

991+/- ACRE LAWRENCE COUNTY OHIO LAND AUCTION

SAT. OCT. 28TH STARTING @ HIGH NOON

AUCTION TO BE HELD CONVENIENTLY @

OHIO UNIVERSITY SOUTHERN CAMPUS - BOWMAN AUDITORIUM

1804 LIBERTY AVENUE - IRONTON, OHIO 45638

AUCTION CONDUCTED BY:

ED AND BEN SCHAFFER AUCTIONEERS
BEN SCHAFFER REALTY

WWW.EDANDBENSCHAFFER.COM
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740-305-5054 740-584-SALE



COUNTRY ROADS TAKE ME HOME

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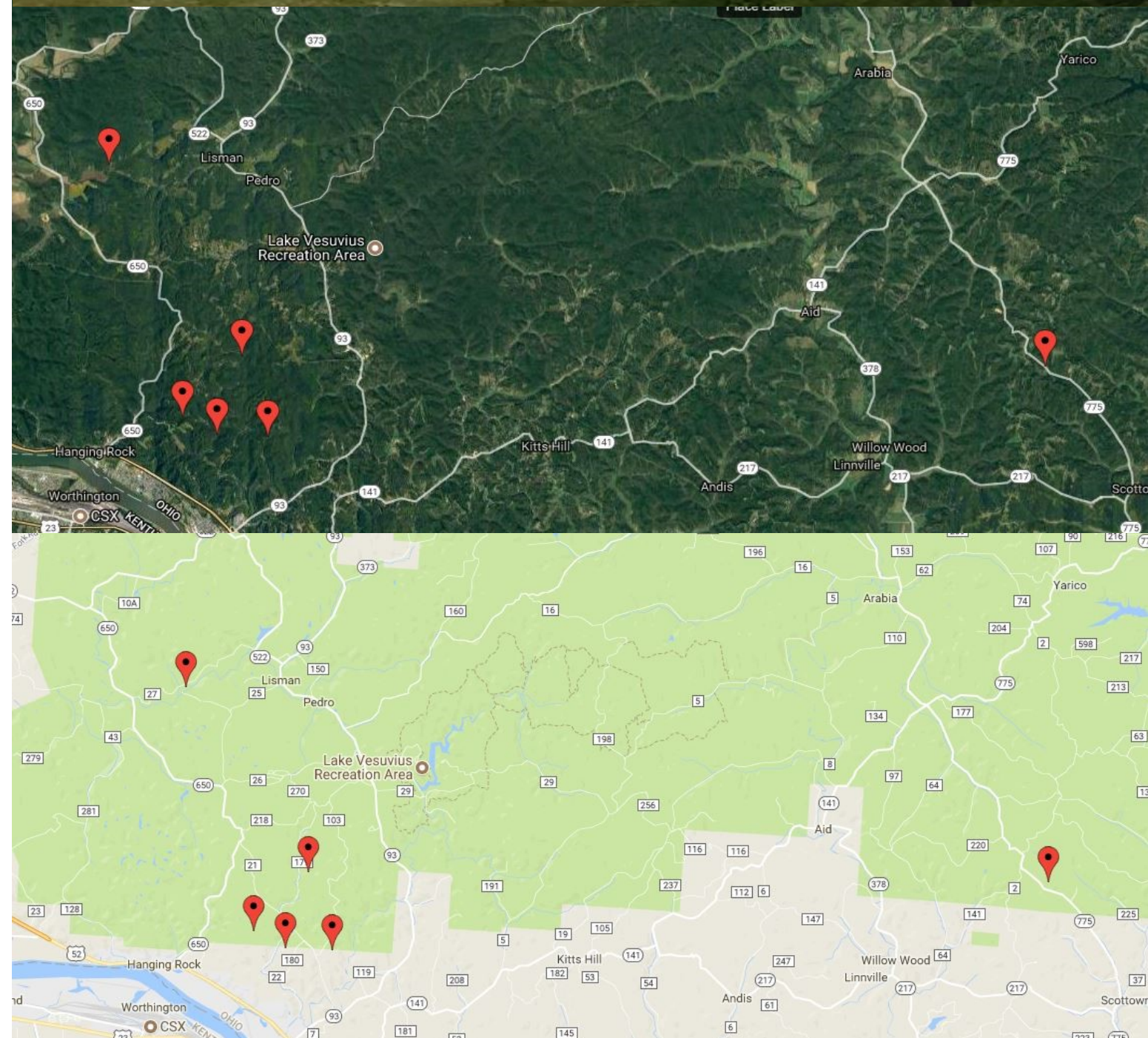


