

LAND AUCTION

MORGAN COUNTY, OHIO
Saturday, September 30th at 10:00AM
held at Clarence E. Miller Nat'l Guard Armory in McConnellsville, OH

**937[±]
Acres**
Offered in 28 Tracts

Rolling Hills with Scenic Views
Hunting and Recreational Opportunities Abound
Hardwoods, Pines and Tillable Farmland
Potential Country Home Sites

 **MURRAY WISE
ASSOCIATES LLC**

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

MurrayWiseAssociates.com | 800.607.6888

SchraderAuction.com | 800.451.2709

LAND AUCTION

These properties offer a wide range of opportunities for buyers whether interested in hunting, farming, building sites or just enjoying the great outdoors.

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This is truly a unique offering with such a diverse range of property features. Many of the tracts feature access from paved county maintained roads making access simple. Excellent wildlife habitat provides numerous hunting opportunities. Future income potential cannot be overlooked with multiple tracts of planted pines and hardwoods. Beautiful rolling meadows provide impressive views and ideal locations for homes.

With individual tract sizes from 10± to 72± acres and the ability to put together any number of tracts in combination, a buyer can tailor make their purchase to fit their needs.

AUCTION LOCATION

The auction will be held at:
Clarence E. Miller Nat'l Guard Armory
4497 Hawk Dr,
McConnellsville, OH 43756

INSPECTION DATES

Thursday, September 7th, 4-6PM

Thursday, September 14th, 4-6PM

Held at the Reinersville Township Building
6602 North SR 78, McConnellsville, OH 43756

Auction representatives will be available to answer any questions regarding the property or auction process.



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TRACT DIRECTIONS FROM MCCONNELLSVILLE:

Tracts 1-11: From the intersection of East Main Street (SR 60) and SR 78 in McConnellsville, follow SR 78 east 14.1 miles. The property will begin on your right.

From I-77 Exit 25 in Caldwell, follow SR 78 west 7.7 miles. The property will begin on your left.

Tracts 12-14: From the intersection of East Main Street (SR 60) and SR 78 in McConnellsville, follow SR 78 east 11.8 miles to SR 83 south and turn right. After 2.3 miles the property will be on your left. *Continue 2.6 miles south on SR 83 for Tracts 15-17. Watch for auction signs.*

Tracts 18-21: From the intersection of SR 339 and Hupp Road/945, take Hupp Road/945 north 2.5 miles, past Tracts 22-25, to Finkle Hill Road. Turn left on Finkle Hill Road and travel 0.5 miles to the property on your right.

Tracts 22-25: From the intersection of SR 339 and Hupp Road/945, take Hupp Road/945 north 0.9 miles to the property on your left.

Tracts 26-28: From the intersection of East Main Street (SR 60) and SR 376 N in McConnellsville, take SR 376 north 3.8 miles to Bone Road. Turn right onto Bone Road and travel 1.8 miles to Border School Road and turn left. Travel 0.9 miles to Richardson Road and turn right. The property is on your left as you follow Richardson Road north.

AUCTION SITE DIRECTIONS

To auction site from Zanesville, I-70:

Take exit 155 for SR 60 south 27.8 miles to McConnellsville. Make a slight left turn and continue 0.3 miles on SR 60 (East Main Street) to SR 78 (North 7th Street) and turn left. Follow SR 78 east 2.2 miles to SR 607 and turn right. Travel 0.4 miles on SR 607 and the site (Clarence E. Miller National Guard Armory facility) will be on your right.

To auction site from McConnellsville:

From the intersection of East Main Street (SR 60) and SR 78, follow SR 78 east 2.2 miles to SR 607 and turn right. Travel 0.4 miles on SR 607 and the site (Clarence E. Miller National Guard Armory facility) will be on your right.

To auction site from I-77 in Caldwell:

From I-77 take exit 25 for SR 78 west 22.6 miles to SR 607 and turn left. Travel 0.4 miles on SR 607 and the site (Clarence E. Miller National Guard Armory facility) will be on your right.

MUSKINGUM COUNTY
MORGAN COUNTY

 **ONLINE BIDDING AVAILABLE**
 You may bid online during the auction at 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.



