



222 Acres

Belmont & Monroe Counties

53125 Walter Rd., Beallsville, OH



LAND AUCTION

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SATURDAY, AUGUST 11TH, 2018 • 10AM

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SAWMILL and EQUIPMENT: like new Norwood LumberPro HD36 portable sawmill, Vanguard 23hp engine; gas horizontal/vertical wood splitter.



222 Acres

Offered in 2 Parcels or Its Entirety

TAXES: Belmont County parcel 43-00170.000 (80 acres) and Monroe County parcel 280030020000 (142 acres). Total annual taxes are \$2,984.75 and will be prorated to date of closing. Should property sell in parcels new taxes are to be determined.

TERMS: A 10% non-refundable down payment is due at 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 final purchase price. A \$500 per lot survey fee will be charged if the farm sells in parcels. All desired inspections need to be completed prior to bidding. Flyers and a complete list of terms and conditions are available at www.RES.bid.

MINERAL RIGHTS: Surface rights convey. Mineral rights were retained by a previous seller along with pipeline easement/damage royalties.

- Excellent Deer & Turkey Hunting
- 2-Story Home/Hunting Camp
- Easily Accessible Yet Very Secluded
- Harvestable Timber
- Portable Sawmill & Personal Property

INSPECTIONS:

Property will be open and ATV tours will be available Monday July 23rd from 5 to 7
Private showings are available through listing agent Frank DiMarco 740-393-1001.



