



Jefferson County, OH

57.73±  
acres

Offered in 1 Tract

Steubenville Area

# LAND AUCTION

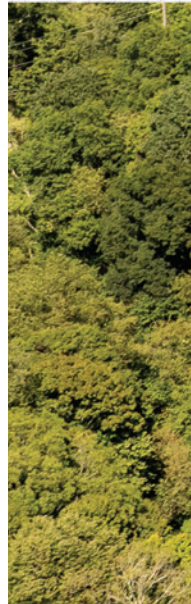
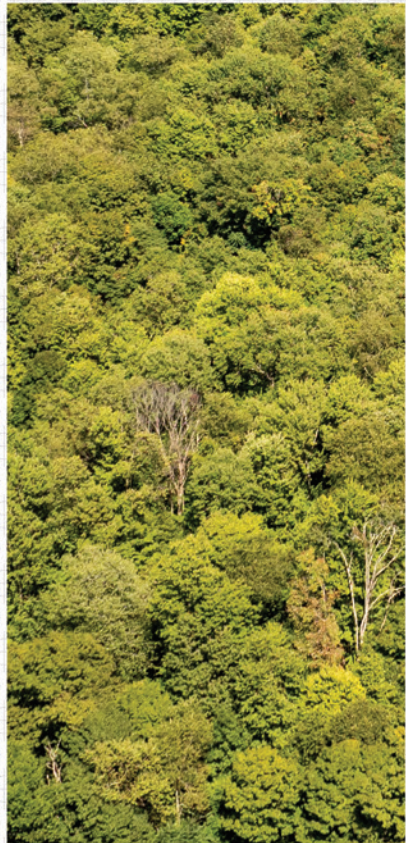
MONDAY, NOVEMBER 4

- Quality Hunting
- Immediate possession available for 2024 Hunting Season
- Excellent Location
- Secluded Settings
- 2 Miles from Wintersville
- 40 miles to Pittsburgh

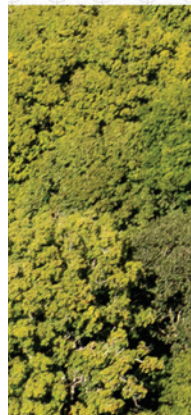


STARTS AT 6PM

held at the Steubenville Country Club, 413 Lovers Ln, Steubenville, OH 43953



10% Buyer's Premium



**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

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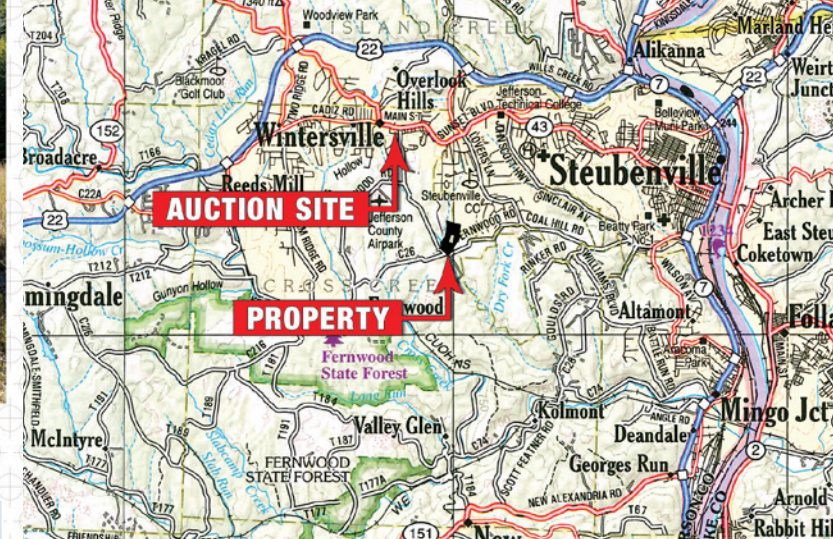




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The Saxion property presents an excellent chance to acquire high quality hunting land and/or secluded building sites near Steubenville, OH. This property provides endless possibilities being large enough to offer privacy and recreational advantages while also adjoining the city of Wintersville. Study the deer photos taken in the last year and you will be sure to inspect this unique property for yourself! **IMMEDIATE POSSESSION OFFERED FOR FALL 2024 HUNTING RIGHTS!**