376

TRACTS 26-28

284

TRACTS 1-11

78

78

78



TRACTS 12-14

83

TRACTS 18-21

TRACTS 15-17

TRACTS 22-25

MORGAN COUNTY
NOBLE COUNTY
WASHINGTON COUNTY

Tract	Acres
1	19 ±
2	48 ±
3	10 ±
4	29 ±
5	41 ±
6	33 ±
7	61 ±
8	23 ±
9	20 ±
10	20 ±
11	10 ±
12	30 ±
13	33 ±
14	38 ±
15	41 ±
16	71 ±
17	10 ±
18	72 ±
19	71 ±
20	46 ±
21	24 ±
22	20 ±
23	20 ±
24	21 ±
25	13 ±
26	20 ±
27	65 ±
28	28 ±

Bid on any single tract, combination of tracts, or the entire property! Call or visit our website to for more information.

DESCRIPTIONS

Tract 1

19± acres with excellent road frontage along SR 78 and Gant Road. The tract is primarily planted to white pines (approximately 20 years old).

Tract 2

48± acres with frontage along SR 78 on the west and Gant Road to the east with a mixture of pines and hardwoods.

Tract 3

10± acres of planted pines. One of the smaller tracts available in the sale and would make a great building site.

Tract 4

29± acres of mainly hardwoods with frontage along SR 78.

Tract 5

41± acres with access off of Gant Road. A great recreational tract and consider combining Tracts 4 & 5 for 70 acres with access on both SR 78 and Gant Road.

Tract 6

33± acres of hardwoods and planted pines with frontage along SR 78.

Tract 7

61± acres of hardwoods with excellent hunting potential or a secluded home site.

Tract 8

23± acres of hardwoods with fronting SR 78 for a great building site.

Tract 9

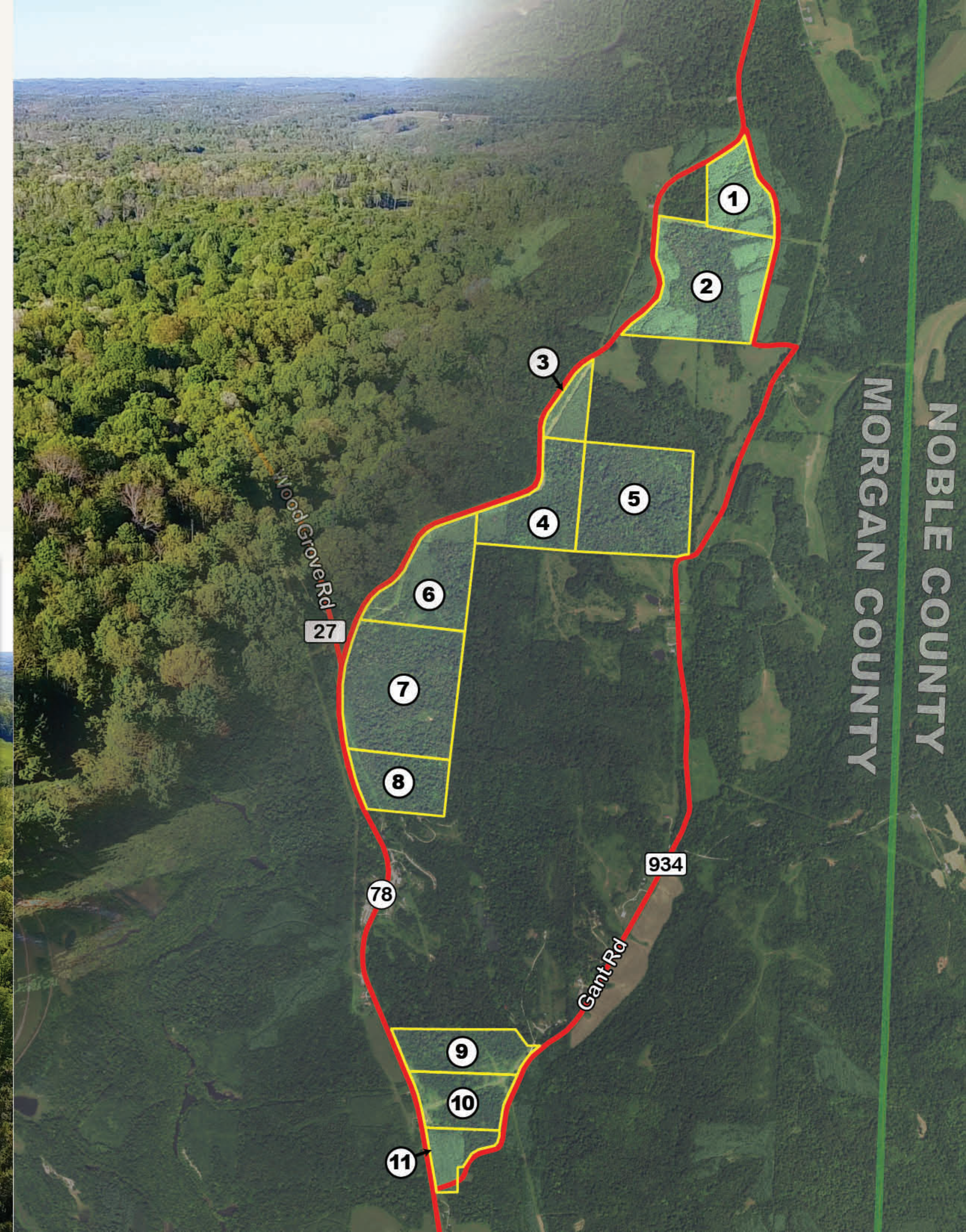
20± acres of hardwoods with frontage along both SR 78 and Gant Road.

