

SATURDAY, AUGUST 12 AT 9:00AM

*held at The Pavilion at Lake Park Complex, Coshocton County, OH  
online bidding available*

2,596<sup>±</sup> acres  
*in 28 tracts ranging from 7<sup>±</sup> to 358<sup>±</sup> acres*

Located in Coshocton & Muskingum Counties, Southeast of Coshocton, Ohio

LAND AUCTION

# INFORMATION BOOKLET

*Pristine Ponds & Streams, Scenic Views, Prime Hunting & Recreational Areas  
Numerous Trails & Interior Road Systems, Mixture of Hardwoods & Pines  
Excellent Wildlife Habitat. Create Your Own Rural Estate.*

 **SCHRADER**  
Real Estate and Auction Company, Inc.

 **MURRAY WISE  
ASSOCIATES LLC**



# DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



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**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You **must be registered One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - **800-451-2709**.





# **BIDDER PRE-REGISTRATION FORM**

**SATURDAY, AUGUST 12, 2017**

**2596 ACRES – COSHOCTON & MUSKINGUM COUNTIES, OHIO**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Friday, August 4, 2017.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

Name \_\_\_\_\_

(FOR OFFICE USE ONLY)

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

- Brochure  Newspaper  Signs  Internet  Radio  TV  Friend  
 Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_







**Online Auction Bidder Registration**  
**2596± Acres • Coshocton & Muskingum Counties, Ohio**  
**Saturday, August 12, 2017**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Saturday, August 12, 2017 at 9:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.



7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Friday, August 4, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

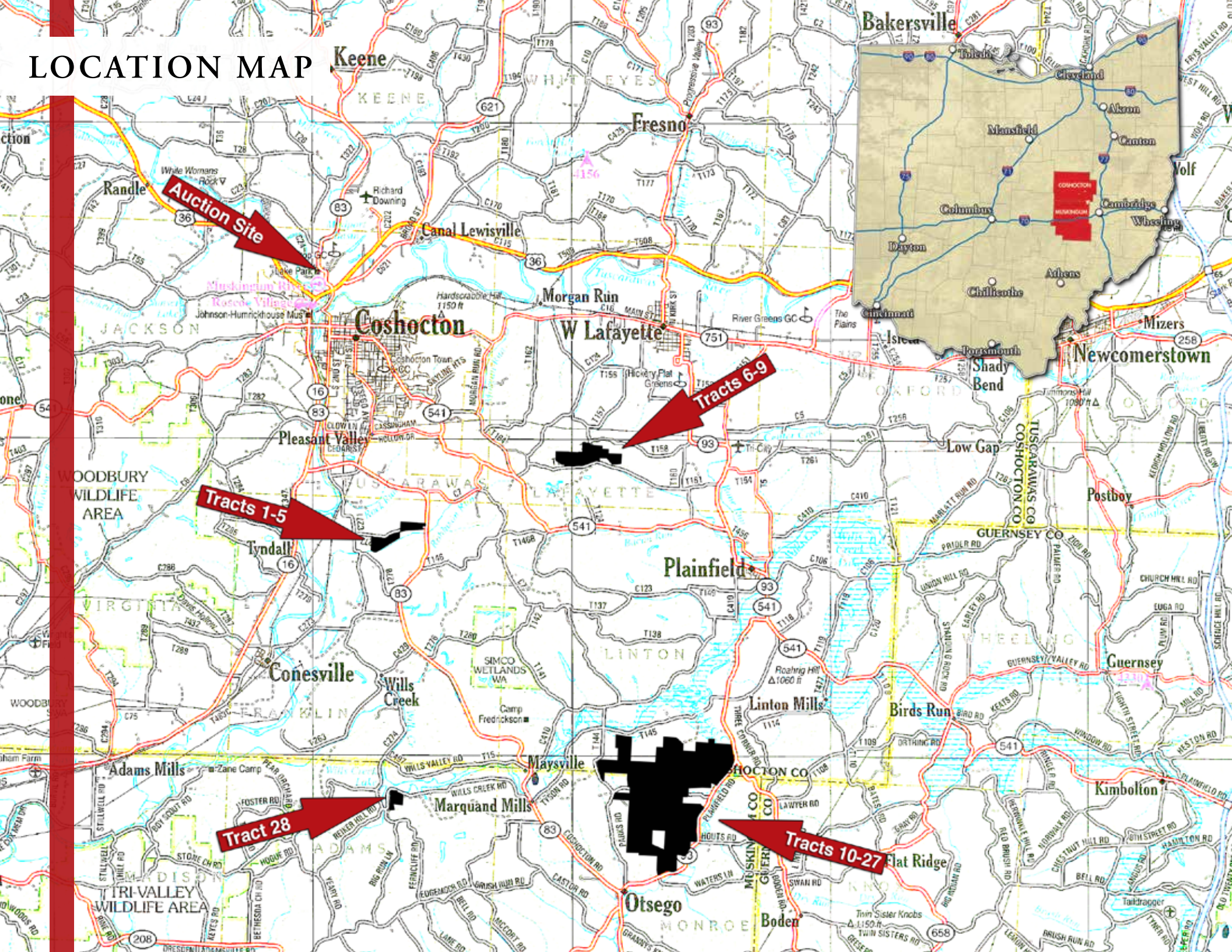


# LOCATION MAP, DIRECTIONS & TERMS & CONDITIONS





# LOCATION MAP







## TO AUCTION SITE

From the intersection of SR 83 and SR 36, take SR 83 north 0.5 miles to Lake Park on your left. Park in the parking lot. The Pavilion is adjacent to the lake.



## TO TRACTS 1-5

From South side of Coshocton – from the intersection of SR 83 and SR 16 travel south on SR 83 for approximately 3 miles to Twp Rd 277 (Troad) property on the right (watch for signs) for Tracts 4 & 5, Tracts 1-3 on the left.

## TO TRACTS 6-9

From Coshocton – from the intersection on SR 16 and SR 541 in Coshocton take SR 541 east 5.6 miles to Co Rd 124 and turn left. Take Co Rd 124 approximately 0.3 miles to Twp Rd 159 and turn right. Travel 1.3 miles and the property will be on your left.

