



LAND AUCTION



87 AC± | 5 TRACTS | HARRISON CO, OH

ABSOLUTE AUCTION: LIVE AUCTION WITH ONLINE BIDDING AT RES.BID
AUCTION DATE: 8/21/24 | **AUCTION TIME:** 5:30 PM ET
AUCTION LOCATION: 39201 STUMPTOWN RD., CADIZ, OH 43907
OPEN HOUSE: 8/8/24 | 5PM-7PM ET

Originally established in 1815 and locally known as "The Rankin Farm," this picturesque and diverse property is being offered for public sale for the first time in decades. The majority of the property is made up of rolling and open fields which were once home to a Grade A Jersey dairy farm and have been used as productive hay ground for many years. A well maintained and nicely updated two bedroom, one bathroom craftsman style farmhouse sits perfectly on the highest point and overlooks the entire property offering breathtaking views in nearly every direction as far as the eye can see. Frontage on two roads provides ample access with over 1,770 feet on US-22 and approximately 1,300 feet on OH-519 and the possibility to subdivide as a family property or as an investment. Located less than 7 miles from Cadiz, this great location provides easy access to modern conveniences and at the same time guarantees privacy with over 3,500 acres of uninterrupted nature next door in the form of Jockey Hollow Wildlife Area.

Whether you're seeking an addition to or the start of your own cattle operation, a recreational paradise with thousands of acres to explore nearby, or looking to build your forever home, this property is sure to exceed your expectations. Don't miss your chance to experience the definition of rural living at its finest. The setting, location, and upside potential are unparalleled with the ability to buy this at absolute auction with no minimums or reserves.

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.



TRACT 1 DESCRIPTION: 5.8± acres including a cozy two bedroom, one bathroom home with handcrafted oak trim and attached garage all situated on a beautiful hilltop setting offering million-dollar, panoramic views of the surrounding countryside yet conveniently located less than 7 miles from Cadiz.

The home has had extensive updates including:

- 30 year Owens Corning architectural roofing
- Andersen replacement windows with lifetime transferable warranty
- Lenox high efficiency LP furnace & central air conditioning
- Updated 200 amp electric service and new wiring including transfer switch for whole house generator
- 160' deep water well new in 2021
- New 50 gallon water heater
- Brand new carpet
- Recently refinished kitchen

TRACT 2 DESCRIPTION: 8.1± wooded acres with over 1,100 feet of road frontage consisting of mixed hardwoods with a small ravine crossing the property. This would be a great place for a small cabin or hunting camp located across the road from Jockey Hollow Wildlife Area which offers nearly 3,500 acres of public hunting and fishing opportunities. Also nearby are Clendening and Piedmont Lakes, both offering fishing, boating, marinas and campgrounds for year-round recreational opportunities.

TRACT 3 DESCRIPTION: 16.3± hilltop acres with 9 acres of rolling, productive hay ground offering multiple homesites with beautiful views and electricity available at the road. The balance

of the property is wooded with young oak ridges chocked full of deer, turkey and other wildlife. This tract is directly adjacent to Jockey Hollow Wildlife Area offering endless hours of hunting, hiking, fishing and exploring the over 3,500 acres of public access and ensures no neighbors for miles.

TRACT 4 DESCRIPTION: 5.25± acre ridgetop building lot with panoramic views overlooking 3,500+ acres of uninterrupted nature and sunsets straight from a postcard. Offering over 500 feet of road frontage on OH-519 with electricity available across the road.

TRACT 5 DESCRIPTION: 53.75± acres of rolling, open ground with road frontage on OH-519 and a secondary access easement from US-22. This tract has been productively farmed for hay for many years and is the perfect addition to an existing cattle operation or as a great foundation for a new producer looking to enter the beef industry. A spring fed water trough is present on the property and has steadily provided water for over 100 years.

Taxes: \$1,384.18 for the entire property
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenant's rights for 2024
Survey needed?: Yes
Brief Legal: R5 T10 S31 SE 64.103A & R5 T10 S31 22.998A
PIDs: 17-0000758.000 & 17-0000757.002
Lat/Lon: 40.21608524518016, -81.09290342363913
Zip Code: 43907



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.



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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 216.406.3757 | Mark Zimmerman, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.705.2567
Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services