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TUESDAY, OCTOBER 2 - 6PM

REAL ESTATE AUCTION



113 ± Acres
OFFERED IN 2 TRACTS
Excellent Hunting & Fishing Property!
SOUTHEASTERN OHIO
JACKSON COUNTY

Natural Beauty & Spectacular Views
Recreational / Hunting Land with Ponds
Great Year-Round Home with all the Amenities

113 ± Acres

OFFERED IN 2 TRACTS

10 Miles Northwest of Jackson, OH
25 Miles Southeast of Chillicothe, OH
40 Miles Northwest of the Ohio River



SOUTHEASTERN OHIO | JACKSON COUNTY REAL ESTATE AUCTION



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121 Jackson St., Plain City, OH 43064



AUCTION

113 ± Acres
OFFERED IN 2 TRACTS
TUESDAY, OCTOBER 2, 2018 - 6PM



TUESDAY, OCTOBER 2 - 6PM
Held at Canter's Cave 4-H Camp - Jackson, Ohio



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REAL ESTATE AUCTION

TUESDAY, OCTOBER 2 · 6PM

**SOUTHEASTERN OHIO
JACKSON COUNTY**

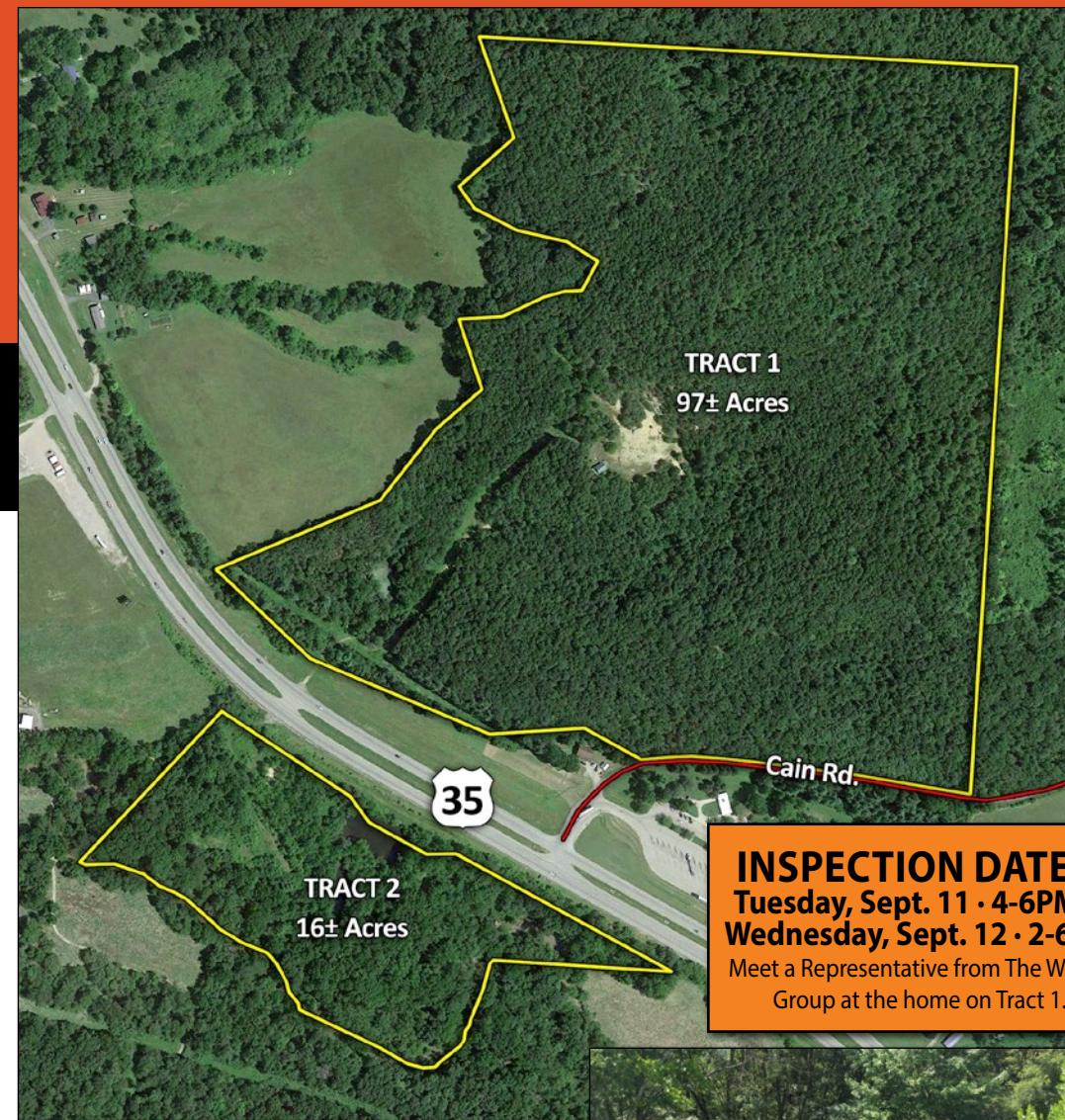
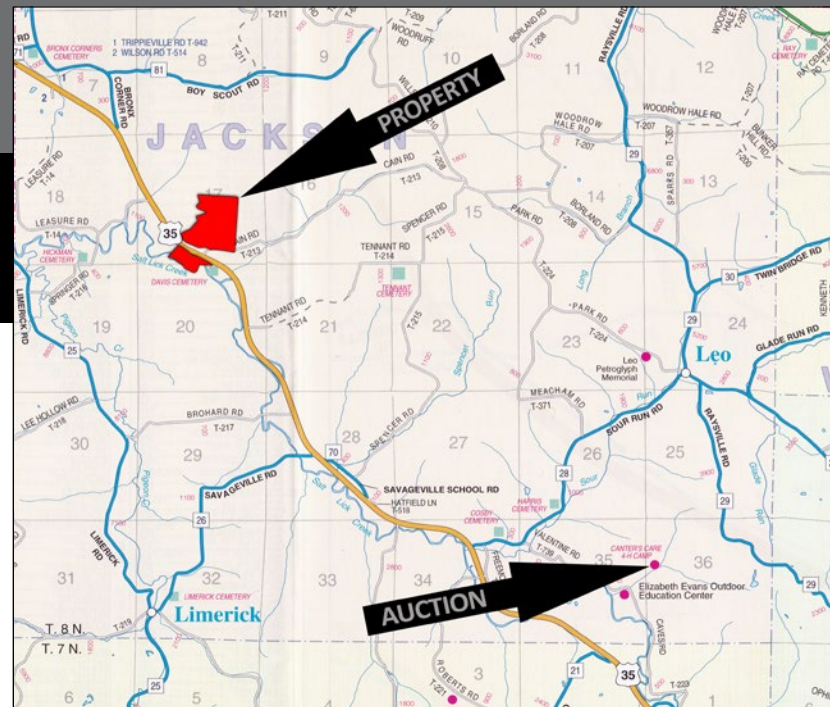
Jackson County is one of Ohio's premier hunting and fishing areas. It is ideally located in the scenic southeastern corner of Ohio near several state parks and wildlife preserves yet within 100 miles of several large metropolitan areas.

Auction held at the Main Lodge in the Canter's Cave 4-H Camp, 1362 Caves Road, Jackson, OH 45640

DIRECTIONS: From the Junction of US-35 & SR-124 near Jackson, travel on US-35 West for approximately 8 miles to Caves Road. Turn right (northeast) and follow Caves Road for 1 mile to the Camp on the left side.

Property Location: 2059 State Route 35, Ray, Ohio 45640

DIRECTIONS: The property is divided on both sides of US-35 near the Rest Area at Cain Road. From the Junction of US-35 & SR-124 near Jackson, travel on US-35 West for approximately 12 miles to the property.



**TRACT 1
97± Acres**

**TRACT 2
16± Acres**

**INSPECTION DATES:
Tuesday, Sept. 11 · 4-6PM &
Wednesday, Sept. 12 · 2-6PM**
Meet a Representative from The Wendt Group at the home on Tract 1.