From West Lafayette – from the intersection of SR 751 (E Main St) and SR 93 in West Lafayette, take SR 93 south 3.6 miles to Twp Rd 161 at historic Bucks School House #2 and turn right. Twp Rd 161 changes to Twp Rd 159 after 0.5 miles. Continue on Twp Rd 159 for 1.9 miles to the property on your right.

## TO TRACTS 10-27

From South side of Coshocton – from the intersection of SR 16 and SR 83 take SR 83 south 9.8 miles to Twp Rd 145 (Tyson Rd) and turn left. Follow Twp Rd 145 (Tyson Rd) for 2.1 miles to Twp Rd 144 (Parks Rd) and turn right. Follow Twp Rd 144 (Parks Rd) for 0.9 miles to the northwest corner of the property. Takes you to Tract #10.

# DIRECTIONS

From the intersection of SR 16 and SR 83 take SR 83 south 12.2 miles to SR 93. Turn left and take SR 93 north 0.8 miles to the property. Takes you to Tract #27

From Zanesville – from I-70 on the east side of Zanesville take Exit 157 (Adamsville Exit) to SR 93 north approximately 19.4 miles to Tract #27 on the left.

## TO TRACT 28

From intersection of SR 83 and SR 16 travel southeast for approximately 5.5 miles to Coshocton CR 429 turn right on CR 429 (sign for Wills Creek Dam) travel on CR 429 for 0.9 miles to CR 274 turn left (cross bridge going to Village of Wills Creek) in approximately 1.9 miles at the county line CR 274 turns into Ferncliff Rd continue for 0.8 miles. Road will split into a Y stay to the left cross the bridge and road will T. Turn left of Wills Creek Rd – watch for signs.

## TERMS & CONDITIONS

**BUYER'S PREMIUM:** A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price.

**PROCEDURE:** The property will be offered in twenty eight (28) individual tracts, any combination of two (2) or more tracts, and as one (1) entire tract at the date and time noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and the entire tract may compete.

**DOWN PAYMENT:** A ten percent (10%) down payment is required on the day of the auction with the balance due at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING SO BE SURE TO HAVE ARRANGED FINANCING, IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING BALANCE AT CLOSING.**

**ACCEPTANCE OF BID PRICES:** 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 Limited Warranty Deed to Buyer(s) at closing.

**EVIDENCE OF TITLE/CONDITION:** Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review, prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and 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. Buyers will be responsible for purchasing any owner's or lender's policy required. All tracts will be sold "AS IS – WHERE IS, WITH ALL FAULTS".

**REAL ESTATE TAXES:** Seller will pay the current year taxes prior to closing or a credit for the current year taxes will be given to Buyer(s) at closing. If the current year taxes are undetermined, Seller shall credit Buyer(s) at closing based on the most recent ascertainable tax figures.

**CLOSING:** Closing shall take place on or before November 15, 2017, subject to approval by the Coshocton and Muskingum County Engineers and Planning Commissions.

**POSSESSION:** Possession shall be delivered at closing; Buyers may acquire a hunting lease for temporary access immediately following the Auction and expiring at the closing or termination of the transaction.

**ACREAGE:** All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions.

**MINERALS:** Seller shall convey surface, coal and hard minerals. Seller shall reserve remaining mineral interests.

**SURVEY:** Seller, at its sole cost and expense, may provide a new survey to the Buyer(s) for the tracts prior to closing. Any need for a new survey shall be determined solely by Seller. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. The type of survey provided shall be determined by Seller.

**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

**AGENCY:** Schrader Real Estate and Auction Company Inc., Murray Wise Associates LLC and its representatives (the "Auctioneers") are the auctioneers and exclusive agents of the Seller regarding the sale of the property.

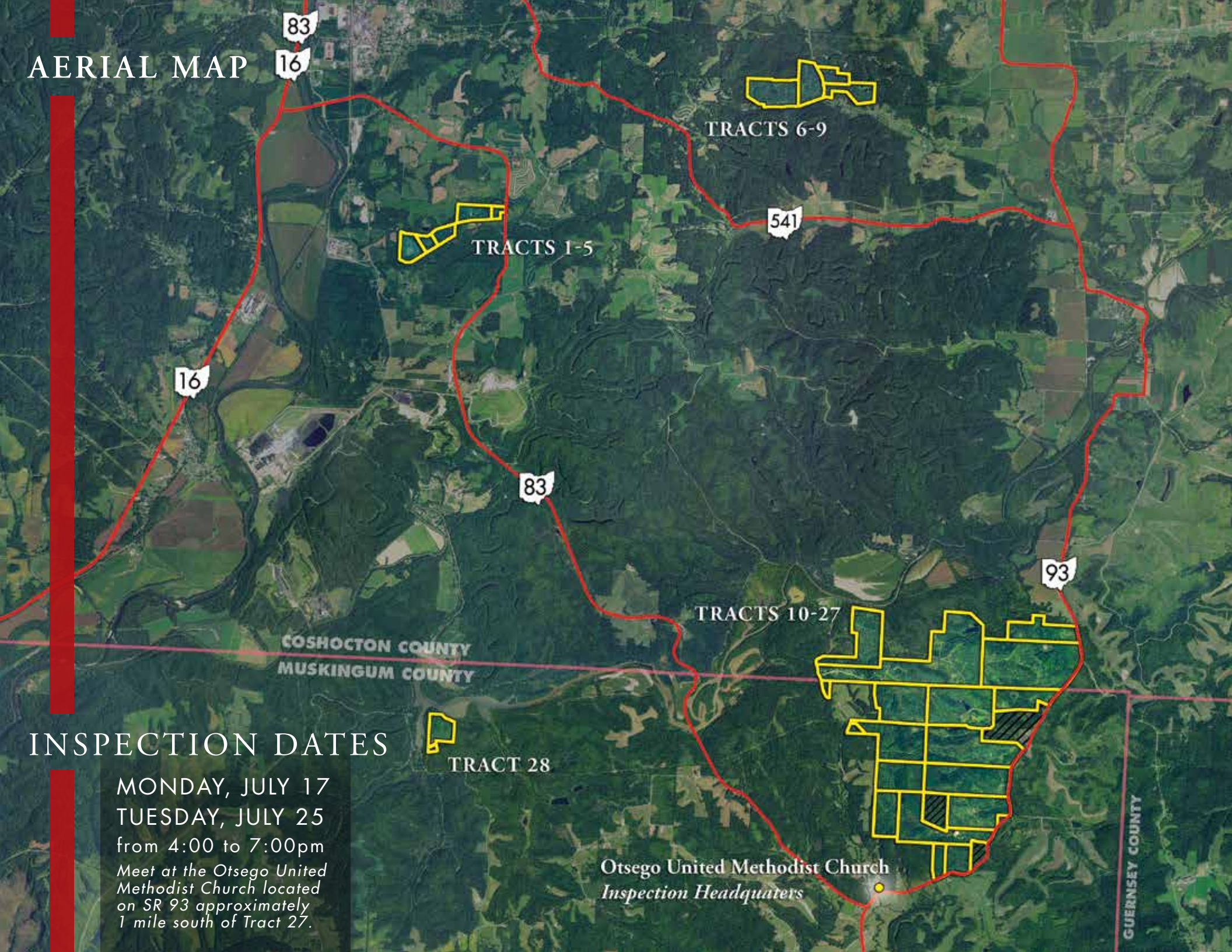
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase Contract. **ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is sold "AS IS-WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the property is made by Seller or the Auctioneers and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of Seller and the Auctioneers are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information.