**991+/- ACRES - 12 TRACTS - RANGING IN SIZE FROM 11+/- TO 185+/- ACRES
UPPER, WINDSOR & ELIZABETH TOWNSHIPS - LAWRENCE COUNTY, OHIO
RECREATIONAL PROPERTIES - TIMBERLAND - WOODED ACREAGE - PASTURE
LAND - HAYFIELDS - WATER FEATURES ON MANY TRACTS - EASY ACCESS ON ALL
TRACTS - ALL TRACTS ARE IN A HIGH DEER DENSITY AREA - ROLLING HILLS -
SCENIC VIEWS - POTENTIAL HOMESITES - AND MORE - OPPORTUNITY KNOCKS!!!**

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1804 LIBERTY AVENUE - IRONTON, OHIO 45638**

**DIRECTIONS TO OU SOUTHERN CAMPUS: FROM US 52 - Take the OH
-141 exit toward Ironton, go South on Campbell Dr./OH-141, follow for
1/10th of a mile, turn Left onto Liberty Avenue, 1804 Liberty Ave. is on
the right. "Auction Today" signs will be posted.**

**COME BID YOUR PRICE AT AUCTION
PUT "U" IN ACTION, YOU HAVE AUCTION
OPPORTUNITY KNOCKS!!!**



AUCTION TERMS & CONDITIONS

BUYER'S PREMIUM—A 10% Buyer's Premium will be added to the final bid price and included in the total purchase price.

ORDER OF AUCTION—Tracts #1—Tracts #10 will be offered first via the multi-parcel auction method. Meaning each individual tract will be offered via "Bidder's Choice", by the acres. Once all tracts have had a high offer, they will be offered in any combination of two or more tracts or in it's entirety. There will be "Open Bidding" on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the entire tract may compete. Then we will do the same process with Tracts #10—Tracts #12.

DOWN PAYMENT—There will be a 10% non refundable down payment due on the day of the auction with the balance due at closing. The down payment may be made in the form of a Cashier's Check, Personal Check, Corporate Check, or Cash.

NO CONTINGENCIES—There will be no contingencies, financing or otherwise. Your bidding is not conditional upon financing, so be sure to have arranged financing, if needed, and that you are prepared and capable of paying the balance due at closing. These properties are selling "AS/IS, WHERE/IS", with no warranties, either implied or expressed.

ACCEPTANCE OF BIDS—All successful bidders will be required to enter into a Real Estate Purchase Contract at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

DEED—Seller shall provide a General Warranty Deed to the Buyer at closing.

EVIDENCE OF TITLE/CONDITIONS—Seller agrees to furnish bidders with a preliminary title report for Buyer's review prior to the auction. Sellers agree to provide merchantable title to the property, subject to existing public highways, streets, easements, covenants, conditions, restrictions, and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent real estate taxes and assessments. Buyer's will be responsible for purchasing any owner's or lender's title policy, if required. All tracts are being sold AS/IS—WHERE/IS, with all faults.

REAL ESTATE TAXES—will be prorated up to the date of the closing.

CLOSING—shall be within 45 days of the auction, or on or before December 13th, 2017.

POSSESSION—will be delivered @ closing.

ACREAGE—All acreages, dimensions, and boundaries are estimated. A new survey is being performed, and should be exact on the day of the auction, but not guaranteed.

PROPERTY INSPECTION—Each potential bidder is responsible for conducting, at their own risk, independent inspections, inquiries, and due diligence concerning the property. An inspection date has been scheduled and will be staffed by an auction representative. Each potential bidders shall be liable for any property damage caused by any such inspection or investigations.

AGENCY—Ben Schafer Realty and Ed & Ben Schafer, Auctioneers, its, associates, agents, auctioneers, or employees are exclusive agents of the seller regarding the sale of this property.

