium will be added to the final bid to determine the purchase price. Any desired inspections need to be made prior to the auction. Additional details are available at www.res.bid.

License #: 2022000271

2 HOMES - OUTBUILDINGS - WOODS - IDEAL WILDLIFE HABITAT - DELAYED CLOSING & 1031 EXCHANGE POSSIBILITIES

Auction will be held onsite located at **12552 Pleasant Valley Road Northeast, Utica**. Located 5 miles south of Martinsburg on Pleasant Valley Rd (State Route 586). Watch for RES signs.

Real Estate: Situated on an expansive 165.6 acres of rolling landscape, this property showcases the beauty of rural living at its finest. The majority of the land is woodlands, providing a outdoorsman paradise and offering endless opportunities for recreational possibilities. The front portion of the property features approximately 20 acres of hay fields, adding versatile land use options.



ANDY WHITE 419-651-2152
RICH FLOWERS 740-334-3628
DREW TURNER, JAKE WHITE, ADAM WELCH
SETH ANDREWS - BROKER



SCAN ME



(833) 786-3737 | www.res.bid

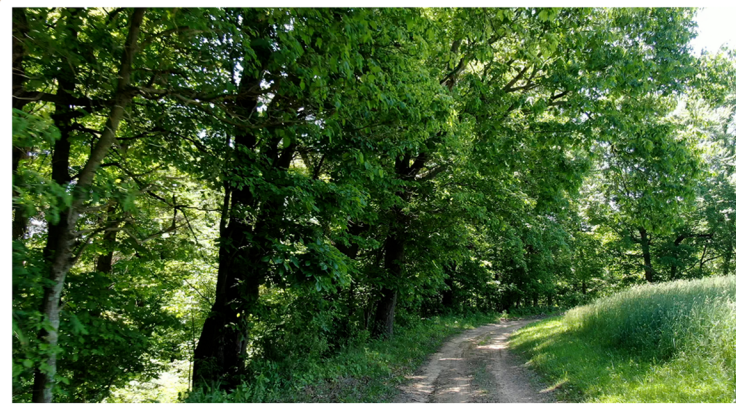


LICKING/KNOX COUNTY HUNTING PARADISE AUCTION

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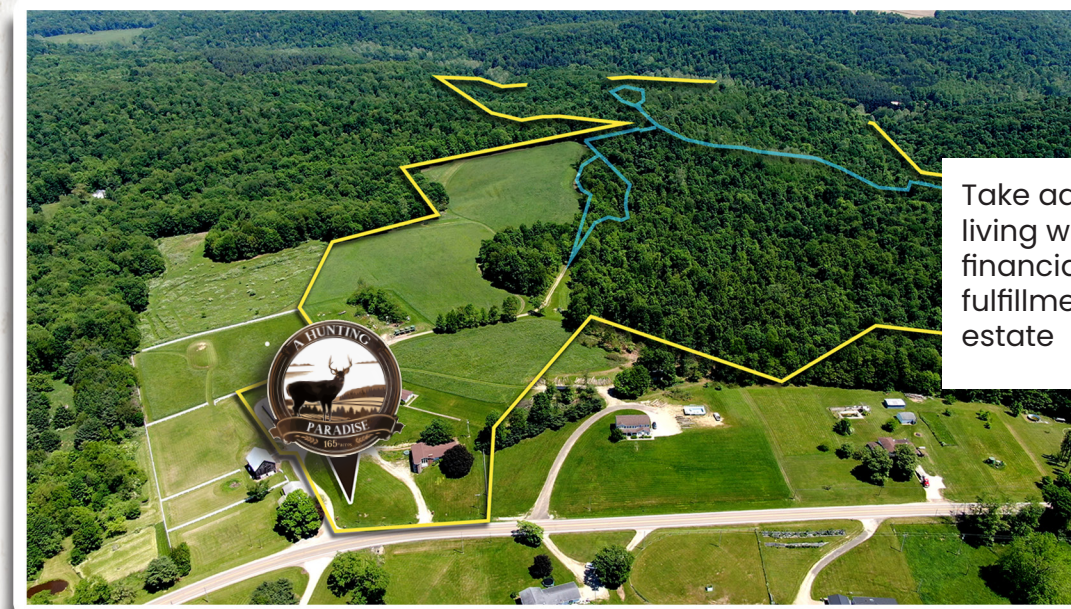
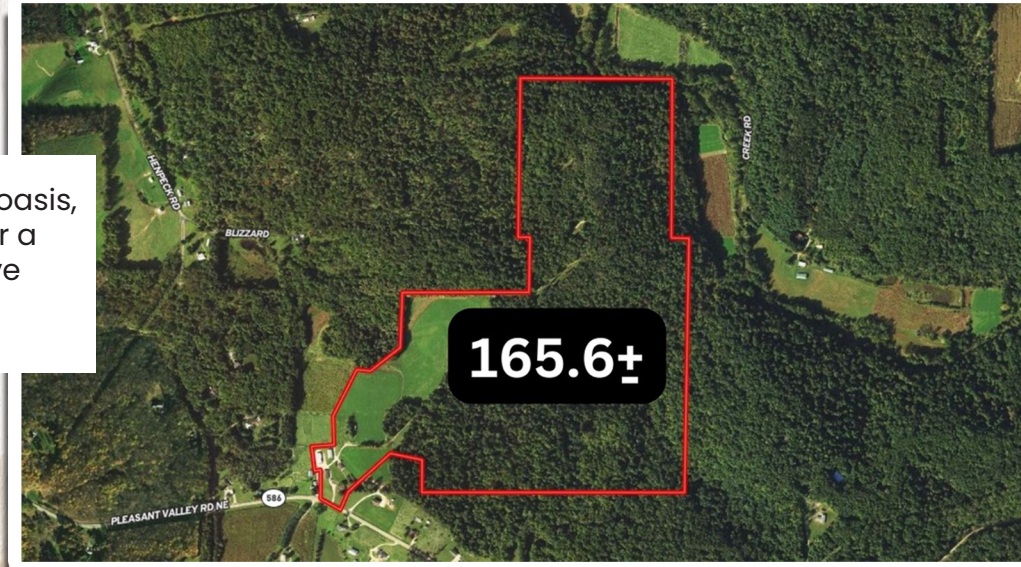
12552 PLEASANT VALLEY ROAD NORTHEAST, UTICA OH 43080