**SELLER:** Ohio Franklin Realty, LLC



# AERIAL MAP



83  
16

TRACTS 6-9

TRACTS 1-5

541

16

83

93

COSHOCTON COUNTY  
MUSKINGUM COUNTY

TRACTS 10-27

TRACT 28

Otsego United Methodist Church  
Inspection Headquarters

GUERNSEY COUNTY

# INSPECTION DATES

MONDAY, JULY 17

TUESDAY, JULY 25

from 4:00 to 7:00pm

Meet at the Otsego United Methodist Church located on SR 93 approximately 1 mile south of Tract 27.



# DESCRIPTIONS & TRACT MAPS





# DESCRIPTIONS

## TRACT 1

36± acres, prime building site featuring mature pine and mixed hardwood trees. This building site is accessed by a scenic driveway meandering through the mature pine trees creating a nostalgic setting. Electric power is already available on this potential building site. Don't miss this opportunity to purchase a scenic mowed meadow area creating a pristine rural estate setting. Refer to photos.

## TRACT 2

14± acres of mixed hardwood trees plus easy access from Twp Rd 277 which is a well maintained hard surface road. Excellent potential building site. Investigate the possibilities. Refer to photos.

## TRACT 3

19± acres with mixed hardwood trees potential home site, excellent hunting/recreational tract. This tract also features a creek with a double waterfall plus interior trails.

## TRACT 4

34± acres of mixed hardwood trees. Excellent road frontage plus two bodies of water. The first is an active beaver pond and the second is a meandering pond with a high scenic rock wall. Investigate the potential for a building site or great hunting/recreational tract. (Active signs of deer)

## TRACT 5

9± acres with road frontage on SR 83 and Twp Rd 277. This site features mixed hardwood trees with frontage to two roads. This is one of the smaller woodlots available in this auction.

## TRACT 6

58± acres of mixed hardwood trees with road frontage on two roads, featuring two unique bodies of water. The first is a serene pond accented with cypress trees and the second is a long meandering body of water with high scenic rock walls. This is a great hunting/recreational tract or possible building site. Don't miss this opportunity to purchase a woodland tract with two unique bodies of water.

## TRACT 7

83± acres of mixed hardwood trees with frontage on Twp Rd 159. Potential cabin site with ATV trails.

## TRACT 8

45± acres of mixed hardwood trees plus a meandering body of water with a high rock wall. Investigate the hunting and recreational potential of this tract. This tract has frontage on two township roads.

## TRACT 9

25± acres of mixed hardwood trees, plus plenty of thick cover for wildlife, and easy access from Twp Rd 124.

## TRACT 10

120± acres of pine trees and mixed hardwoods with road frontage on Twp Rd 124. Investigate the hunting and recreational potential of this tract. A 60' secondary easement has been granted via Tract 11. (Refer to tract map. Blue line indicates easement.)

## TRACT 11

358± acres of mixed hardwood and pine trees. This tract features an extensive trail/road system plus a pristine large pond with a smaller adjacent pond. Investigate the hunting and fishing opportunities. Don't miss this opportunity to purchase an amazing hunting/recreational tract offering a lifetime of enjoyment. Refer to photos.

## TRACT 12

83± acre with mixed hardwoods and pine and open meadow area with frontage on SR 93.

## TRACT 13

287± acres of mixed hardwood trees, extensive interior trail system, recreational pond, large stream, scenic building site along SR 93 with great views. This tract offers a wide range of unique features that make this a very attractive offering.

# DESCRIPTIONS

## TRACT 14

77± acres of mixed hardwood trees, frontage on SR 93, open meadow acres plus a beaver pond nestled back in the hardwood trees with a small creek and a dug well.

## TRACT 15 - **Swing Tract**

169± acres of mixed hardwood & pine trees, easily accessed with a great exterior road/trail system. This tract features a pristine large pond accented with cypress trees plus surrounded with White Pine trees, an amazing potential building site. In addition to the pristine pond and additional wildlife habitat/wetland pond creates an amazing wildlife area plus several open meadow areas for the ultimate hunting/recreational tract. Investigate the hunting and fishing opportunities.

## TRACT 16

127± acres of mixed hardwood and pine trees with access granted via an easement through Tract 11 (Refer to map. Blue line indicated easement.) Combine Tracts 14, 15 and 16 for 373± acres of some of the most scenic recreational/hunting acreage in the auction. Don't miss the opportunity to purchase your dream property.

## TRACT 17

7± acres of hardwood trees with frontage on Parks Rd. Investigate the potential for a possible future building site.

## TRACT 18

8± acres of mixed hardwoods and pine with frontage on Parks Rd. Investigate the potential for a possible future building site.

## TRACT 19

132± acres of mixed hardwood trees and a meandering stream with frontage on Parks Road. Good interior road system offering good hunting and recreational opportunities. Be sure to investigate the multiple options available for putting this tract in a combination for additional acreage.

