

# ABSOLUTE HUNTING RETREAT

## ONLINE ONLY AUCTION

**11.7 ACRES – WOODED – HUNTING CABIN  
RECREATIONAL – WILDLIFE**

**BIDDING WILL END  
THURSDAY, JULY 18TH @ 5PM**

PROPERTY IS LOCATED AT 4286 TOWNSHIP RD 221, BIG PRARIE, OHIO 44611

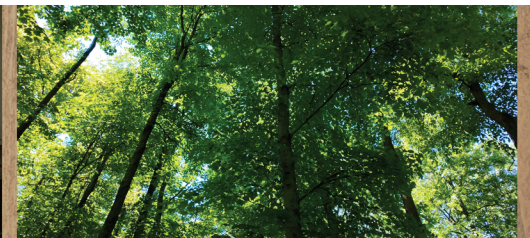
**\*BIDDING WILL BE AVAILABLE THROUGH RES.BID\***

**REAL ESTATE:** SELLING TO THE HIGHEST BIDDER IS AN OUTDOORSMAN DREAM HUNTING HAVEN. IF YOU'RE AN AVID HUNTER OR SIMPLY SOMEONE WHO APPRECIATES THE BEAUTY OF ABUNDANT WILDLIFE, THIS PROPERTY OFFERS A RARE OPPORTUNITY TO ENJOY YOUR VERY OWN CABIN ON 11.7 ACRES OF ENTIRELY WOODED LAND. THE 540 SQ.FT. CABIN FEATURES COMPOSITE FLOATING FLOORS, DRYWALL, ELECTRICITY AND A WOOD BURNING STOVE. THE CABIN DOES NOT HAVE RUNNING WATER OR SEPTIC. THE EXCELLENT ROLLING TERRAIN ADDS CHARACTER TO THE LANDSCAPE, WHILE THE ABUNDANCE OF WILDLIFE MAKES IT A NATURE LOVER'S PARADISE.

**IMAGINE WAKING UP IN A SECLUDED RETREAT, STEPPING OUT YOUR BACK DOOR TO YOUR TREE STAND, WITH THE SUN'S RAYS FILTERING THROUGH THE TREES AS YOU PATIENTLY AWAIT THE ARRIVAL OF A TROPHY WHITETAIL.**

ALTERNATIVELY, WAKE UP TO THE SOUNDS OF NATURE AND SAVOR THE TRANQUILITY OF YOUR SURROUNDINGS. BEYOND ITS HUNTING APPEAL, THIS PROPERTY ALSO PRESENTS AN EXCELLENT OPPORTUNITY TO BUILD YOUR DREAM HOME.

NO MATTER YOUR INTENTIONS, THIS PROPERTY DESERVES YOUR ATTENTION. DON'T MISS OUT ON THE CHANCE TO CLAIM THIS REMARKABLE PROPERTY AND MAKE YOUR ASPIRATIONS A REALITY.



(833) 786-3737 | [www.RES.bid](http://www.RES.bid)

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FOR ONLINE BIDDING ASSISTANCE, PLEASE CALL 330-845-4411, OR VISIT OUR MILLERSBURG OFFICE (1197 GLEN DRIVE, MILLERSBURG) ON THURSDAY, JULY 18TH AT 4:30 PM, WHERE A REPRESENTATIVE WILL BE AVAILABLE TO HELP.

**OPEN HOUSE:** THE CABIN WILL BE OPEN FOR INSPECTION ON TUESDAY, JULY 2ND 5-6PM. PICK UP A BROCHURE AND WALK THE LAND AT YOUR LEISURE. PRIVATE SHOWINGS AVAILABLE THROUGH ROBBY STARNER, 330-231-3744.

**TAXES/LEGAL:** HOLMES COUNTY PARCEL NUMBER 11-00131-001 LOCATED IN KNOX TOWNSHIP AND WEST HOLMES SCHOOL DISTRICT. THE CURRENT ANNUAL TAXES ARE \$2,202.54 AND WILL BE PRORATED TO THE DATE OF CLOSING.

**TERMS:** THE SUCCESSFUL PURCHASER WILL BE REQUIRED TO MAKE A NONREFUNDABLE DOWN PAYMENT OF 10% AT THE CONCLUSION OF THE AUCTION WITH THE BALANCE DUE AT CLOSING WITHIN 45 DAYS. A **10% BUYER'S PREMIUM** WILL BE ADDED TO THE FINAL BID TO DETERMINE THE PURCHASE PRICE. ALL DESIRED INSPECTIONS NEED TO BE COMPLETED PRIOR TO BIDDING. MINERAL RIGHTS RETAINED BY PREVIOUS OWNER. ADDITIONAL DETAILS ARE AVAILABLE AT **WWW.RES.BID**.

SCAN ME



Robby Starnar, Auctioneer 330-231-3744  
Jon Mast, Auction Manager  
Seth Andrews, Broker



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