Tract 10

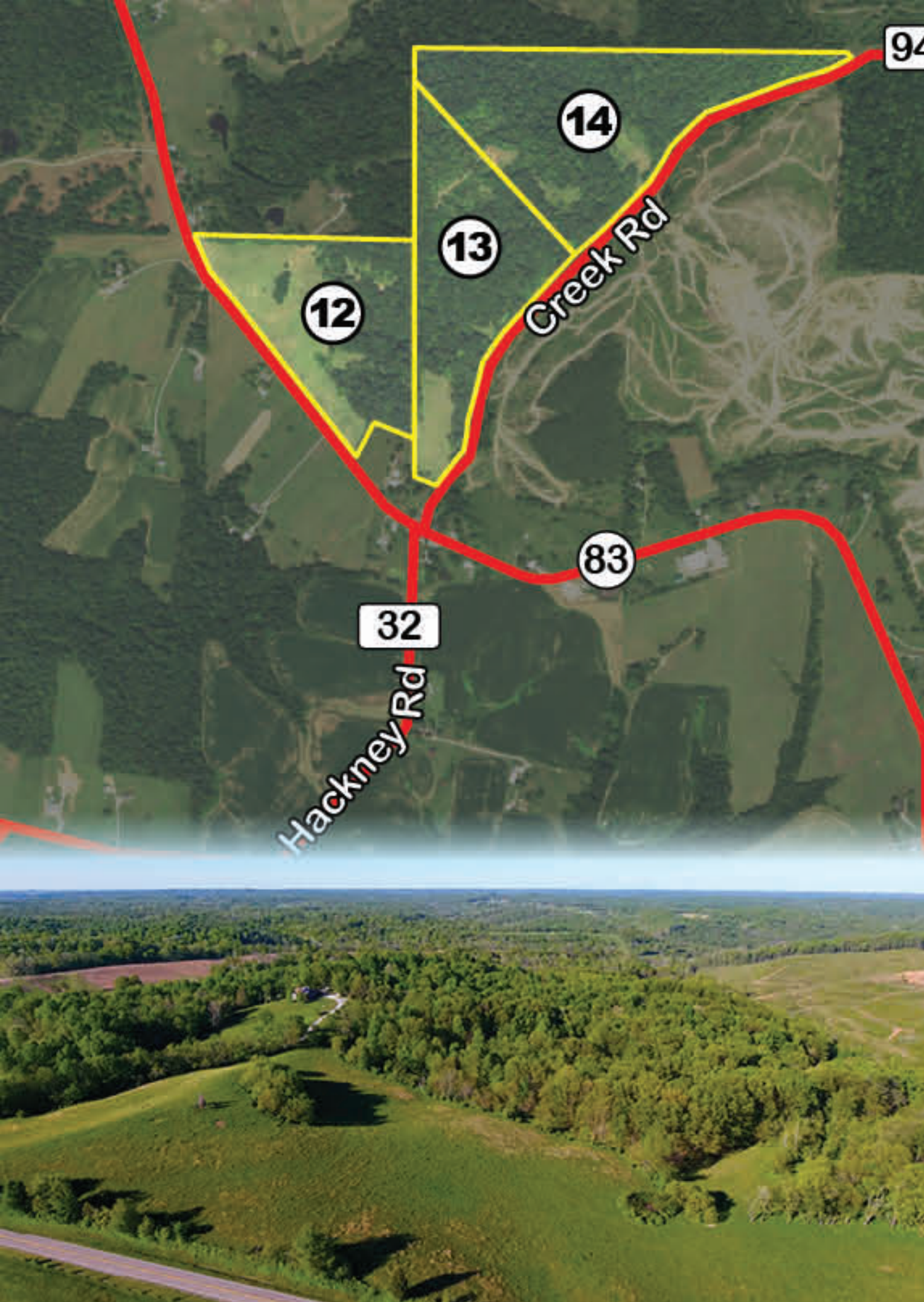
20± acres of mixed hardwoods with frontage along both SR 78 and Gant Road.