## TRACT 20

195± acres of mixed hardwood and pine trees with frontage on SR 93. This tract features interior trails, open meadow areas, and a scenic pond. Easement granted to Tract 20.

## TRACT 21

163± acres of mixed hardwood and pine trees, scenic views, trail system plus open meadow areas. Access granted

## TRACT 22 - **Swing Tract**

92± acres with mixed hardwoods and pine trees.

## TRACT 23 - **Swing Tract**

70± acres with mixed hardwoods and pine trees.

## TRACT 24

146± acres with a network of smaller ponds nestled in a meandering valley area. This tract is easily accessed with an interior trail system plus frontage on SR 93.

## TRACT 25

120± acres featuring a good interior trail network, scenic views, hardwood and pine trees plus easy access from SR 93.

## TRACT 26

47± acres of mixed hardwood trees with frontage on SR 93 and a trail/road to the middle of the property.

## TRACT 27

27± acres of mixed hardwood trees with easy access from SR 93. Investigate the potential of this tract for a great possible home site. Rare opportunity to purchase a tract of this size and quality.

## TRACT 28

45± acres of mixed hardwoods & pine trees with easy access from two township roads. This property is across the road from Wills Creek – great view of Wills Creek. Investigate the various potential of this tract from a great hunting/recreational area to a possible building site with a view of Wills Creek.



