

**BIDDING WILL
END FRIDAY,
OCTOBER 25
@ 5:30PM**

**ABSOLUTE
ONLINE ONLY
REAL ESTATE
AUCTION**



**WALLY
ROAD**

**40 ACRES –
1 PARCEL –
WOODED –**

**JEFFERSON TWP. - KNOX CO.-
DANVILLE LSD**

***REAL ESTATE:** South of Loudonville on the hillside in the Mohican River Valley, this 40 acre tract is a recreational land lovers dream. Located on the ridge west of the river and running down to the Wally road and the Mohican river. The woods has been selectively harvested in the past but has a good selection of harvestable timber available. This mature woods features a great mix of wildlife habitat and is ready for your management. Walking the property and observing the bedded deer along with the wild life sign make this one of the good ones! Large enough to hunt but small enough to be affordable. The frontage is limited and access on that frontage can be a challenge, but that is what makes this a great property as it is very private. There is also river frontage, although access is not ideal. Use your imagination to access this unique piece of the Mohican River Valley and realize your dreams!*



WWW.RES.BID (833)SOLD-RES



LOCATION: Wally Road Glenmont, OH 44628. GPS Coordinates: 40.5412, -82.209026.

DIRECTIONS: From 514 in Greer take Wally rd. 2miles north to property on left. From St Rt. 3 in South of Loudonville take Wally Rd. 7 miles to property on right.

OPEN HOUSE: You may walk the property at your convenience using only the owned access. For private showings call Jon Mast 330-763-3883 or Jake Miller at 330-473-7352

Bidding station will be at RES / Howard Hanna Office located at 1197 Glen Drive, Millersburg, OH 44654

TERMS: The property will be offered in 1 Parcel. 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 contingencies. 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 on to the high bid to determine the contracted selling price. The buyer will be given immediate possession at closing. Hunting rights will be given to the new buyer with the down payment on auction day. **Online closing will be a timed closing beginning at 5:30 PM on Friday, October 25, 2024**

TAX AND LEGAL: Parcel # 37-00333.000 (40 acres), Knox County, Jefferson Twp. Taxes are \$242.20 (CAUV). Mineral Rights transfer subject to leases of record.



AUCTION CONDUCTED BY: ANDY WHITE, AUCTIONEER
JON MAST – AUCTION MGR.330-763-3883
SETH ANDREWS, BROKER

JAKE MILLER 330-473-7352
HOWARD HANNA REAL ESTATE SERVICES- CO-LISTING AGENT

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LIC # 2022000271