DISCLAIMER AND ABSENCE OF WARRANTIES—All information contained here-in, and other marketing materials are subject to the terms and conditions of the Real Estate Purchase Contract. All information is deemed to be correct, but not warranted. Any announcements made the day of the auction, by the Auctioneer during the time of the auction will take any and all precedence over any previously printed material and or other oral statements made. This property is being sold "AS/IS—WHERE/IS" with no warranties or representations, whether implied or expressed. In no event shall the Seller or the Auctioneers be liable for any consequential damages. Seller and auctioneers assume no liabilities for the accuracy of any marketing material distributed. All sketches and dimensions in any marketing material are approximated. Conduct of the auction and bidding increments are at the sole direction and discretion of the auctioneer conducting the auction. Sellers and auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgement of the sleer or auctioneers, as to such persons creditworthiness, ability, or willingness to close on the transaction. All decisions of seller and auctioneer are final.

SELLERS—THE COLLINS FAMILY



TRACT #1 – 95+/- ACRES

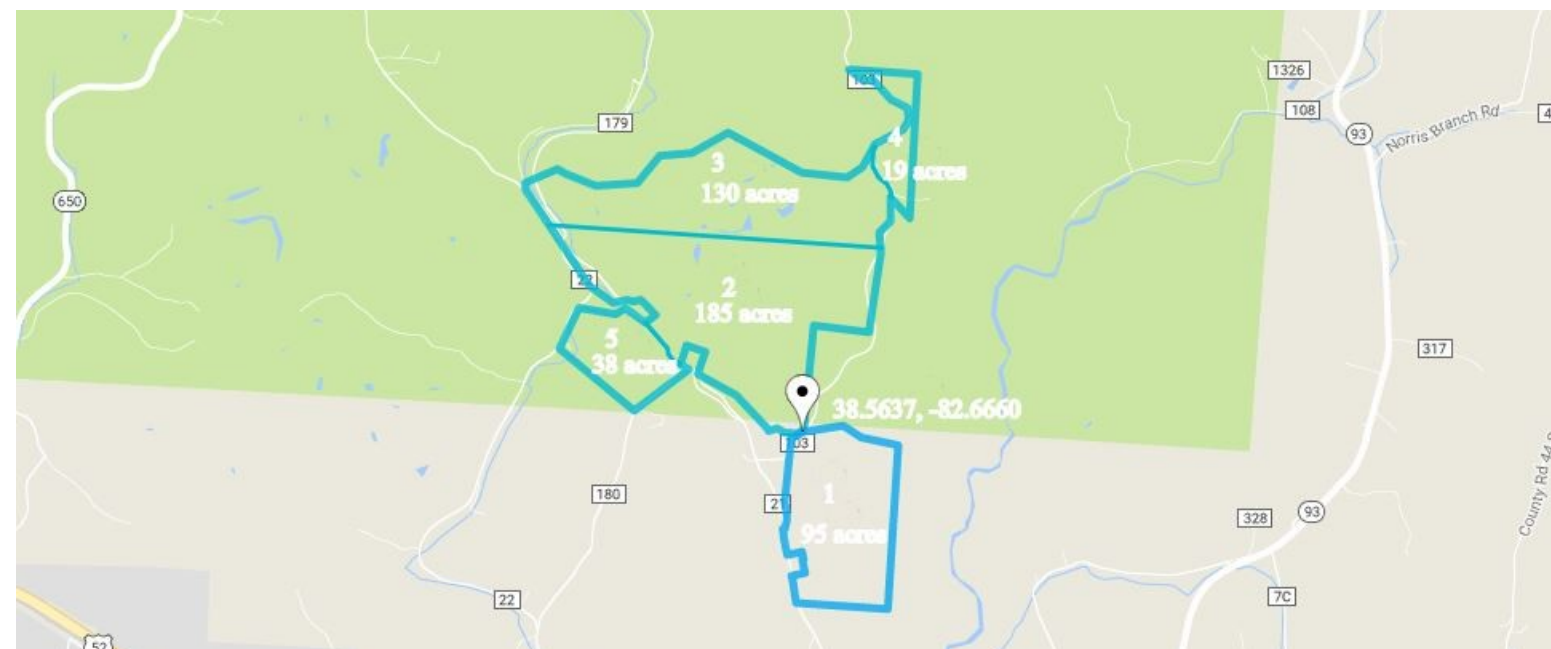
TRACT #2 – 185+/- ACRES

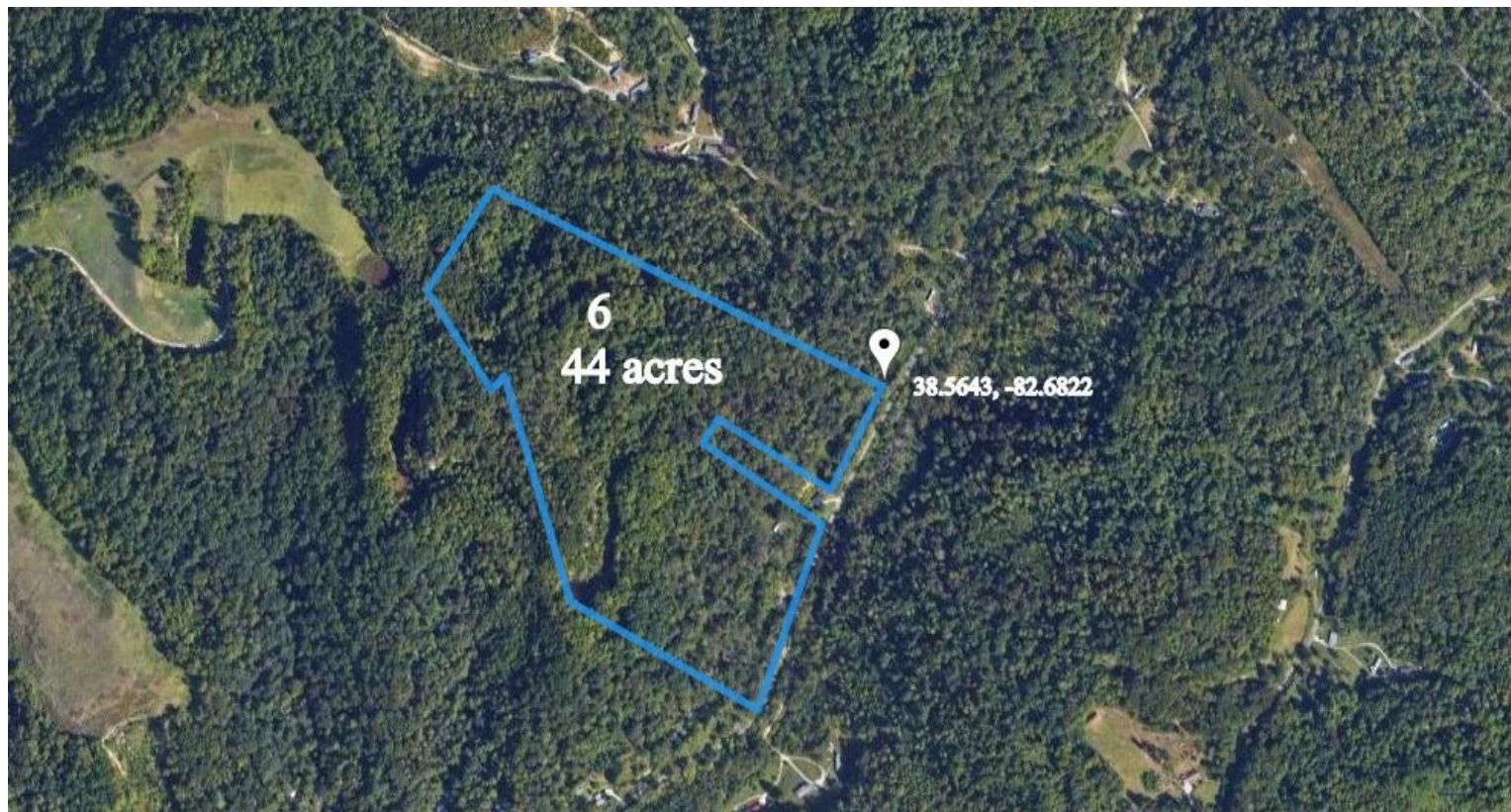
TRACT #3 – 130+/- ACRES

TRACT #4 – 19+/- ACRES

TRACT #5 – 38+/- ACRES

TRACT #1 – TRACT #5 (DRIVING DIRECTIONS - From US Route 52 in Ironton go north on State Route 93, drive .8 miles turn left onto Porter Gap Road, drive 1.3 miles, turn right onto Ellisonville Rd, follow for .1 mile to property, signs will be posted. GPS point on aerial is 38.5637, -82.6660.) Tracts #1-5 are contiguous 507+ acres located less than 2 miles from Ironton. With road frontage on Porter Gap Road, Ellisonville Ridge Rd and LaGrange Boyersville Road there are many options for access. These tracts have interior access from former logging roads and with a canvas this large you can create your own amazing retreat. The woods are mature with a good mix of hardwoods. Tracts 2 and 3 have former strip mine ponds that hold fish and with proper management will be your own secluded fishing spot. Tracts 4 and 5 would make logical building locations for your cabin or home. **OPPORTUNITY KNOCKS!!!**





