

LAND AUCTION

Muskingum County, OH

1,050[±]
acres

offered in 21 tracts
ranging from 14[±] to 190[±] acres
plus a 450[±] acre Hunting Lease



Tract 18

Tract 20



Pristine Ponds, Scenic Views,

Prime Hunting/Recreational Areas,

Mixture of Hardwoods & White Pines,

Hay Fields/Meadows,

Numerous Trails & Interior Roads,

Excellent Wildlife Habitat,

Create your own Rural Estates!

held at the Pavillion at Lake Park Complex, Coshocton, OH 📍 online bidding available

SATURDAY, AUGUST 18 • 9AM

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

 **MURRAY WISE**
ASSOCIATES LLC

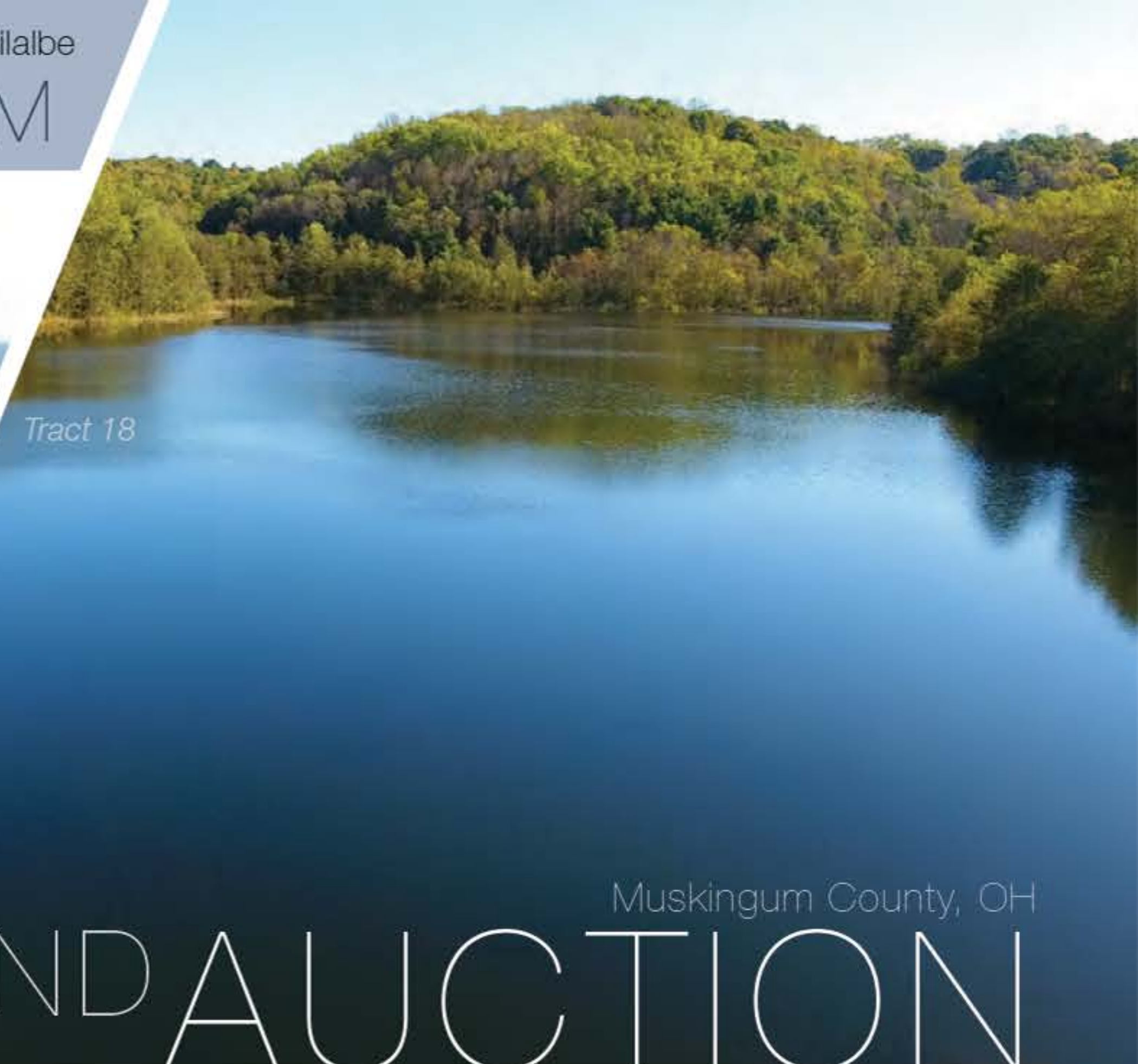
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held at the Pavilion at Lake Park Complex, Choshocton, OH  online bidding available

