

REAL ESTATE: To be sold in tracts only. Buy 1 or more! Several adjoining tracts. Walk the tracts over at your convenience! Auction sale site will be on tract 15 at Twp. Rd. 281 and SR 164. Oil and gas does not transfer. Some select timber cut approx. 3-4 years ago. All measurements and acreage are approximate and subject to actual survey.

TRACT #1: 21.67 acres 2/3 wooded, 1/3 open land with stream, wildlife, and nature. Approx. 1,100 ft. frontage on Colony Rd. NE.

TRACT #2: Approx. 68.54 acres mostly wooded land with stream, wildlife, nature, and trails. Approx. 2,300 ft. frontage on Ocelot Rd. NE and approx. 1,050 ft. frontage on Orlon Rd. NE.

TRACT #3: Approx. 71.68 acres wooded land with wildlife, nature, and stream. Approx. 1,850 ft. frontage on Ocelot Rd. NE and approx. 1,800 ft. frontage on Orlon Rd. NE.

TRACT #4: Approx. 60.21 acres mostly wooded land, open and tillable in front. Wildlife, nature, and trails. Approx. 2,200 ft. frontage on Ocelot Rd. NE and 1,050 ft. frontage on Orlon Rd. NE.

TRACT #5: Approx. 64.34 acres mostly wooded land, open and tillable in front. Wildlife, nature, and trails. Approx. 2,200 ft. frontage on Ocelot Rd. NE and approx. 1,800 ft. frontage on Orlon Rd. NE.

TRACT #6: Approx. 116.02 acres wooded land w/ wildlife, nature, trails, and stream. Approx. 1,050 ft. frontage on Ocelot Rd. NE.

TRACT #7: Approx. 82.38 acres wooded land with large scenic pond, stream, wildlife, and nature. Approx. 1,250 ft. frontage on Twp. Rd. 279.

TRACT #8: Approx. 30.82 acres mostly wooded land, open in front. Wildlife and nature. Approx. 950 ft. frontage on SR 164.

TRACT #9: Approx. 24.9 acres wooded land with wildlife and nature. Approx. 1,350 ft. frontage on SR 164 and approx. 650 ft. frontage Twp. Rd. 279.

TRACT #10: Approx. 29.1 acres wooded land, open in front along Twp. Rd. 279. Wildlife and nature. Approx. 650 ft. frontage on Twp. Rd. 279 and approx. 2,400 ft. frontage on SR 164.

TRACT #11: Approx. 62.6 acres mostly wooded land, open and tillable land in front with wildlife, nature, and stream at the rear. Approx. 1,050 ft. frontage on SR 164.

TRACT #12: Approx. 26.3 acres mostly open and tillable land. Wooded at the rear w/ nature. Approx. 1,300 ft. frontage on SR 164 and approx. 750 ft. frontage on Twp. Rd. 281.

TRACT #13: Approx. 40.6 acres wooded, open and tillable land. Wooded at the rear with wildlife, nature, and stream. Approx. 1,400 ft. frontage on Twp. Rd. 281.

TRACT #14: Approx. 60.2 acres mostly wooded land with wildlife, nature, and stream at the rear. Open and tillable land in front. Approx. 1,250 ft. frontage on Twp. Rd. 281.

TRACT #15: Approx. 75.5 acres mostly wooded land with stream, wildlife, and nature. Open and tillable land in front. Auction will be held on this tract. Approx. 1,250 ft. frontage on SR 164 and approx. 350 ft. frontage on Twp. Rd. 281.

TRACT #16: Approx. 90.6 acres mostly wooded land w/ stream, wildlife, trails, and nature. Balance open and tillable along the rear. Approx. 1,725 ft. frontage on Twp. Rd. 281.

TRACT #17: Approx. 63.1 acres mostly wooded land w/ stream, wildlife, and nature. Open and tillable land in front. Approx. 1,250 ft. frontage on Twp. Rd. 281.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as Separate Tracts, Bidder's Choice, and not to be offered as an Entirety.



Tract #16



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AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - JULY 10, 2021 - 10:30 AM

988+ ACRES WOODED & OPEN LAND OFFERED IN 17 TRACTS

Attention Hunters, Nature Lovers & Farmers Selling In Tracts Only

Ranging From 21 Acres To 116 Acres Each
Live On-Site & Online Bidding Available!