Tract 11

10± acres of hardwoods and planted white pines with frontage on both SR 78 and Gant Road. Combine Tracts 9-11 for 50 acres with extensive road frontage.



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DESCRIPTIONS

Tract 12
30± acres of hardwoods and pasture. A great location for a home site with expansive views to the west.

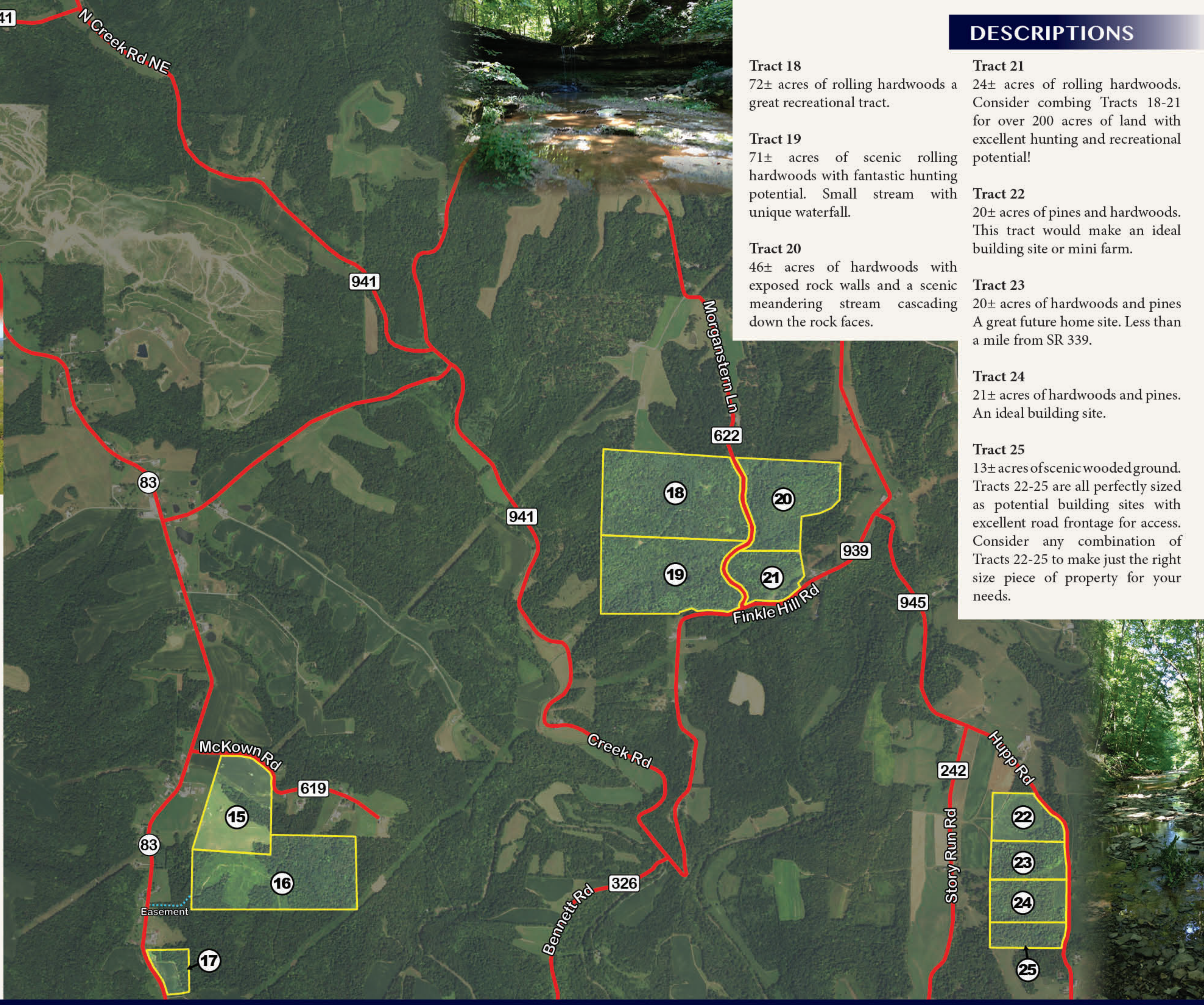
Tract 13
33± acres with hard woods and open meadow.