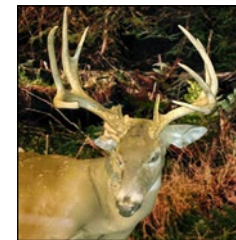
The prime location of this mostly wooded property provides the pleasure of privacy along with the convenience of being within 10 miles of restaurants and shopping. Its unique topography offers many scenic views with hills, streams, rock formations, and caves. There are trails throughout for hunting, hiking, and ATV riding. Opportunities abound for the avid outdoorsman and hunter. All the key ingredients—food, water, and cover—have attracted an outstanding population of small and large game to these tracts.

- 10 Miles Northwest of Jackson, Ohio
- 25 Miles Southeast of Chillicothe, Ohio
- 40 Miles Northwest of the Ohio River
- 70 Miles South of Columbus, Ohio
- 80 Miles West of Parkersburg, West Virginia
- 100 Miles Southeast of Dayton, Ohio
- 120 Miles East of Cincinnati, Ohio

TRACT 1: 97± acres of wooded land with a modern cabin/home and detached 2-car garage nestled in a very quiet, private setting with a long lane that is over ¼ mile off the road. The comfortable, year-round home boasts many positive amenities with a wood-burning fireplace, furnace, central air, and county water. The front deck provides a leisurely space to enjoy the tranquil landscape and nature. Inside the home, the main floor consists of a spacious master bedroom, a modern eat-in kitchen, a rustic living room, and a full bath/laundry area. The attractive, functional kitchen includes quality cabinets and countertops, a stove, and a refrigerator. The living room is finished with tongue-and-groove pine walls and a vaulted ceiling with fans. The bathroom/laundry room combination includes a jacuzzi tub with shower, stackable washer & dryer, and a newer water heater. The upper level is an open-loft area ideal for a 2nd bedroom, den, or office. The block-wall garage has a newer roof and an overhead door and opener.

TRACT 2: 16± acres of wooded land. This tract has an abundant water supply for wildlife with its 2 ponds and Salt Lick Creek running through; it is a hunter's paradise! Investigate the timber value of the mature hardwood trees. As a bidder, you have the opportunity to bid on either of these 2 tracts individually or on the entire property. You may bid in the manner that best suits your needs!

OWNER: Kevin Steward
CONTACT: Dale Evans 260-894-0458 with further questions
Annual Property Taxes are approximately \$1,320



REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 113± acre unit. There will be open bidding on the tracts and the entire property during the auction as determined by the auctioneer. Bids on the tracts and the total property may compete.

DOWN PAYMENT: A 10% down payment is required on the day of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check or personal check. Ohio Law states that the down payment must be deposited in the Broker's non-interest-bearing trust account within 24-48 hours after receipt of such funds. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a Purchase Agreement at the conclusion of the auction. All final bid prices are subject to Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a preliminary title opinion, certificate, or report to be made available to prospective bidders for review prior to bidding. If any Buyer elects to purchase title insurance, the cost thereof will be at such Buyer's sole expense. Seller will convey title free and clear of liens, but otherwise subject to all easements and matters of record. All tracts sold "AS IS".

DEED: Appropriate deed will be delivered at closing.

CLOSING: Closing will take place 30-45 days after auction date, or as soon thereafter as Seller's applicable closing documents are completed.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: The real estate taxes will be prorated to the date of closing. If usage is changed, the Buyer is responsible for CAUV Recoupment.

TRACT MAPS; ACRES: Tract maps, depicted boundaries, and stated acres are approximates based on county parcel data, current legal descriptions, and/or aerial mapping software and are not provided survey products.

SURVEY: New surveys will be prepared where there is no existing legal description or where new boundaries are created by the tract division in this auction. The type of survey provided will be at the Seller's option. Survey costs will be shared equally between Buyer and Seller.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale will include 100% of the mineral rights (if any) owned by the Seller.

AGENCY: The Wendt Group and its representatives are exclusively the agents of the Seller.

AUCTION CONDUCT: Conduct of the auction and increments of bidding are at the sole discretion of the Auctioneer. The Seller 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 decisions of the Auctioneer are final.

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 an "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. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. **ANY ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



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