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Tracts 1-6



Tract 18

Muskingum County, OH

LAND AUCTION

On Saturday, August 18, Schrader Auction Company/Murray Wise & Associates have the privilege of offering 1,050± acres of timber land in Muskingum County, Ohio at auction. This property will be offered in 21 tracts ranging from 14± to 190± acres plus a 450± acre hunting lease with the opportunity for the buyer to design the purchase that best fits their dream property. The property will be offered in individual tracts and any combination of tracts depending on the buyer's personal preference.

This property features mixed hardwood/pine trees, meandering streams, scenic ponds, numerous trails and meadow areas creating an excellent wildlife habitat. For the hunting enthusiast this is a great opportunity to purchase a diversified property with good wildlife habitat in one of the top deer hunting counties in the state of Ohio.

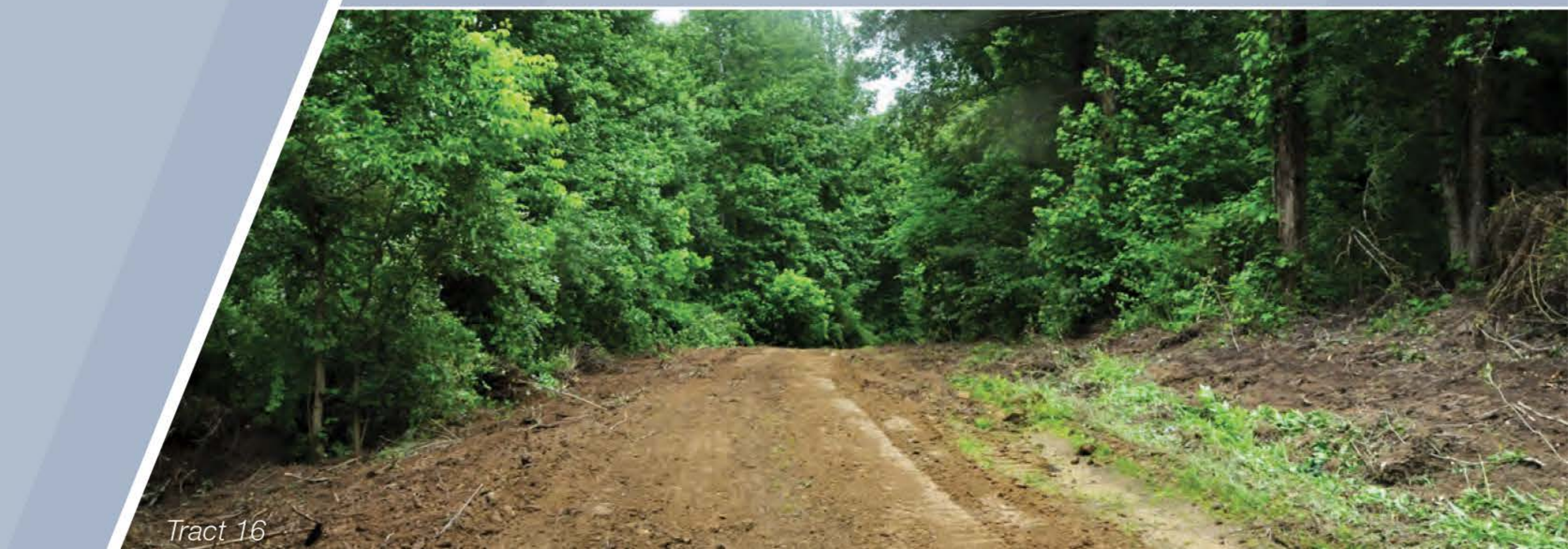
The diversity of this property also creates excellent recreational opportunities through camping, hiking, trail riding, fishing, kayaking and canoing just to mention a few of the activities offered by this property. Some of the tracts have been designed to create prime potential home sites featuring electric service. If you are looking for a scenic country home site, don't miss this opportunity.