TRACT #6—44+/- ACRES

TRACT #6 (DRIVING DIRECTIONS: From US Route 52 in Ironton go North on State Route 93, drive .8 miles turn left onto Porter Gap Road, drive 2.1 miles turn left on Little Storms Creek Road drive .7 miles to property, signs will be posted. GPS point on aerial is 38.5643, -82.6822). Tract #6 is 44 contiguous acres and will be a nice hunting or recreational spot and with two easy access points off of Little Storms Creek road. The land has a mix of hardwoods which produce good hard mast for the local whitetails! There is an old strip mine pond that with your care will produce plenty of good bass or pan fish action. **OPPORTUNITY KNOCKS!!!**



INSPECTION DATE:

SATURDAY, OCTOBER 21ST FROM 10:00 A.M. - 1:00 P.M.

PLEASE FEEL FREE TO WALK PROPERTIES AT YOUR OWN RISK AND CONVENIENCE.

AUCTION REPRESENTATIVE WILL BE ON THE TRACT #1-#4 LOCATION TO ANSWER QUESTIONS REGARDING THE PROPERTY AND/OR THE PROCESS

TRACT #1 – 95+/- ACRES

TRACT #3 – 130+/- ACRES

TRACT #5 – 38+/- ACRES

TRACT #7 – 130+/- ACRES

TRACT #9 – 101+/- ACRES

TRACT #11 – 20+/- ACRES

TRACT #2 – 185+/- ACRES

TRACT #4 – 19+/- ACRES

TRACT #6 – 44+/- ACRES

TRACT #8 – 89+/- ACRES

TRACT #10 – 96+/- ACRES

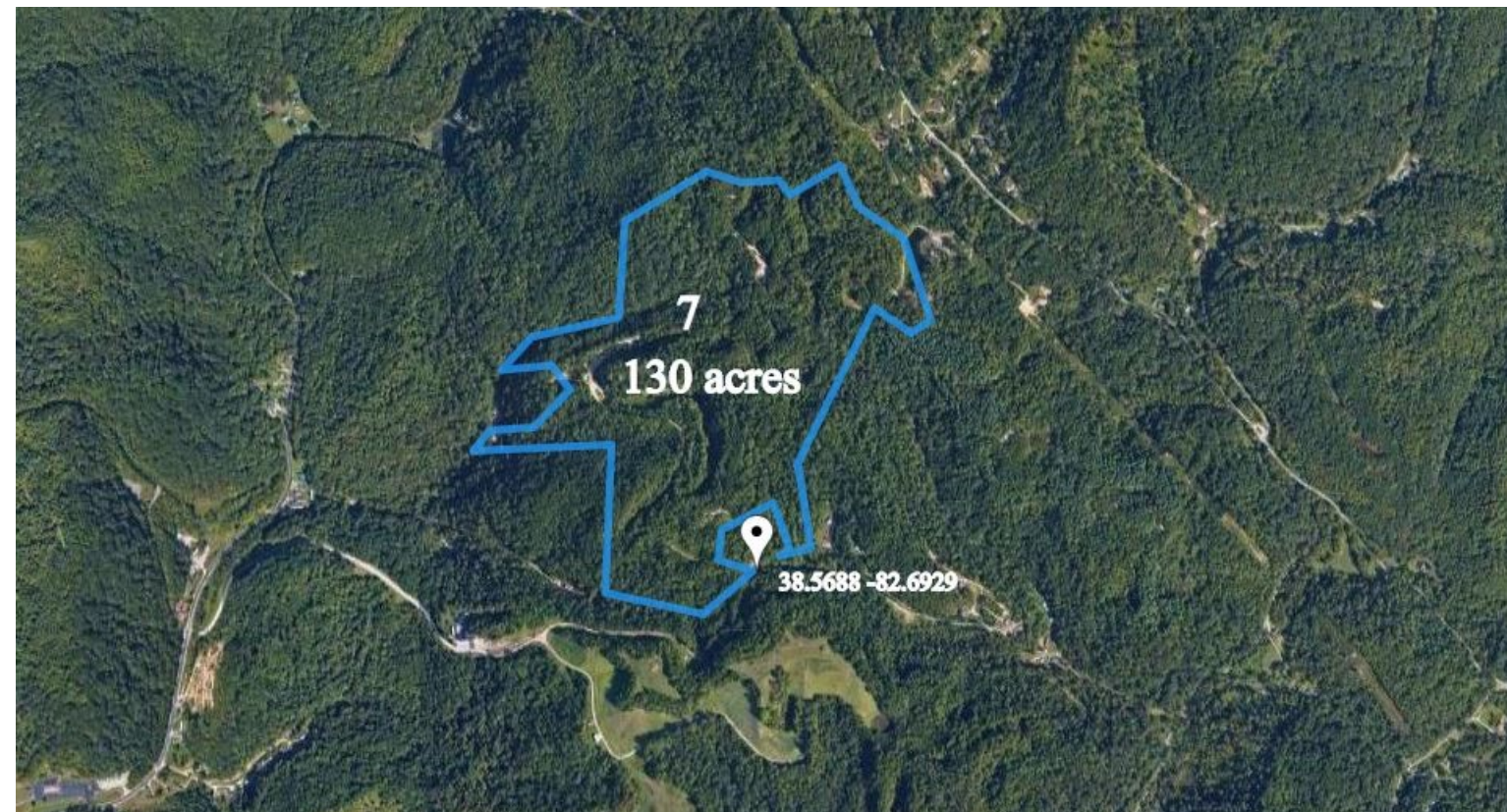
TRACT #12 – 11+/- ACRES

(ALL ACREAGES ARE APPROXIMATE – BUT WILL BE EXACT ON AUCTION DAY, AS A NEW SURVEY IS BEING PERFORMED)



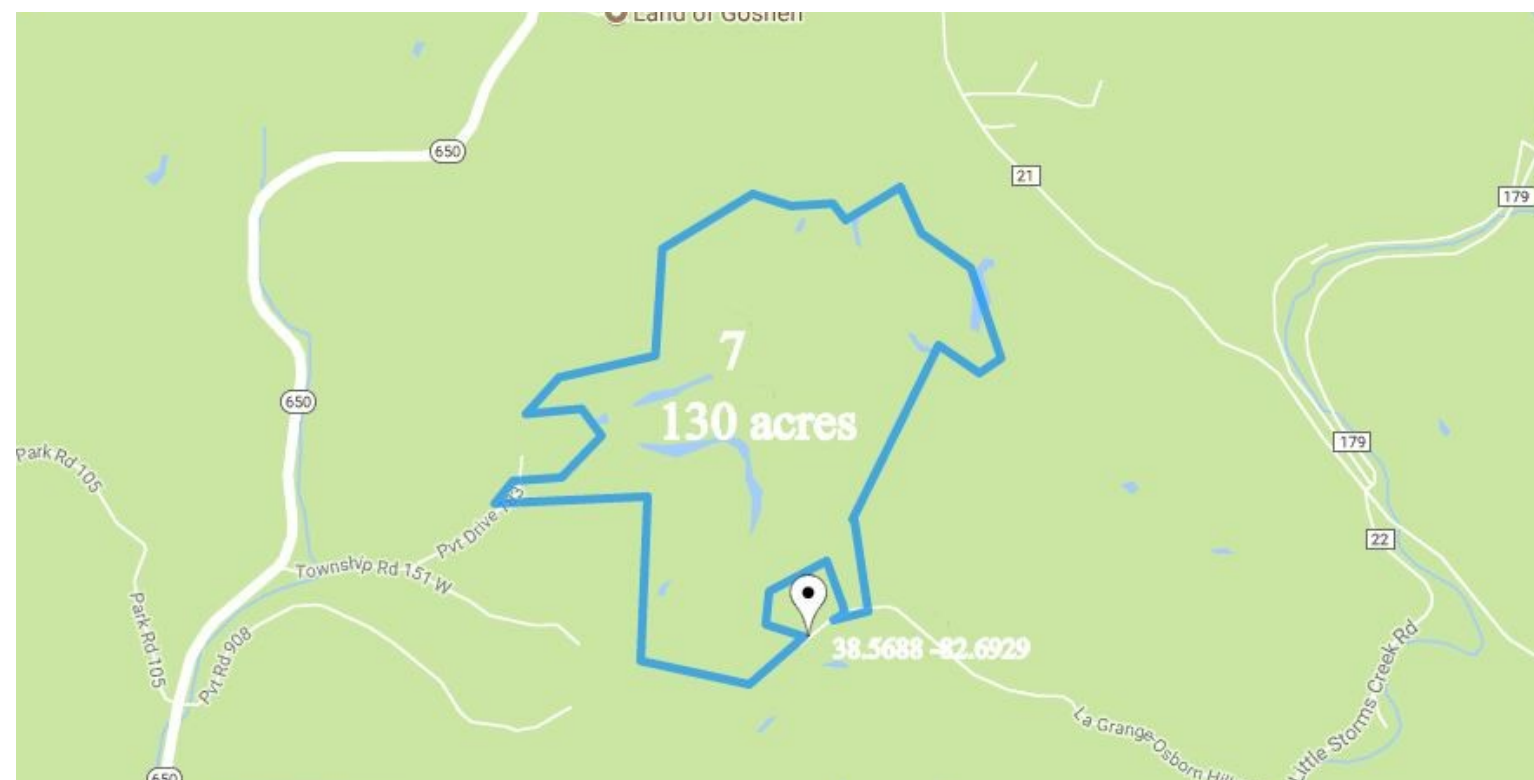
**TRACT #10—96+/- ACRES TRACT #11—20+/- ACRES
TRACT #12—11+/- ACRES**