www.RES.bid | (833) 765.3737
www.ohioconservationland.com





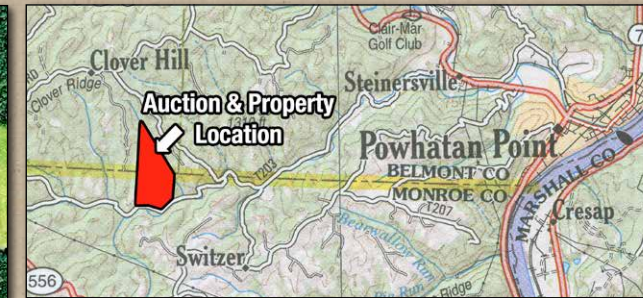
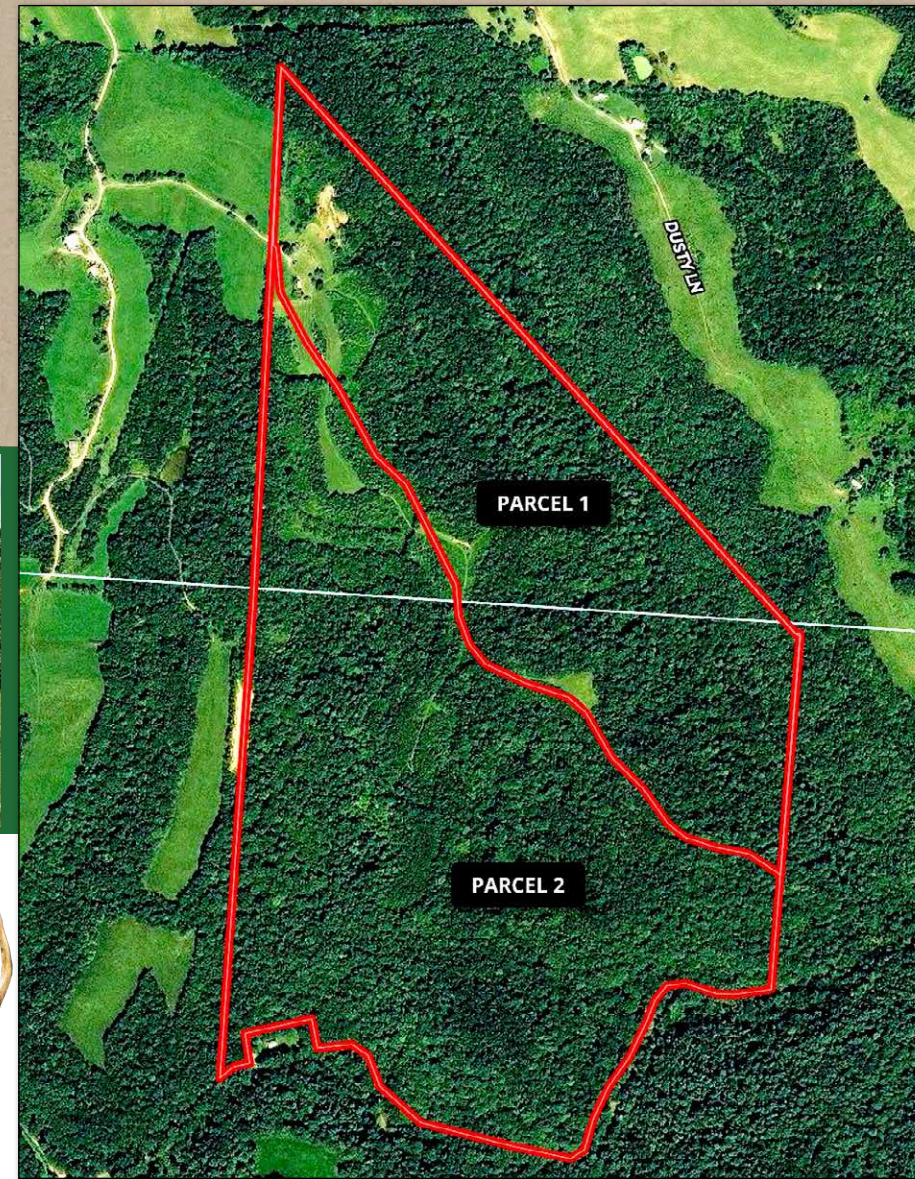
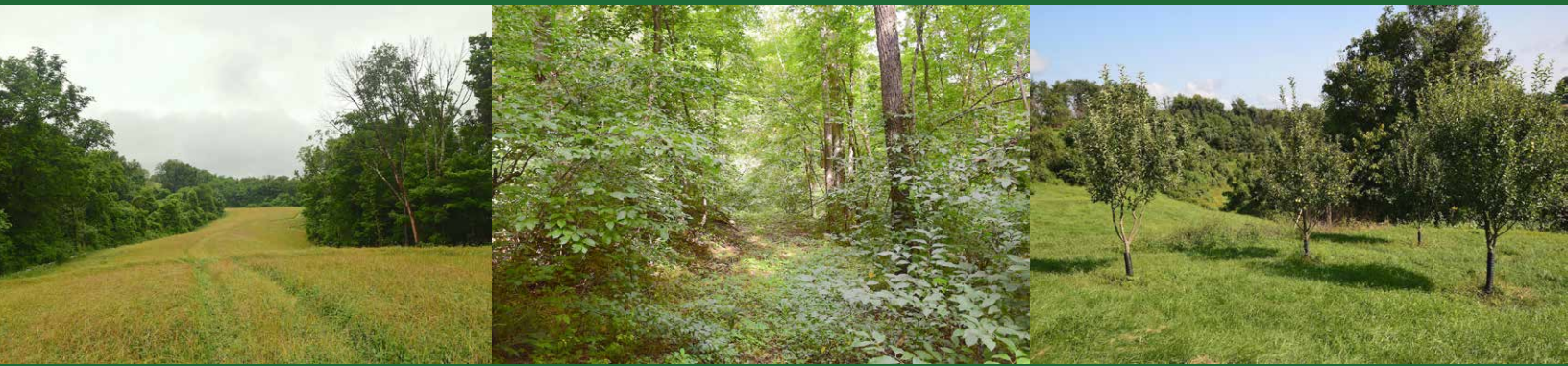
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Auction held on location at 53125 Walter Road, Beallsville (Powhatan Point), OH. From St. Rte. 148 take Clover Ridge Road to Walter Road. Watch for RES signs. Walk the land at your leisure or come to the open house for a guided UTV ride.

REAL ESTATE: Offered in 2 parcels and in its entirety is 222 acres of ideal hunting and recreational land with improvements. The large majority of the acreage is wooded hills with approximately 15 acres of open land. The wooded acreage is a good mix of thick habitat with some marketable timber and a small fruit orchard. The timber includes walnut, sugar maple, poplar, hickory, red and white oak, and beech. The open land includes pipeline right of ways that has been planted to a good wildlife food plot mixture. The right of ways along with cut trails allow great access to transverse the property and sneak into your favorite tree stand.

Included with the property is a 2-story home with 3 bedrooms, a full bath, kitchen, and living space ideal for a hunting camp or weekend secluded get away. Additional improvements include 2 storage containers and part of a bank barn used for storage. The home also enjoys the convenience of county water service. The property is located at the end of a dead-end road offering great seclusion with ideal accessibility.

If your preferred attire is camouflage and face paint or you are looking for a private get away with awesome ridge-top views to unwind from the week, then this property deserves your attention.



Parcel 1: 87± acres with house, county water, electric, and bank barn.

Parcel 2: 135± acres with 2 storage containers. This property has access from Walter Road and also offers approximately 3200' of frontage on Cat Run Rd.

Auction by order of Mark Bahrijczuk and Gina Bahrijczuk



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RES Sportsmans Properties

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