Fox Twp. - Carroll County, OH & Springfield Twp. - Jefferson County, OH

Absolute auction, all sells to the highest bidder(s). Location:
4366 SR 164, BERGHOLZ, OH 43908
Directions: From Carrollton go east on SR 39 to Mechanicstown and south on RT 524 to Bergholz then north 2 miles on RT 164 to Twp. Rd. 281 and auction OR from Salineville and RT 39 go south on RT 164 to Twp. Rd. 281 and auction. Watch for KIKO signs.



Tract #3



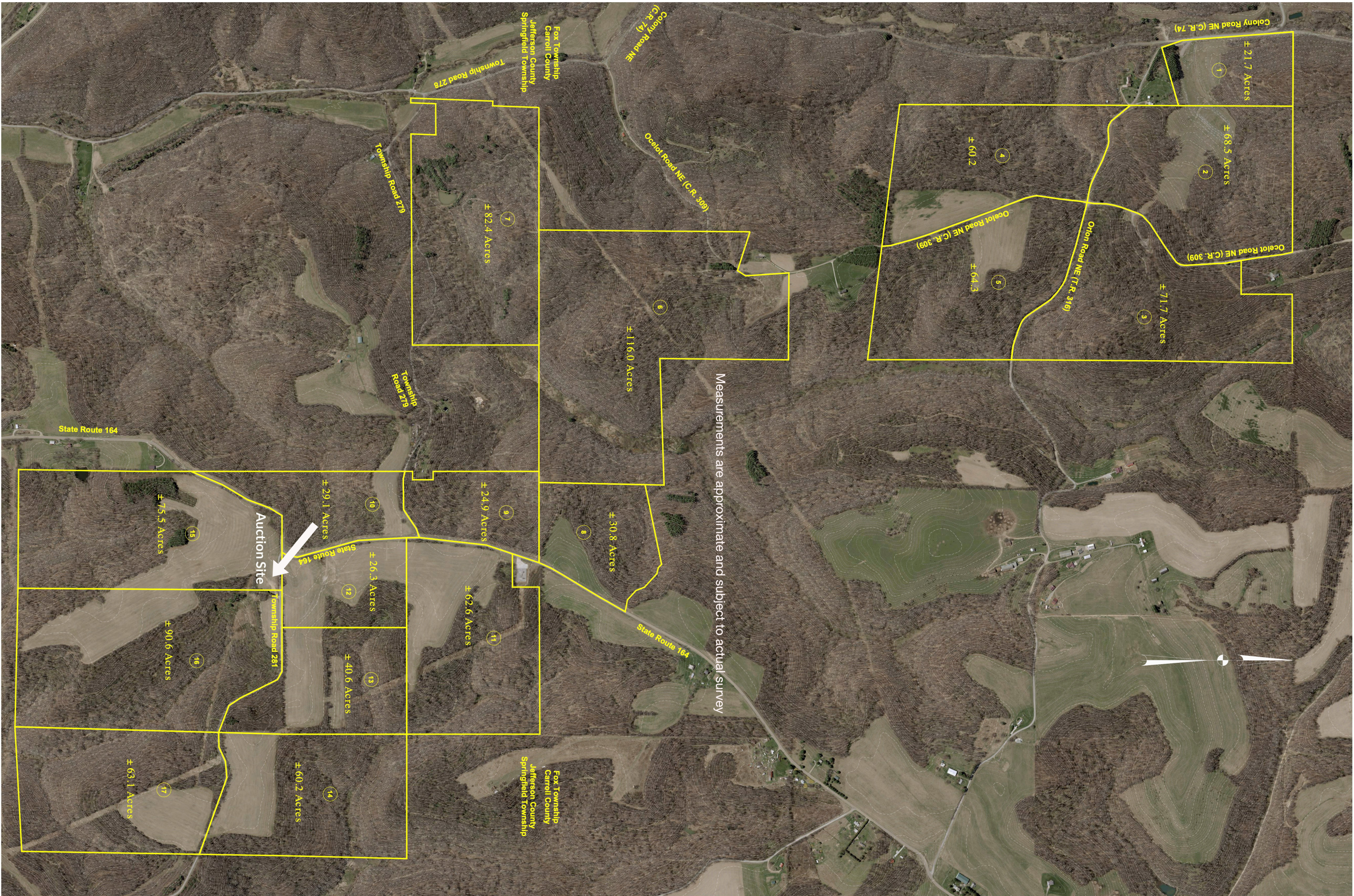
Tract #6



Tract #7



Tract #8



Measurements are approximate and subject to actual survey