

Prime Real Estate & Personal Property
PERRY COUNTY AUCTION **143[±] Acres**
 5964 Buckeye Valley Road, Somerset, Ohio 43783 Offered in 12 Parcels

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SATURDAY, MAY 19TH
 PERSONAL PROPERTY: 10AM | REAL ESTATE: 12 NOON

PERSONAL PROPERTY AUCTION 10 AM: There are many household items and farm items to be sold on auction day, please watch the website and papers for a detailed list of items as we get closer to auction day.



143[±] Acres
 Offered in 12 Parcels & Combinations

Brick Home & Outbuilding
Hunting/Recreational Land
Good Building Lots
Borders Perry State Forest



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 PERSONAL PROPERTY: 10AM
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 HELD ON SITE.

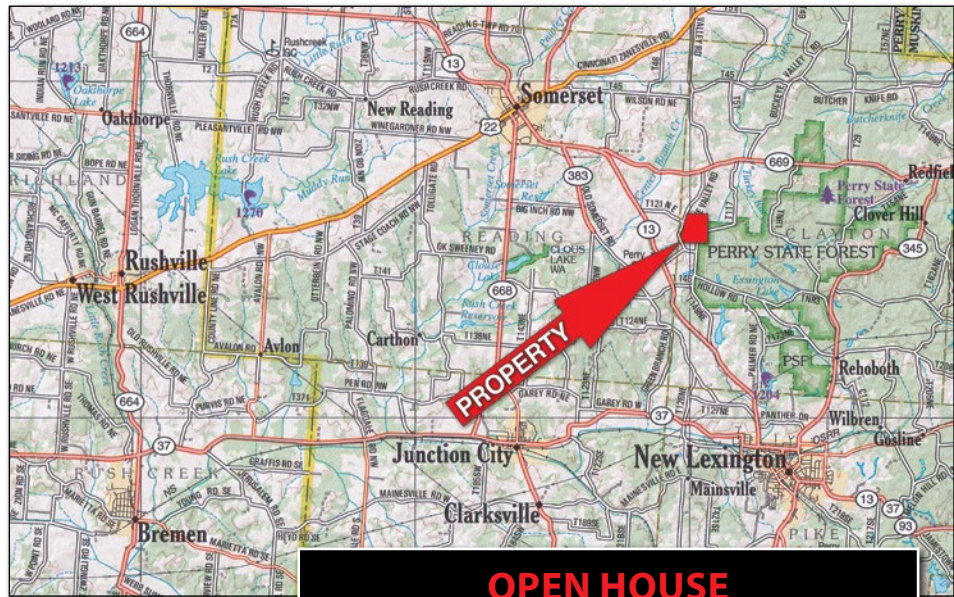


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Selling on location at 5964 Buckeye Valley Road (Co. Rd. 5), Somerset, OH 43783.
DIRECTIONS: From Somerset, OH take St. Rt. 13 SE to Township Road 121 follow to Buckeye Valley Rd., turn left and follow to property. Watch for RES signs.

REAL ESTATE: Selling is 143 acres of desirable Perry County real estate. The property offers a home and buildings, great wildlife habitat, and ideal building lots. The home is a 3000 square foot 2 story brick colonial style home features a kitchen, dining room, living room, and 4 bedrooms. The basement has dual entrances and is partially finished for additional living space. The home was extremely well built but has not been lived in for some time and will require some repairs and updates. Additional amenities include a concrete driveway, detached 2-car garage, and a good 70'x74' pole barn with water, electric, and a concrete floor. The land is predominately wooded with trails and excellent wildlife habitat.



OPEN HOUSE
Wednesday May 2nd • 5PM to 7PM
 Private showings of the Home are available upon request. You are welcomed to inspect the land at your convenience.



For you waterfowl hunters parcel 10 offers a great wetland sure to offer great times and good memories. The farm will be offered in 12 individual tracts and as a whole with some outstanding building lots to pick from. The lots are easy to access, have enough room to build your dream home, and also enjoy county water access. Maybe one of the most intriguing aspects of this property is that it borders The Perry State Forrest allowing you the ability to build your dream home and enjoy easy access to public hunting ground. No matter what your interest maybe you owe it to yourself to look at this property.

- Parcel 1:** Brick Home, garage, and 5 acres.
- Parcel 2:** 5.3 acre open and wooded building lot.
- Parcel 3:** 5.5 acre open and wooded building lot.
- Parcel 4:** 14.5 acres mostly wooded with existing driveway and good outbuilding.
- Parcel 5:** 10 acres wooded acres.
- Parcel 6:** 20.1 acres mostly wooded.
- Parcel 7:** 8.5-acre open building lot.
- Parcel 8:** 5.8-acre open building lot.
- Parcel 9:** 10 acres open and wooded that would make a good addition to parcel 10.
- Parcel 10:** 43.1 acres of ideal hunting habitat including some great waterfowl wetlands.
- Parcel 11:** 5.4-acre wooded building lot bordering Perry State Forest.
- Parcel 12:** 8 acre mostly wooded building lot bordering Perry State Forest.



TAXES AND LEGAL: Property Parcel Nos.030000560000consisting of 143.41 acres, located at 5964 County RD. 5 Somerset OH Perry county and Clayton Twp.). Net Annual Taxes are \$4582.36. The property is not currently under CAUV. Mineral Rights transfer subject to any leases of record.

TERMS: A non-refundable 10% down payment of the contract purchase price is due at the auction with the balance due at closing within 45-60 days. An 10% Buyer's Premium will be added to the final bid to arrive at the final contract price. All desired inspections need to be completed prior to bidding. A \$500.00 per parcel survey fee will be assessed if the farm sells in parcels. A complete list of terms and conditions is available at www.RES.bid

Auction by order of: Colin S. Cannon and Kevin S. Cannon



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