



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY - NOVEMBER 26, 2021 - 10:30 AM**

**75-Acre Wooded Hunters Paradise**  
**Big Buck Country - Sharon & Olive Twp. - Noble County**  
**10 Min. Off I-77**

On-Site And Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder. Location:

## Morrison Hill Rd., Caldwell, OH 43724

Directions: From Cambridge, OH & I-70 take I-77 south 21 miles to exit 25 SR-78. Turn east onto SR-78 for .4 miles then right onto Marietta Rd. for .6 miles. Turn right onto Co. Hwy. 57 then a quick left onto Hunkadora Rd. In 1.3 miles turn right onto CR-7, follow for 1.8 miles then turn right onto Parrish Ridge Rd. Follow for .4 miles, keep left at "Y" onto Bells Church Lane for 1 mile and turn south on Morrison Hill Rd. for .25 miles to auction. Lat.39.703497, Lon.81.5536553.



**REAL ESTATE:** Approx. 75.147 acres of wooded land. Located in Noble County, southwest of Caldwell just 10 min off I-77. This property has gently rolling topography with prime wildlife habitats, established trails through-out and timber potential. Immediate hunting rights after sale. Private financing available, call for info. Walk at your convenience! Tax parcel IDs: P/O 28-0051317.000, 28-0051318.000

**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 an Entirety and not to be offered in separate parcels.



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