TRACTS #10 - #12 (DRIVING DIRECTIONS: From Ironton take US 52 East to State Route 7 North. Go to Proctorville turn left onto State Route 775. Drive 12.3 miles to property on right, signs will be posted. GPS point on aerial is 38.5819, -82.4186). Tracts #10-12 total just over 130 acres that is an old homestead. The pasture area makes up 35+/- acres that are fenced, recently holding cattle. There are a multitude of great vistas on this land; the majority of the terrain is gently rolling. A gated graveled lane leads to the original home site. This is another area of high deer density and the habitat potential is strong with plenty of edge, wooded draws and funnels. **OPPORTUNITY KNOCKS!!!**



TRACT #7—130+/- ACRES

TRACT #7 (DRIVING DIRECTIONS: From US Route 52 in Ironton go North on State Route 93, drive .8 miles turn left onto Porter Gap Road, drive 2.1 miles turn left onto Little Storms Creek Road drive .5 miles turn right onto La Grange Osborn Hill Rd E drive 2 miles to property, signs will be posted. GPS point on aerial is 38.5688, -82.6929). Tract #7 is 130 acres in a very remote location located at the end of a La Grange Osborn Hill Rd E. with easy access. You can move through the interior of the land on old logging roads. There is a large old strip mine pond that covers several acres to provide a great personal fishing spot. **OPPORTUNITY KNOCKS!!!**





TRACT #8—89+/- ACRES

TRACT #8 (DRIVING DIRECTIONS: From US Route 52 in Ironton go North on State Route 93, drive .8 miles turn left onto Porter Gap Road, drive 2.1 miles turn left onto Little Storms Creek Road drive .5 miles turn right onto La Grange Osborn Hill Rd E drive 2 miles to property, signs will be posted. GPS point on aerial is 38.5845, -82.6741). Tract #8 is 89 acres located along La Grange Boyersville Rd and has two easy access points. This land has marketable timber and some great rock out cropping. A small stream runs along the east side near the road. **OPPORTUNITY KNOCKS!!!**



TRACT #9—101+/- ACRES

TRACT #9 (DRIVING DIRECTIONS: From US Route 52 in Ironton take State Route 650 North for 7.2 miles turn right onto Little Pine Creek Road. Drive 1.2 miles to property, signs will be posted. GPS point on aerial is 38.6342, -82.7164). Tract #9 is 101 acres close to state road 650 located on Little Pine Creek Road via a deeded easement. The land is essentially a valley with two small ridges with a good stand of hardwoods. There are old logging roads throughout providing easy interior access. **OPPORTUNITY KNOCKS!!!**