# TRACTS 1-5



**1**  
36± acres

**2**  
14± ac

**3**  
19± acres

**4**  
34± acres

**5**  
9± acres

271

277

278

83

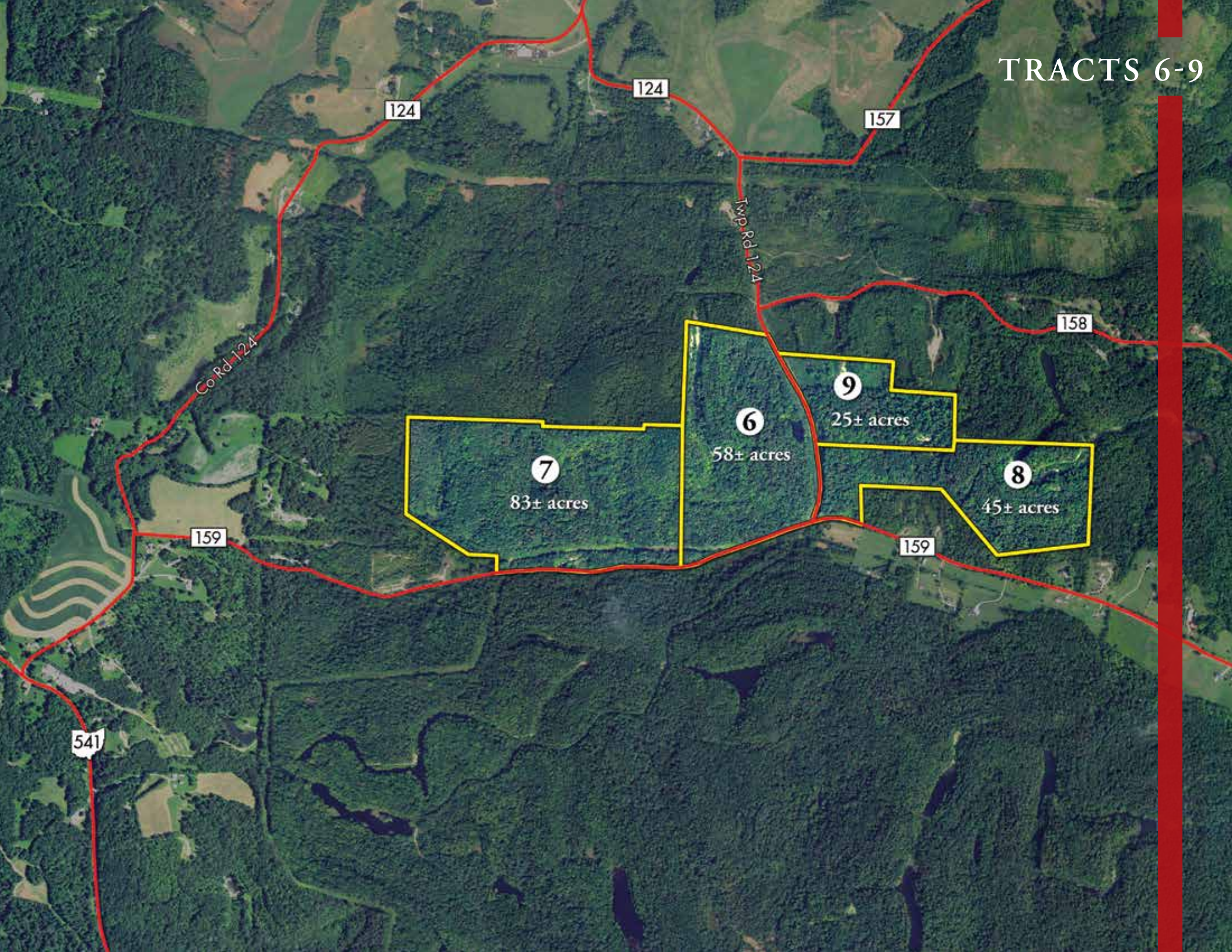
146

7

271



TRACTS 6-9



124

124

157

Co Rd 124

Twp Rd 124

158

7

83± acres

6

58± acres

9

25± acres

8

45± acres

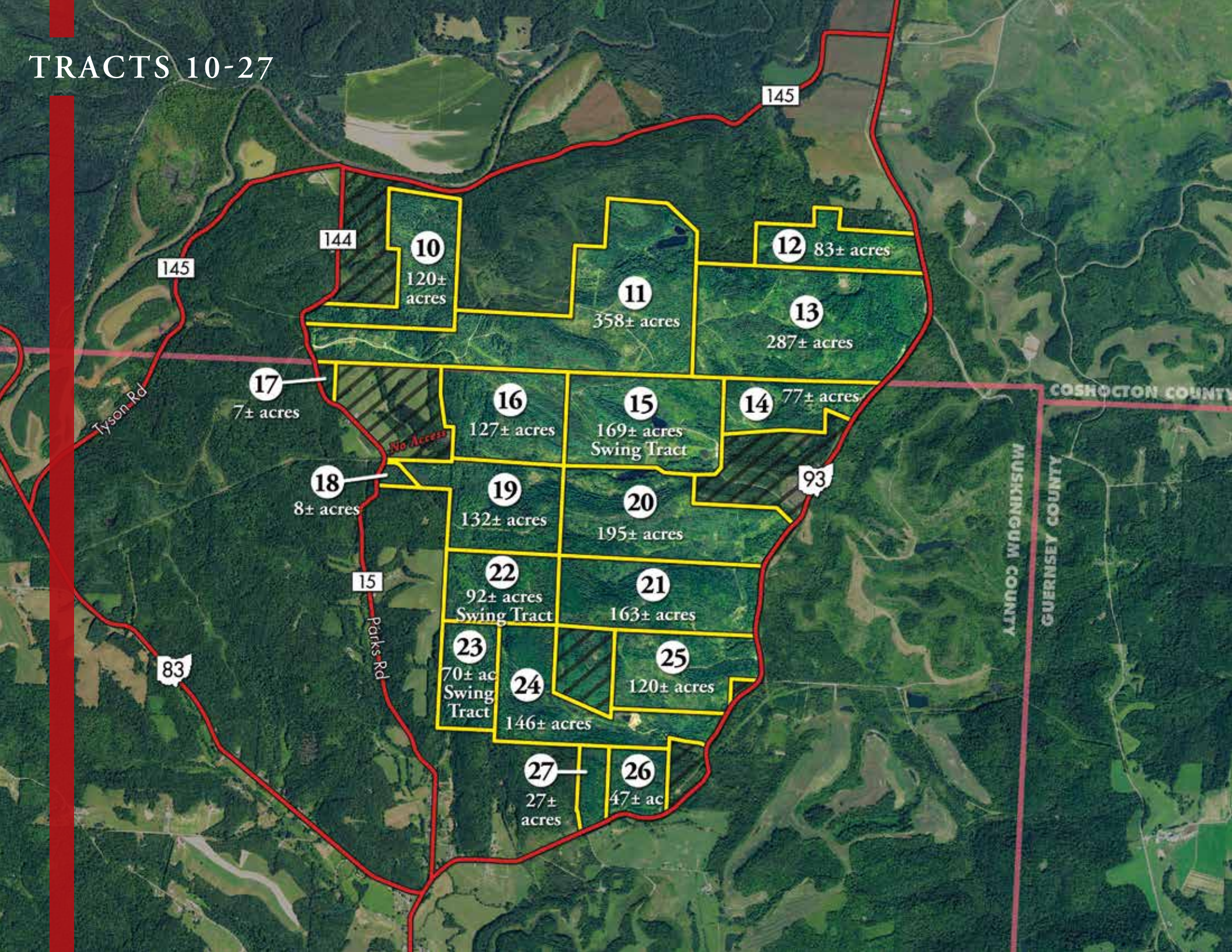
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159