Tract 14
38± acres of rolling terrain with mixed hardwoods with frontage along Creek Road/941.

Tract 15
41± acres with 12.5± acres of tillable farmland and the balance being productive pasture/hay and mixed hardwoods.

Tract 16
71± acres of mixed hardwoods. Access is provided by an easement from SR 83.

Tract 17
10± acres of primarily tillable farmland. An excellent home site along SR 83.



DESCRIPTIONS

Tract 18
72± acres of rolling hardwoods a great recreational tract.

Tract 19
71± acres of scenic rolling hardwoods with fantastic hunting potential. Small stream with unique waterfall.

Tract 20
46± acres of hardwoods with exposed rock walls and a scenic meandering stream cascading down the rock faces.

Tract 21
24± acres of rolling hardwoods. Consider combing Tracts 18-21 for over 200 acres of land with excellent hunting and recreational potential!

Tract 22
20± acres of pines and hardwoods. This tract would make an ideal building site or mini farm.

Tract 23
20± acres of hardwoods and pines. A great future home site. Less than a mile from SR 339.

Tract 24
21± acres of hardwoods and pines. An ideal building site.

Tract 25
13± acres of scenic wooded ground. Tracts 22-25 are all perfectly sized as potential building sites with excellent road frontage for access. Consider any combination of Tracts 22-25 to make just the right size piece of property for your needs.

