



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - JUNE 5, 2021 - 10:30 AM

ATTN: NATURE LOVERS & HUNTERS!

391+ Acres Wooded Land Offered In 8 Parcels Ranch Home On 47 Wooded Acres W/ Stream

Parcels Range From 3 Acres To 86 Acres Each - Streams - Pond - Nature - Wildlife - Trails
Live On-Site & Online Bidding Available!

Fox Twp. - Carrollton Exempted Village Schools - Carroll County, Ohio

Absolute auction, all sells to the highest bidder(s). Location:

10 CINDER RD. SE, CARROLLTON, OH 44615

Directions: From Carrollton go east on RT 39 to Avon Rd. then east to Cinder Rd. and auction OR from Mechanicstown go south on RT 524 to Avon Rd. and west to Cinder Rd. and auction. Watch for KIKO signs.

REAL ESTATE: Approx. 391+ acres wooded land to be sold in parcels only and not offered together. Several parcels adjoining. Loads of deer, turkey, and wildlife. Most parcels with streams. Oil and gas does not transfer. All measurements are approximate and subject to actual survey. No zoning. Select cut of timber was made last 2 yrs. Great recreation parcels! Walk the land at your convenience. Selling from parcel #5.

PARCEL #1: Ranch home on 47 acres of mostly wooded land. Home ready to redecorate and was built in 1990. Home features living room w/ door to front covered porch, large kitchen, dinette with fireplace and door to back patio deck, 2 bedrooms, and full bath. Bedroom with fireplace and half bath. 2-car attached garage. Basement with gas FA heat with wood burner add on and outside wood furnace. Great for a residence, second home, or hunting cabin. Mostly wooded and rolling land w/ wide open trails, streams, wildlife, and nature. Approx. 50' frontage on Avon Rd.

PARCEL #2: Approx. 59.9 acres wooded and rolling land with streams, wide open trails, nature, and wildlife. Approx. 180' frontage on Avon Rd.

PARCEL #3: Approx. 3.03-acre wooded tract. Approx. 180' frontage on Avon Rd.

PARCEL #4: Approx. 46.2 acres wooded and rolling land w/ evergreens, stream, nature, and wildlife. Approx. 1,300' frontage on Satin Rd., not maintained.

PARCEL #5: Approx. 56.6 acres wooded land w/ trails, nature, and wildlife. Approx. 180' frontage on Cinder Rd.

PARCEL #6: Approx. 44.8 acres wooded land w/ stocked pond, stream, trails, nature, and wildlife. Approx. 650' frontage on Cinder Rd.

PARCEL #7: Approx. 47.8 wooded acres w/ stream, trails, nature, and wildlife. Approx. 600' frontage on Cinder Rd.

PARCEL #8: Approx. 86.2 acres wooded land w/ trails, stream, nature, and wildlife. Approx. 330' frontage on Cinder Rd.

NOTE: Parcel #1 home will be open for viewing auction morning. For more information or help with financing contact auctioneer. Auction will be sold from parcel #5 located at 10 Cinder Rd. SE, Carrollton, OH.

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 Parcels, Bidder's Choice, and not to be offered as an Entirety.



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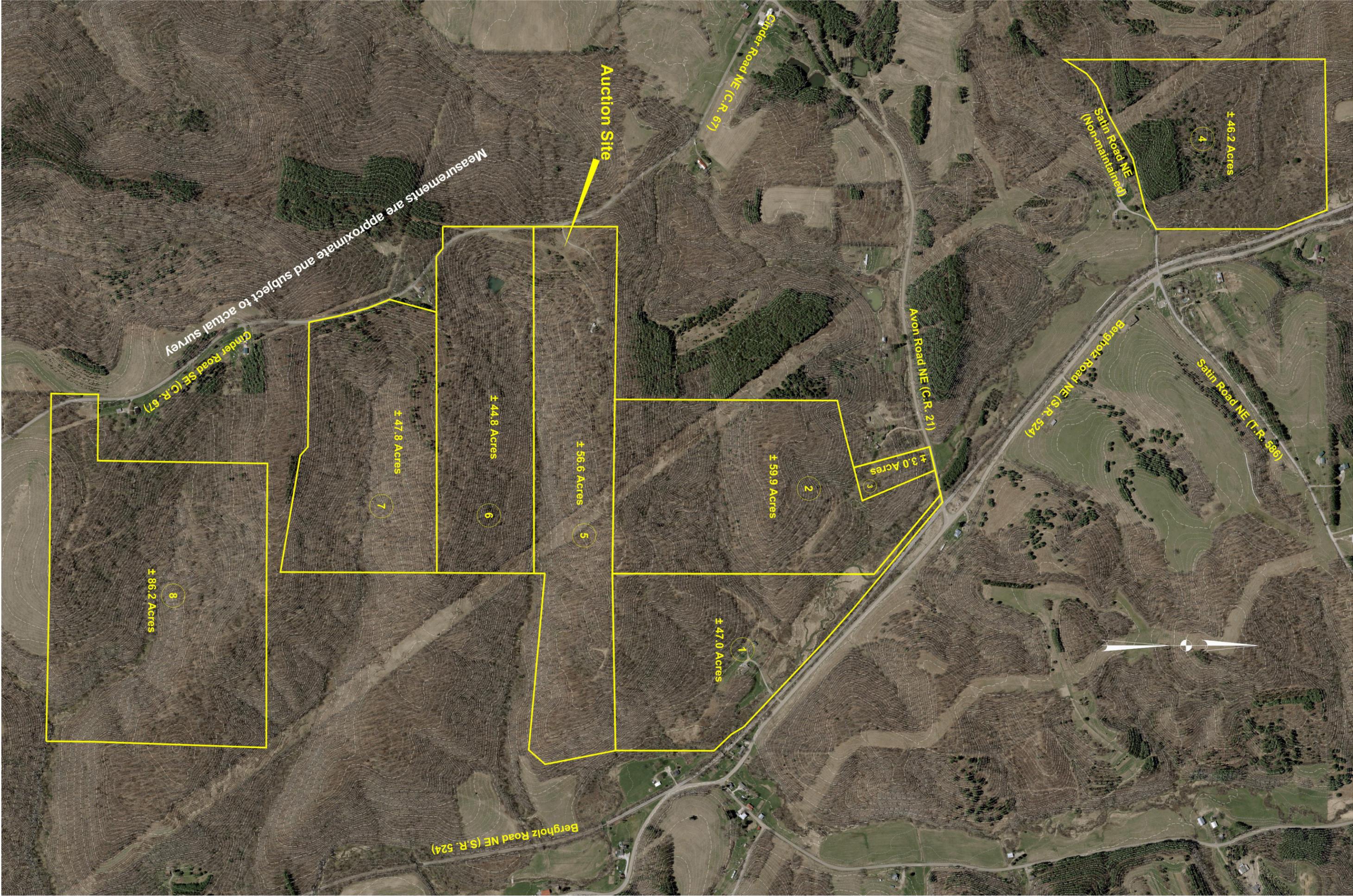
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Measurements are approximate and subject to actual survey

Auction Site

Cinder Road SE (C.R. 67)

Cinder Road NE (C.R. 67)

Avon Road NE (C.R. 21)

Satin Road NE (Non-maintained)

Bergholz Road NE (S.R. 524)

Satin Road NE (T.R. 586)

± 86.2 Acres

8

± 47.8 Acres

7

± 44.8 Acres

6

± 56.6 Acres

5

± 59.9 Acres

2

± 3.0 Acres

3

± 47.0 Acres

1

± 46.2 Acres

4