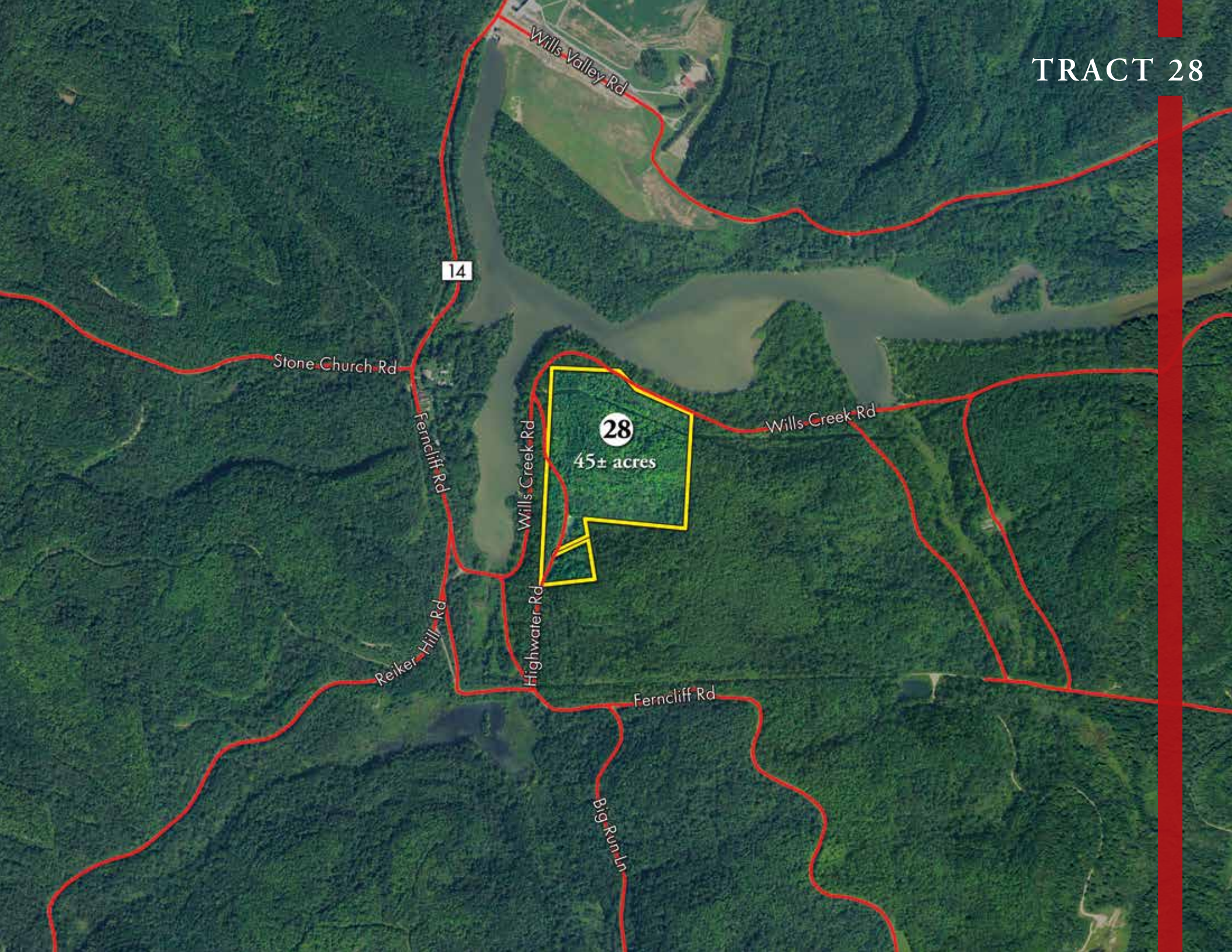
541



# TRACTS 10-27







14

28

45± acres

Wills Valley Rd

Stone Church Rd

Ferncliff Rd

Wills Creek Rd

Wills Creek Rd

Reiker Hill Rd

Highwater Rd

Ferncliff Rd

Big Run Ln







# TRAIL MAPS





# TRAIL MAP



TRACTS 6-9



TRACTS 1-5  
*No Trails*

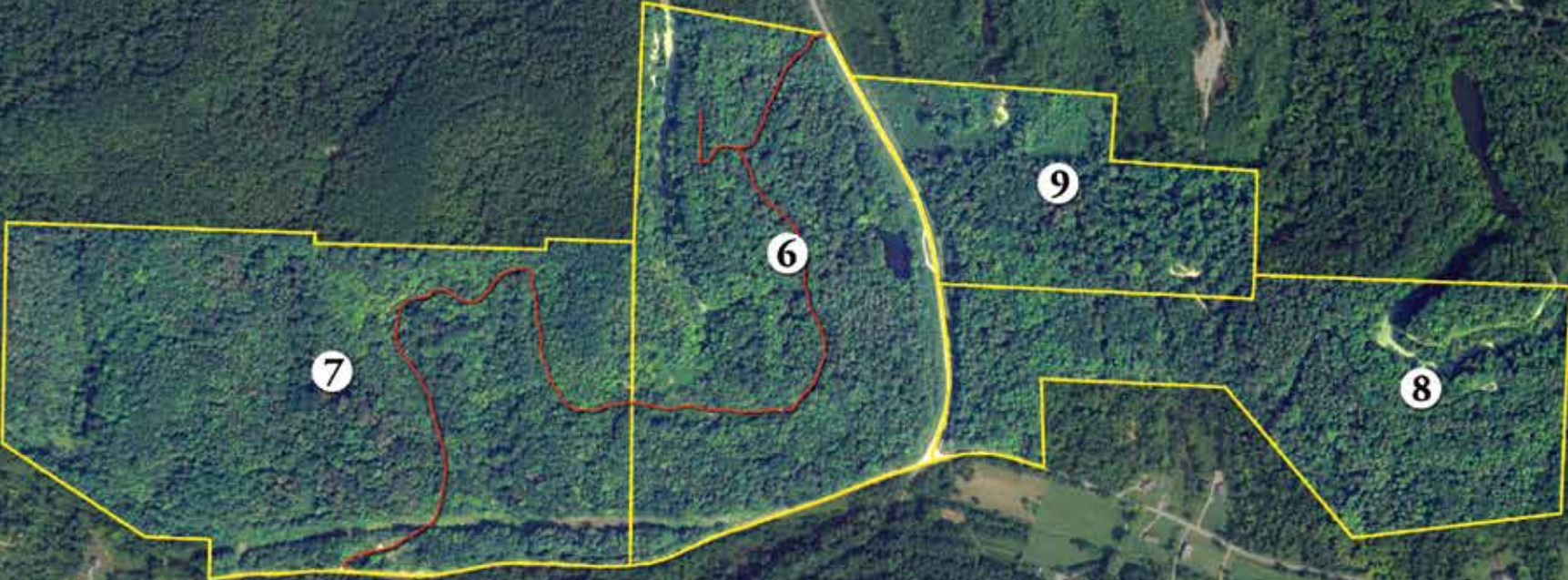
TRACTS 10-27



TRACT 28  