With its rolling terrain and diverse topography, the property has an exceptional wildlife habitat, creating natural funnels that attract and hold an impressive deer herd with a long quality history. Strategically positioned throughout the land are access roads, providing easy navigation and increasing the overall accessibility of the property. Additionally, several strategic stand locations have been thoughtfully designated, complemented by food plots, you'll have the advantage when the perfect moment arrives.

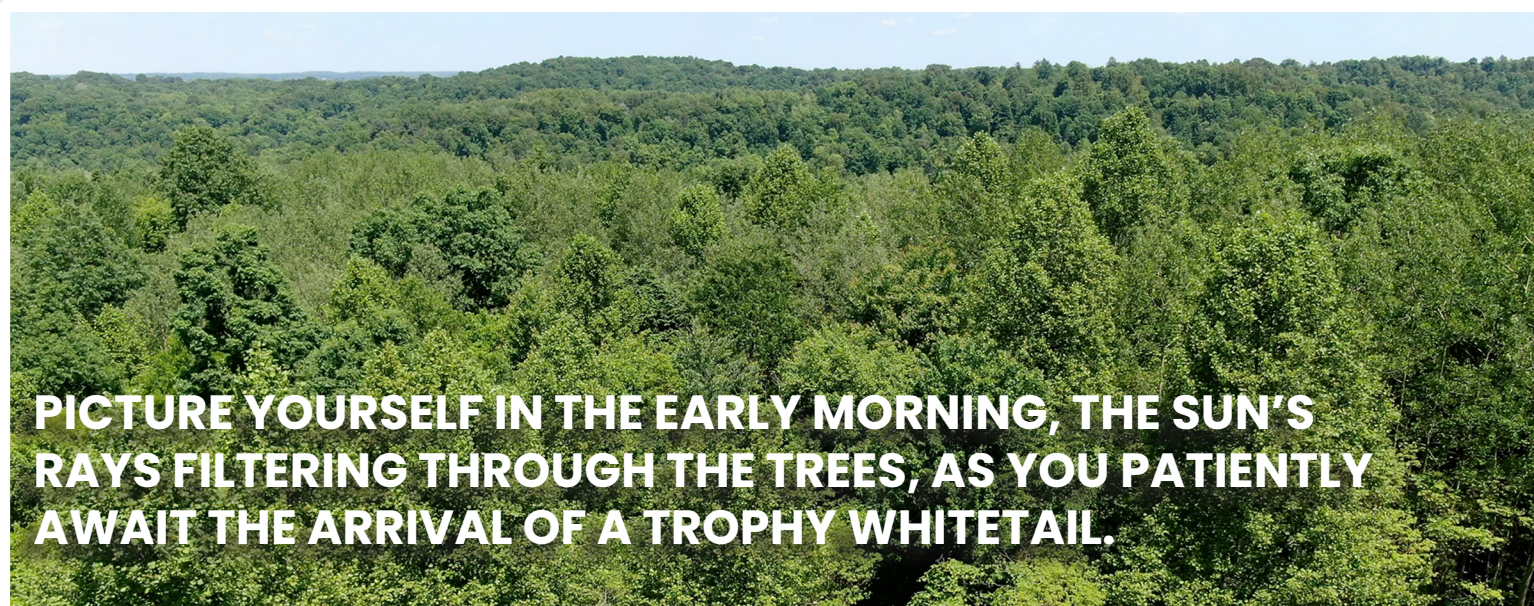


Beyond its hunting appeal, this property also features 2 homes and 3 pole barn buildings offering potential for additional income revenue. Two of the pole barn buildings are 2,100 sq. ft and the third is 3,200 sq.ft. The 2,290 sq.ft. ranch home has 4 bedrooms and 2 full baths. The 1,456 sq.ft ranch home with 3 bedrooms and 1.5 baths. This income potential, combined with the property's abundant natural beauty and recreational opportunities, makes it a truly unique investment opportunity

Whether you're seeking a hunting oasis, an income-generating property, or a strategic investment, this expansive estate offers endless possibilities.



Take advantage of the tranquility of rural living while enjoying the potential for financial growth and recreational fulfillment on this remarkable piece of real estate



PICTURE YOURSELF IN THE EARLY MORNING, THE SUN'S RAYS FILTERING THROUGH THE TREES, AS YOU PATIENTLY AWAIT THE ARRIVAL OF A TROPHY WHITETAIL.

Open House: The homes will be open for inspection Monday, June 10th 4:30-6:00PM.
Pick up a brochure and walk the land at your leisure. Private showings available through Rich Flowers, 740-334-3628.

With its scenic landscape, abundant wildlife, and income potential, this property offers a unique opportunity for both outdoor enthusiasts and investors alike.