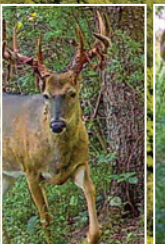
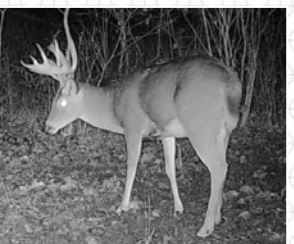
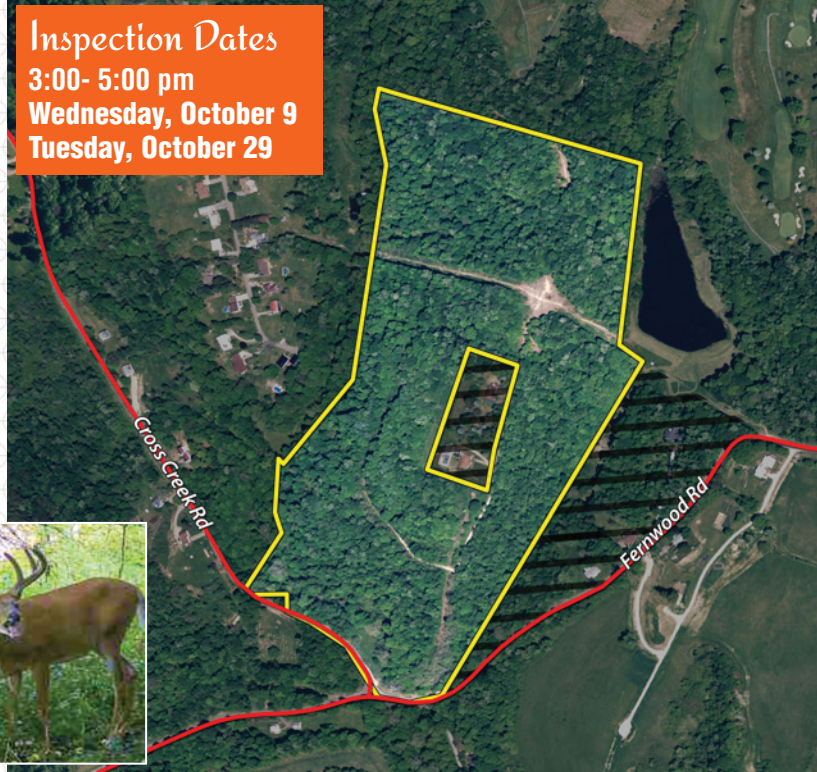
**TRACT 1 - 57.73± acres** of secluded settings conveniently located near Steubenville. Be sure to evaluate the deer photos showing proof of quality hunting! Existing trails allow for navigation throughout the woods and offers several shooting lanes. City water also borders the property providing for development or building site potential.



**AUCTION LOCATION:** Steubenville Country Club, 413 Lovers Ln, Steubenville, OH 43953

**PROPERTY LOCATION:** Near 3008 CR 26, Steubenville, OH  
**DIRECTIONS:** From the intersection of SR 43 and Canton Rd, head east for a quarter of a mile, then head south onto Fernwood Rd, continue for 2 miles (the road will turn into Cross Creek Rd). You will T into CR-26, take a left and the property will immediately be on your left.

**Inspection Dates**  
 3:00- 5:00 pm  
**Wednesday, October 9**  
**Tuesday, October 29**



### Auction Terms & Conditions:

**PROCEDURES:** The property will be offered as a single 57.73± acre unit.  
**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 10% buyer's premium.  
**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.  
**IMMEDIATE ACCESS:** Buyers may fill out an immediate possession form to gain pre-closing access to the property for fall hunting activities.  
**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** The Seller will provide a Preliminary Title Opinion for

the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".  
**DEED:** Seller(s) shall provide a Warranty Deed(s).  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction.  
**POSSESSION:** Possession will be delivered at closing, subject to any immediate possession agreements.  
**REAL ESTATE TAXES / ASSESSMENTS:** Taxes shall be prorated to the date of closing.  
**MINERALS:** The sale of the real estate will include minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.  
**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions and GIS measurements.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.  
**TRAIL CAM PHOTOS:** Some of the trail cam photos were taken on land being retained by the seller adjoining the subject.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.  
**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or

to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.  
**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 Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All

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10% Buyer's Premium

Owner: Michael Saxion

Auction Manager  
 Luke Schrader • 260.229.7089

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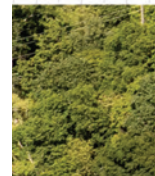
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**SCHRADER**  
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*Auction Manager*  
**Luke Schrader • 260.229.7089**



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**MONDAY, NOVEMBER 4**

<b>NOVEMBER</b>	Sun	<b>MON</b>	Tue	Wed	Thu	Fri	Sat
						1	2
	3	<b>4</b>	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24 31	25	26	27	28	29	30



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