*No Trails*

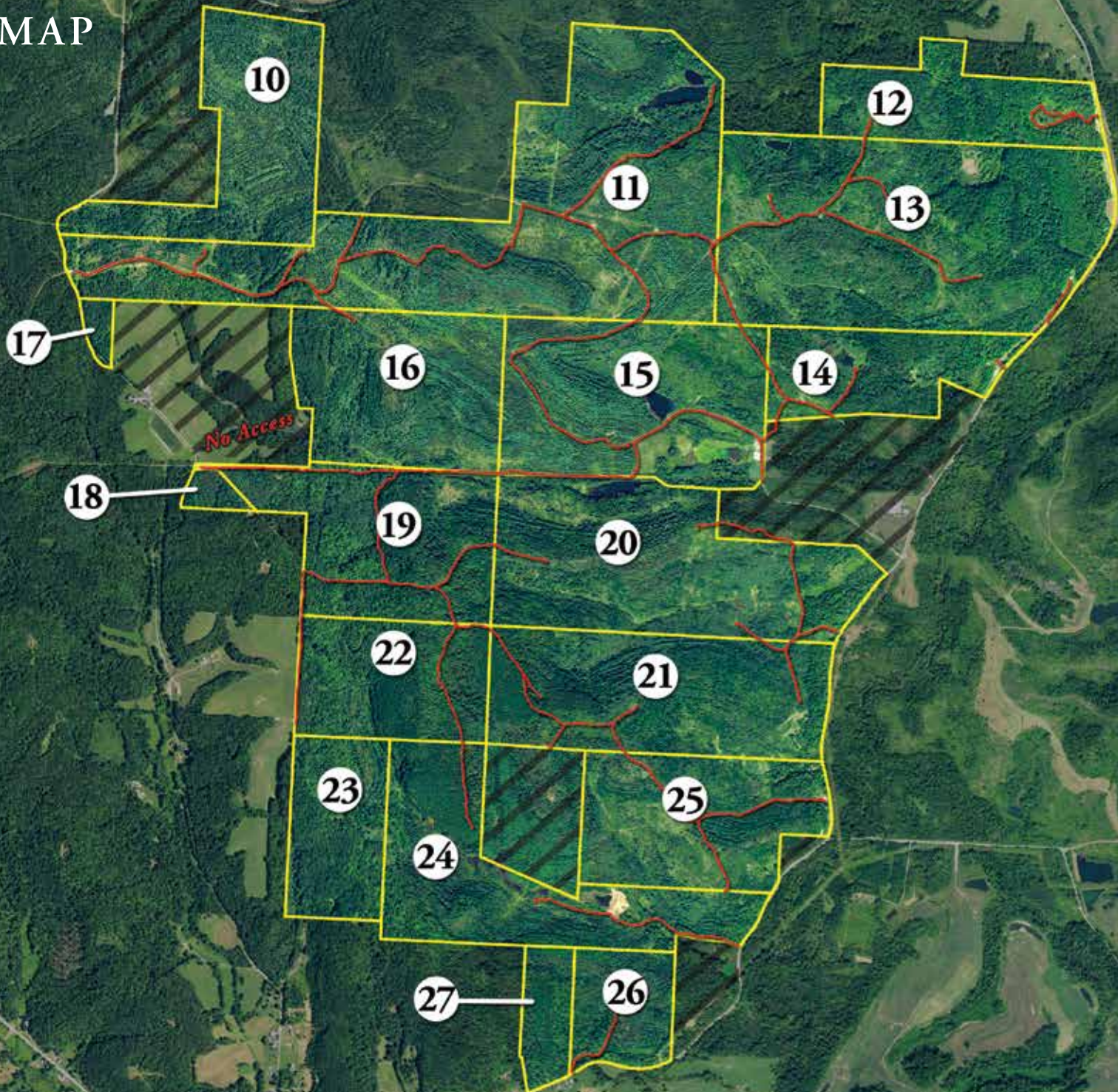


TRAIL MAP





# TRAIL MAP





# TOPOGRAPHIC MAPS

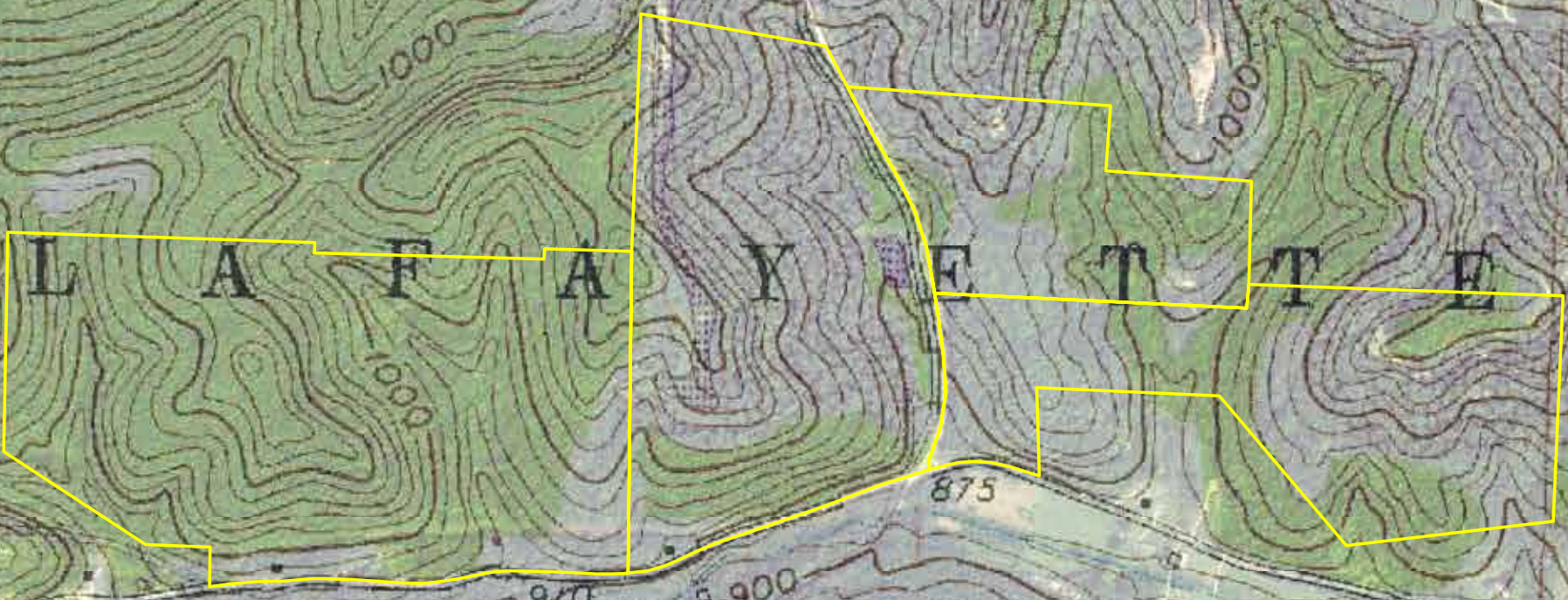




TRACTS 1-5



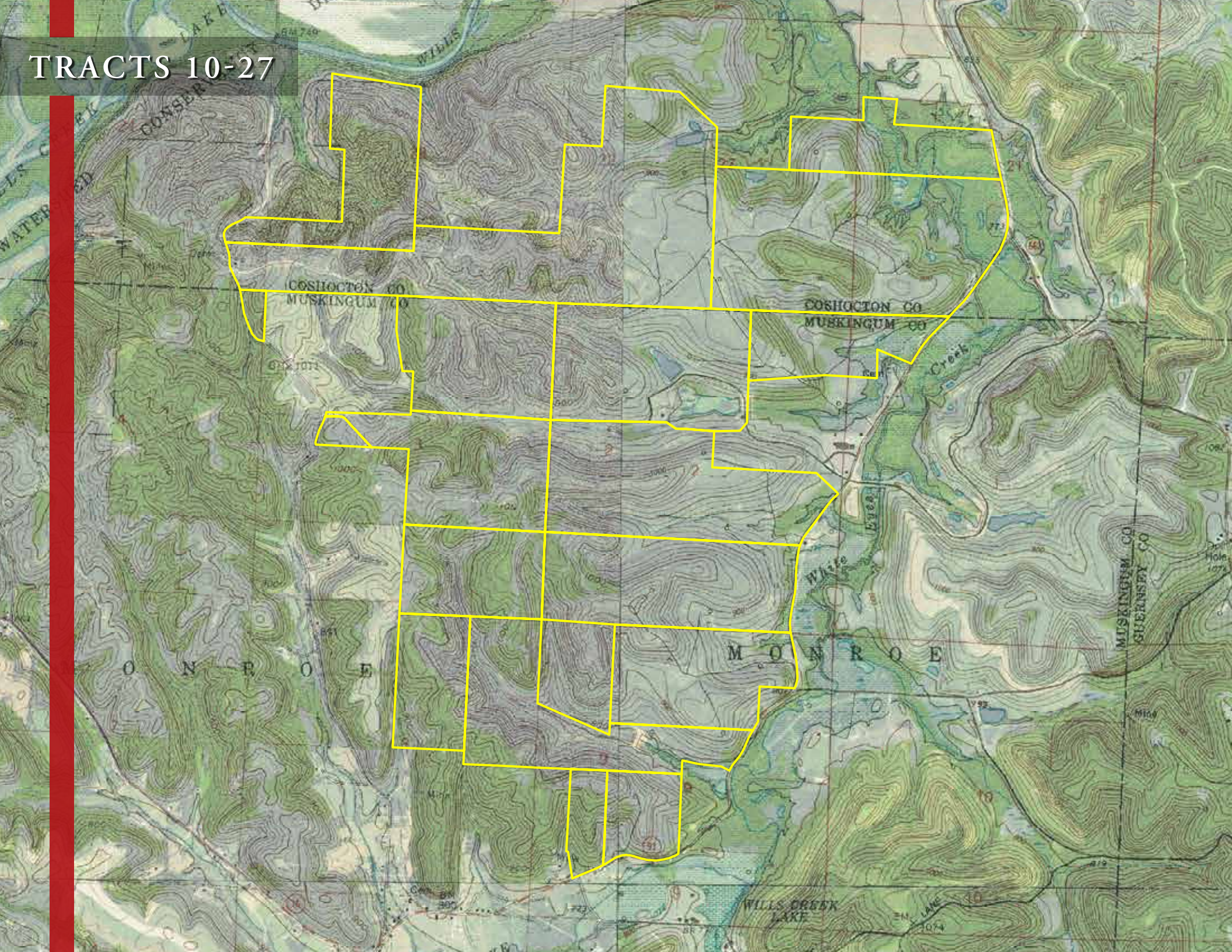




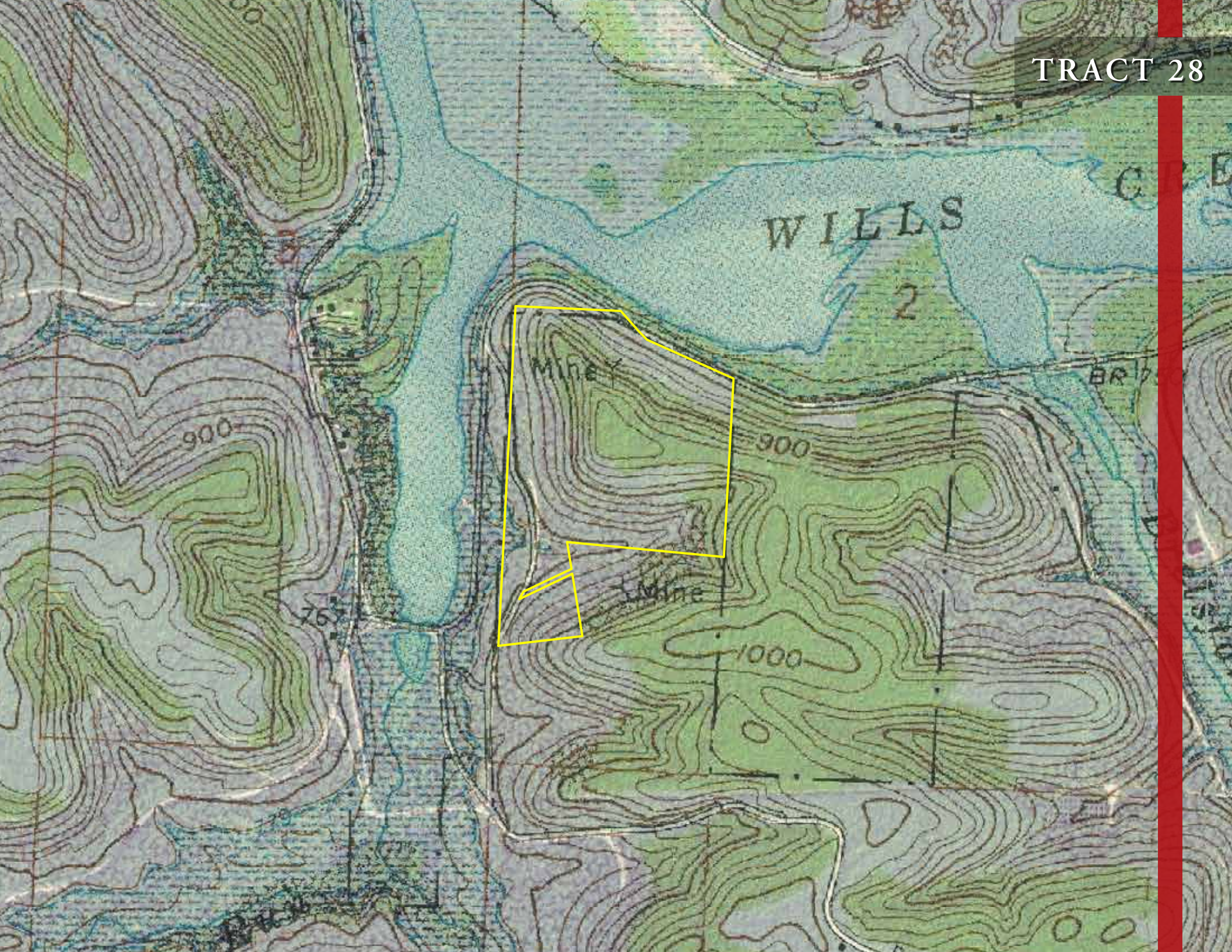
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# TRACTS 10-27







WILLS

2

WINEY

BR 7

900

900

767

WINE

1000







PROPERTY PHOTOS







Tract 1









Tract 2

























Tract 6









Cypress Pond - Tract 6

















Tract 7





















Tracts 8 & 9





Tract 11

























Tract 13

















Tract 15









Tract 15





































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