The property is located 3 miles north of Adamsville, 12 miles from Coshocton and 13 mile from Zanesville. The majority of these tracts have easy access from county maintained roads plus an interior trail system making getting around the property a simple task.

1,050[±] acres offered in 21 tracts

ranging from 14± to 190± acres
plus a 450± acre Hunting Lease

- Pristine Ponds, Scenic Views,
- Prime Hunting/Recreational Areas,
- Mixture of Hardwoods & White Pines,
- Hay Fields/Meadows,
- Numerous Trails & Interior Roads,
- Excellent Wildlife Habitat,
- Create your own Rural Estates!



Tract 16

LAND AUCTION



TRACT #1 - 16± acres with frontage on Fairview Church Road featuring 5± acres of 20 year old White Pine Trees with the balance of acreage in mixed hardwood trees

TRACT #2 - 14± acres with frontage on Fairview Church Road and Symmes Creek Road featuring mature mixed hardwood trees. Great frontage with easy access from two roadways.

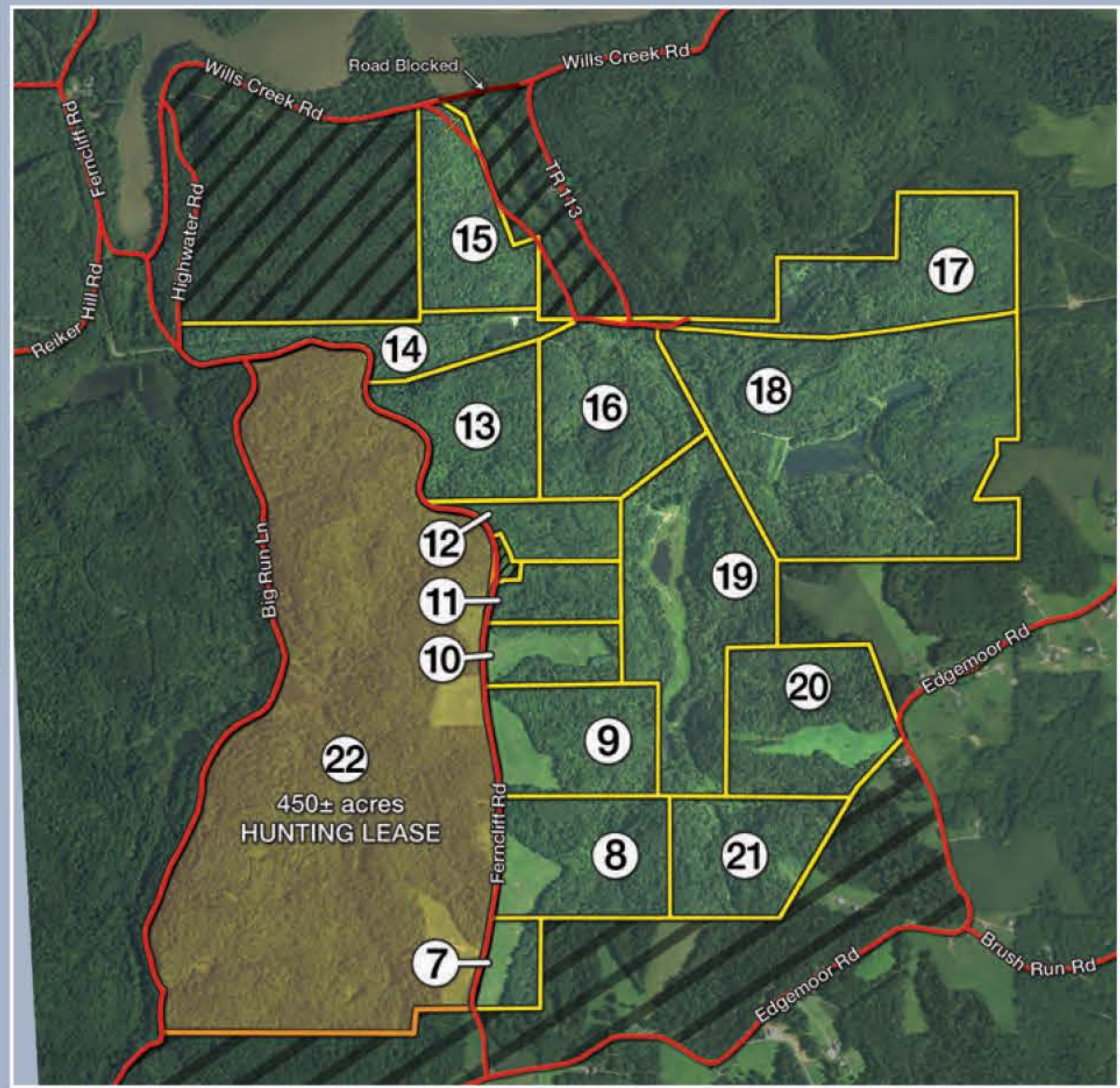
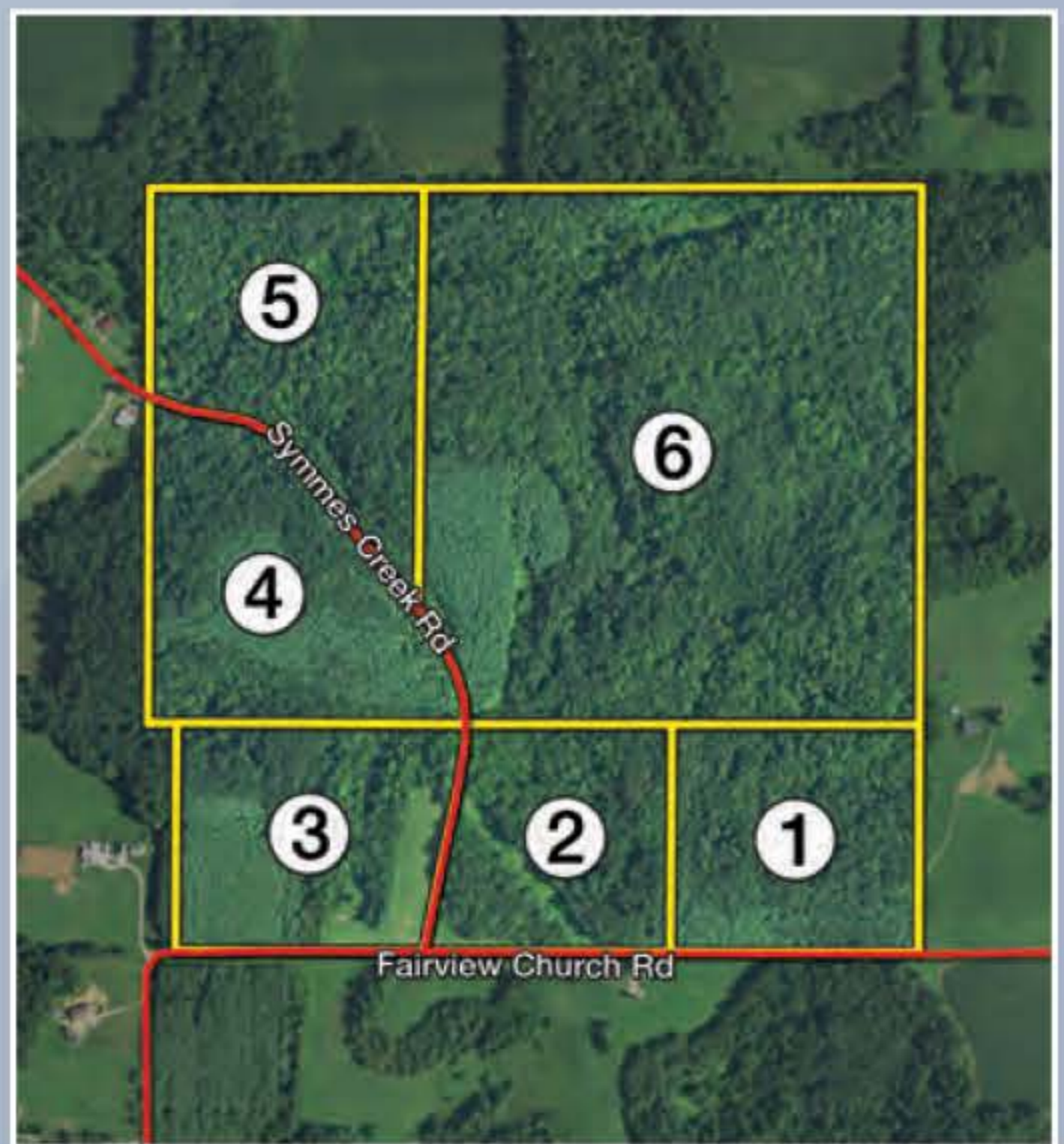
TRACT #3 - 17± acres with frontage on Fairview Church Road and Symmes Creek Road with 4± acres of 20 year old white pine trees balance of acreage consists of several acres of open meadow area and mixed hardwood trees.

