

Holmes County

Absolute Land Auction

Tuesday, September 10th @ 5:30PM



REAL ESTATE: Discover 142 acres of secluded woods, perfect for the avid outdoors-man, featuring harvest-able timber, growing timber, recreational acreage, and oil and gas income. This property, previously landlocked, now boasts frontage access on CR 349, with a newly installed culvert for driveway access to 5525 CR 349, ensuring easy entry to your private retreat.

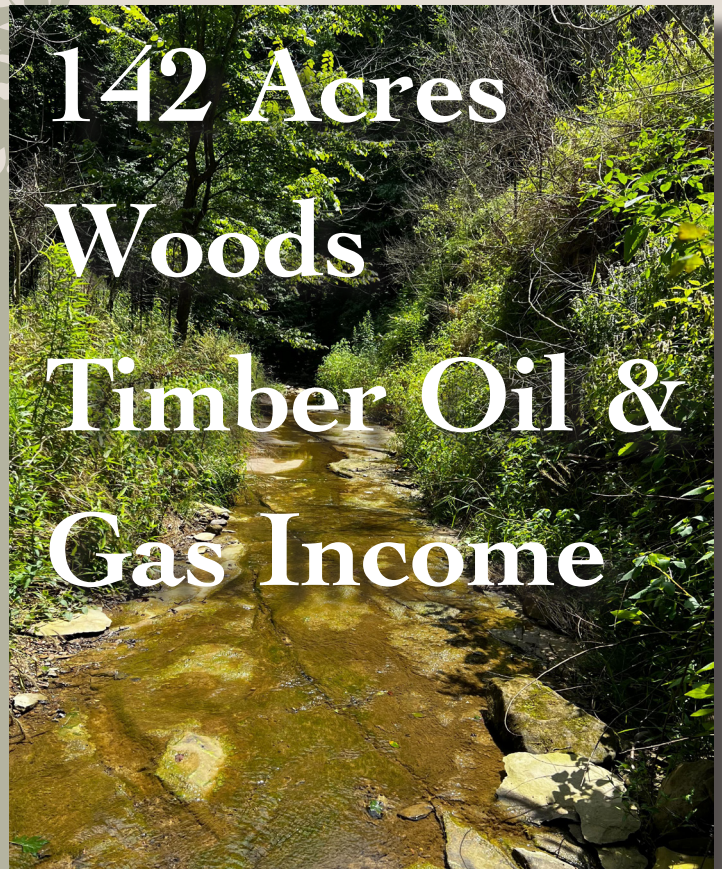
The land holds immense potential as a prime hunting ground with some effort in grooming existing trails and clearing areas for food plots. The woods are part of a larger, secluded wooded expanse located just west of Millersburg, providing a serene and private setting.

Additionally, there is a 20 x 30 salvage structure with a stone basement on the property, offering potential for storage or a rustic cabin.

Leased for oil and gas, the property has a lease held by production. It currently hosts five wells—four of which are producing, with one out of production. Detailed information on the wells is available on the RES.bid website, with access to the wells across neighboring lands.

This land is under CAUV, having been selectively timbered over the years, and boasts both mature and growing timber. A power line crosses the southeastern portion of the property, adding to its utility and potential for development. Whether you're looking for a recreational haven, a hunting paradise, or an investment opportunity, this property offers a wealth of possibilities.

Live Auction w/ Online Bidding @RES.bid



142±

One of the Best Kept Secrets Minutes from Millersburg



**Auction will be held onsite located at 5525
County Road 349, Millersburg, OH.**

**Take State Route 39, West of Millersburg, to
County Road 349. Watch for RES signs.**

Open House: Pick up a brochure and walk the land at your
leisure. Private showings available through Jon Mast, 330-763-3883.

Tax and Legal: Currently Parcel # 06-009220-001 (137.665 acres) and
parcel # 06-01106-001 (5 acres), Holmes County, Hardy Twp. Taxes are
\$1,652.06 plus new 5 ac assessment to be determined annually.

Terms: We require a non-refundable down payment at the close
of the auction of 10% of the purchase price with the balance to be paid
in full at closing within 30-45 days. There are no financing contingen-
cies. Any desired inspections must be completed before the auction.
There is a 10% Buyer's Premium in effect for this real estate auction.
10% of the highest bid will be calculated and added to the high bid to
determine the contracted selling price. The buyer will be given imme-
diate possession at closing. Hunting rights will be given to the new
buyer with the down payment on auction day.

**Andy White - Jon Mast, Auction Manager,
330-763-3883 - Seth Andrews, Broker**

Auction By Order Of The Young Family
LIC # 2022000271



833-SOLD-RES / WWW.RES.BID