

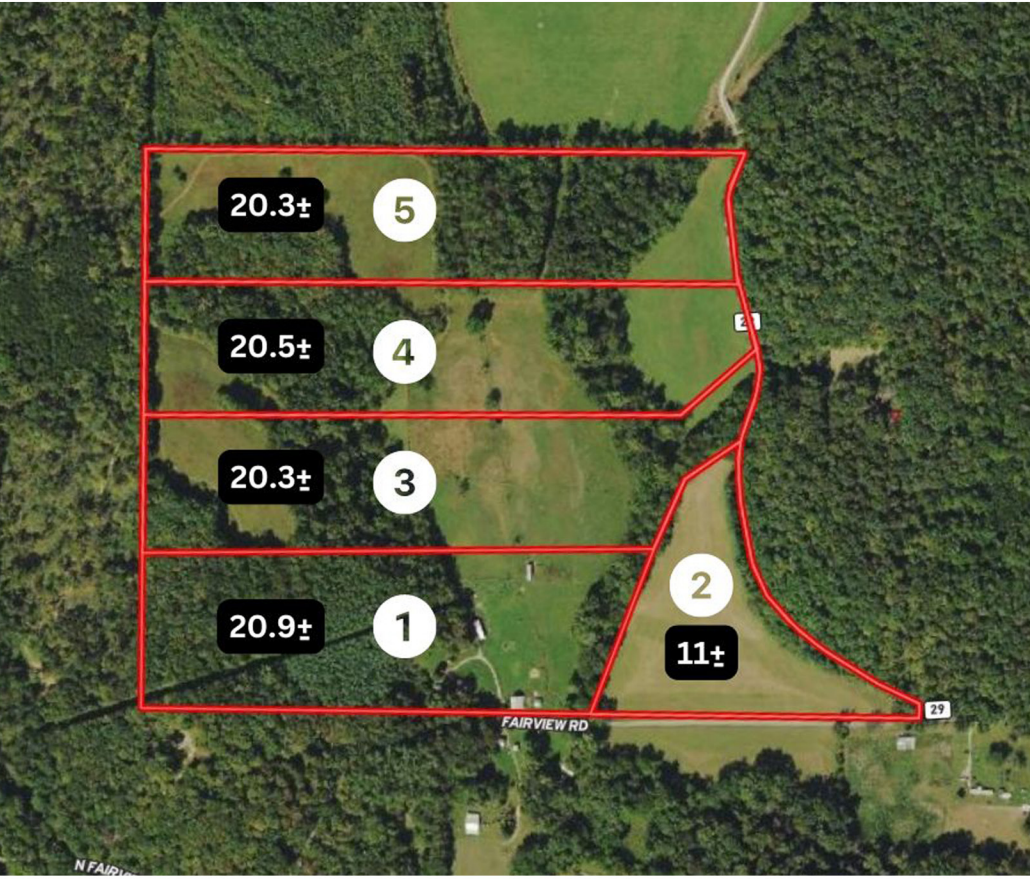
SELLING TO THE HIGHEST BIDDER
LIVE AUCTION W/ ONLINE BIDDING AT WWW.RES.BID
833-SOLD-RES

FARM AUCTION

HOCKING HILLS 93 ACRE

5 PARCELS - HOME -
OUTBUILDINGS -
GREAT LOCATION

FRIDAY,
OCTOBER 18TH
@ 5:30 PM



Auction will be held onsite located at **32280 Fairview Ridge Road, Logan.**

Parcel 1: This charming 20.9-acre parcel offers the perfect blend of country living and modern comfort, featuring a beautifully maintained two-story farmhouse with 1,824 sq. ft. of living space. Move-in ready, this home retains much of its original character, with stunning wood floors throughout most of the house and a brick mantle gracing the cozy living room.

The kitchen is spacious and functional, boasting plenty of cupboard space and classic wood cabinets, making it perfect for preparing family meals. With two bedrooms and two full baths, the house provides comfortable living with tasteful modern updates already completed throughout most of the home.

Outside, the property is ready for your own mini-farm, complete with lush pastureland, a barn, and multiple outbuildings. The wood fireplace adds warmth and charm, while the vinyl siding ensures easy maintenance.

Parcel 2: 11-acres of perfect balance of seclusion and opportunity. With frontage on both Fairview Road and Clay Lick Road, this primarily tillable land provides an ideal setting for building.

Parcel 3: 20.3-acre offering a perfect blend of woods and pasture, providing seclusion and endless possibilities. The mix of wooded areas and open pasture creates a serene backdrop, perfect for enjoying nature or offering guests a peaceful retreat.

Parcel 4: 20.5-acre offering a serene blend of wooded and pasture land, making it the perfect spot for your dream home or development opportunities

Parcel 5: 20.3 acres of stunning, secluded land offering the perfect mix of wooded areas and open pasture. With its blend of seclusion and opportunity, this parcel is a perfect investment for those seeking both peace and potential.



Open House: The property will be open for inspection on Wednesday, October 9th 4:30-6:00PM. Private showings available through **Andy White, 419-651-2152.**

Taxes/Legal: Hocking County Parcel # 19-000445.0000 is located in Washington Township & Logan-Hocking Local School District. The current annual taxes based on CAUV are \$3,640.36 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. CAUV recoupment will be at buyer's expense. Additional details are available at www.RES.bid.

Andy White -
Drew Turner -
Jake White -
Seth Andrews, Broker

LIC # 2022000271





Real Estate: Selling to the highest bidder is an extraordinary 93-acre farm near the heart of Hocking Hills, offering prime land and endless opportunities across 5 parcels. Just minutes from the famed Old Man's Cave Trail and surrounded by the natural beauty of Hocking Hills State Park, this premier property is a rare find in a highly desirable, tourist-driven location.



The land features a mix of tillable fields, scenic pastureland, and timber value, making it ideal for a range of uses—from agricultural pursuits to development potential. With picturesque views, rolling terrain, and a serene creek meandering through most of the parcels, the landscape is nothing short of perfect to build your dream home.

For those with a vision of creating a cabin rental business, this is the perfect location. The close proximity to popular hiking trails and Hocking Hills' natural wonders makes this property a dream for outdoor enthusiasts. The opportunity to build cabins or vacation rentals here offers great income potential from the high influx of tourists year-round.

In addition to the land's development potential, there is a charming two-story farmhouse with multiple outbuildings on the property, perfect for storage, livestock and horses, or a workshop. Whether you choose to use the farmhouse as a personal residence, rental property, or a guest house, its rustic charm adds to the value and versatility of the land.



This property combines prime land, incredible development potential, and endless recreational opportunities, making it a one-of-a-kind investment. Whether you're looking to create a profitable rental business, a hunting retreat, or your own private getaway, this stunning 93-acre property delivers unparalleled beauty and opportunity in a premier location near Hocking Hills State Park.