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DESCRIPTIONS

Tract 26

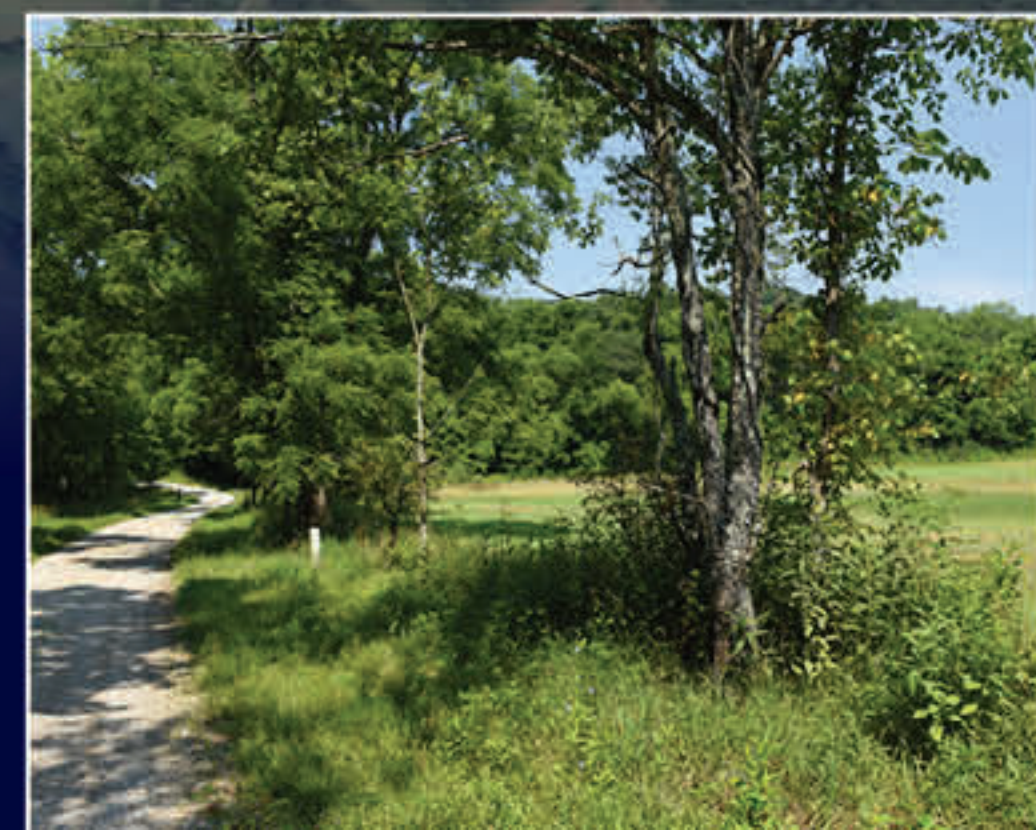
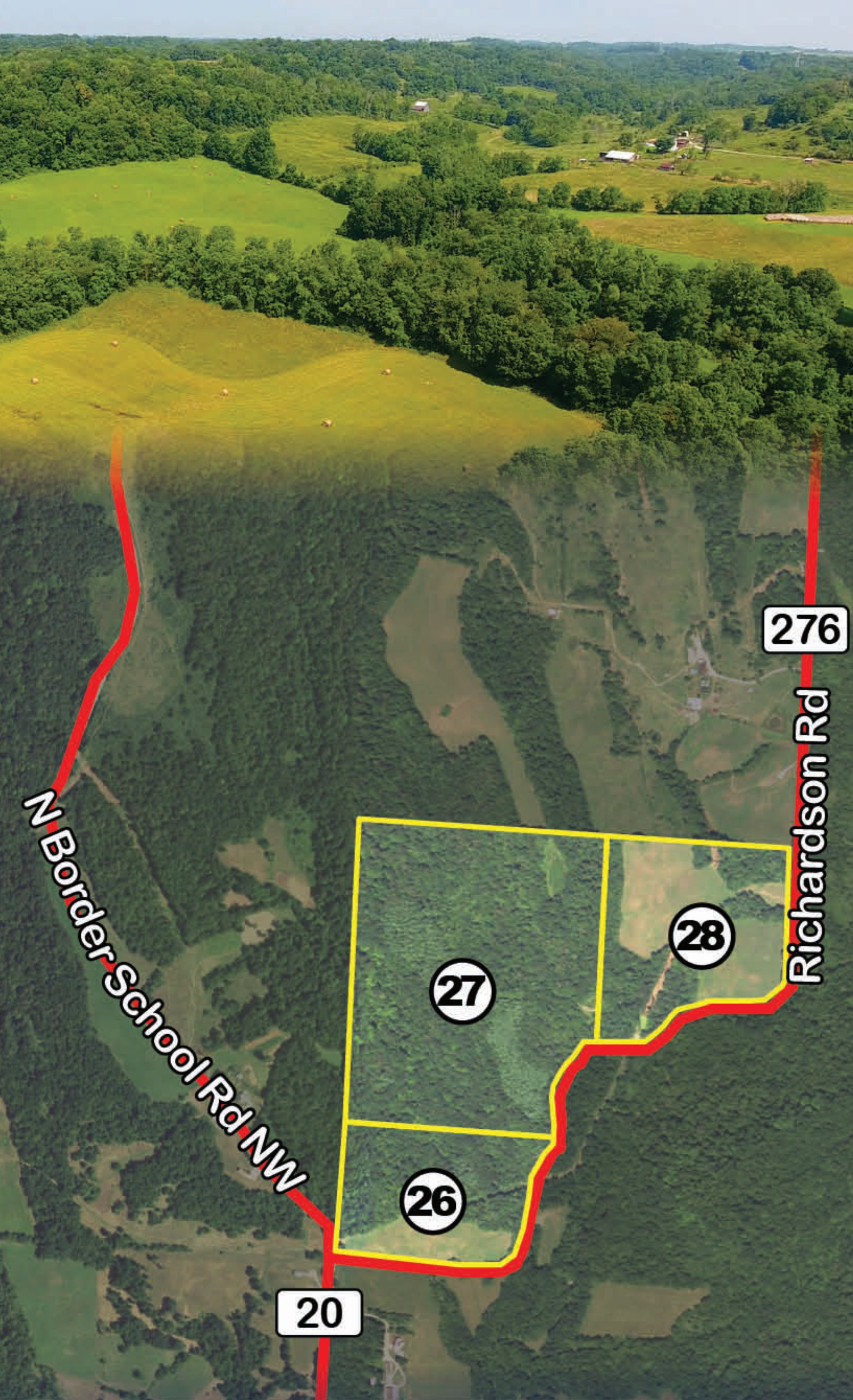
20± acres of mixed hardwoods and pasture/hay fields with road access on three sides.

Tract 27

65± acres of mixed hardwoods with pines. An excellent hunting tract.

Tract 28

28± acres of mixed hardwoods and pasture/hay field with a stream passing through the northeast corner of the property.



AUCTION TERMS & CONDITIONS

BUYERS PREMIUM: A three percent (3%) Buyers 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 cashiers 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 Sellers 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 Buyers 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 owners or lenders 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 surveys and approval by the Morgan County Engineers and Planning Commission.

POSSESSION: Possession shall be delivered at closing; Buyers may acquire a hunting license 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 persons 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

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