TRACT #4 - 20± acres with frontage on Symmes Creek Road 6± acres of 20 year old plantation planted White Pine Trees balance of acreage in mixed hardwood trees.

~ Investigate the potential of tracts 1 thru 4 for possible future home sites ~

TRACT #5 - 21± acres with frontage on Symmes Creek Road featuring a mix of hardwood trees.

TRACT #6 - 73± acres with frontage on Symmes Creek Road. This property features 7± acres of 20 year old White Pine Trees adjacent to Symmes Creek Road creating a potential serene building site with balance of acreage in mixed hardware trees. Combine Tracts 5 & 6 for a great potential recreational/hunting area.



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TRACT #7 - 15± acres with frontage on Ferncliff Road featuring 7± acres of open/tillable land. Excellent mini-farm/home site.

TRACT #8 - 59± acres with frontage on Ferncliff Road and 10± acres of open farm land. Balance of acreage in mixed hardwood trees with scattered White Pine Trees. Turkeys seen on this tract!

TRACT #9 - 52± acres with frontage on Ferncliff Road and 9± acres of open land balance of acreage in mixed hardwood trees with scattered Pine Trees. Frontage on Ferncliff Road is accented with Pine Trees.

TRACT #10 - 24± acres with frontage on Ferncliff Road and 9.5± acres of open land with balance of acreage in mixed hardwood trees plus several areas of planted White Pine Trees.

TRACT #11 - 21± acres with frontage on Ferncliff Road all of the acreage is in mixed hardwood trees.

TRACT #12 - 23± acres with frontage on Ferncliff Road featuring mixed hardwood trees and scattered White Pine Trees.

TRACT #13 - 52± acres with frontage on Ferncliff Road this tract has a mix of hardwood trees and areas of White Pine Trees. Great Recreational hunting tract.

TRACT #14 - 41± acres with frontage on Ferncliff Road (TR 431) and Willis Creek Road on the west side for easy access to this tract. This tract features a scenic pond and numerous scattered areas of 35+ year old White Pine Trees plus balance of acreage in mixed hardwood trees. This diversified property offers a variety of activities. Investigate the opportunities this property offers.

TRACT #15 - 48± acres with access from Wills Creek Road (TR 431) numerous scattered areas of 35+ year old White Pine Trees balance of acreage in mixed hardwood trees. Investigate the potential hunting and recreational opportunities on this tract.

TRACT #16 - 65± acres with access from Wills Creek Road (TR 431) featuring mixed hardwood trees plus scattered areas of 35+ year old White Pine Trees. An improved road system thru the property provides easy access throughout this tract.

TRACT #17 - 73± acres with access from TR 113. This tract features a quaint pond, 35+ year old scattered White Pine Trees and mixed hardwood stand. Easy access to all areas of this tract with an improved road/trail on the south boundary line.

TRACT #18 - 190± acres with access from TR 113. This is one of the premier tracts in this auction with such features as pristine pond (refer to photo) accented with mature White Pine Trees on the north side plus a smaller scenic pond. Great recreational/hunting tract with excellent wildlife habitat. Don't miss this rare opportunity to buy this unique property. Be prepared to bid your price.

TRACT #19 - 106± acres (SWING TRACT) this tract is easily accessed via Tract 10 or Tract 16. Tract 16 has an improved road/trail connecting Tracts 16 & 19. This tract features mixed hardwood trees with scattered mature White Pine Trees plus the potential for a small lake/large pond. Investigate the potential of this tract. Ask the auction company for additional information about this opportunity.

TRACT #20 - 65± acres with access from Edgemoor Road featuring a 9± acre hayfield with the balance of the acreage in mixed hardwood trees. This is a great potential home site and/or hunting/recreational tract. If you are looking for a property that has great rural country living at its best, investigate the opportunity this tract offers.

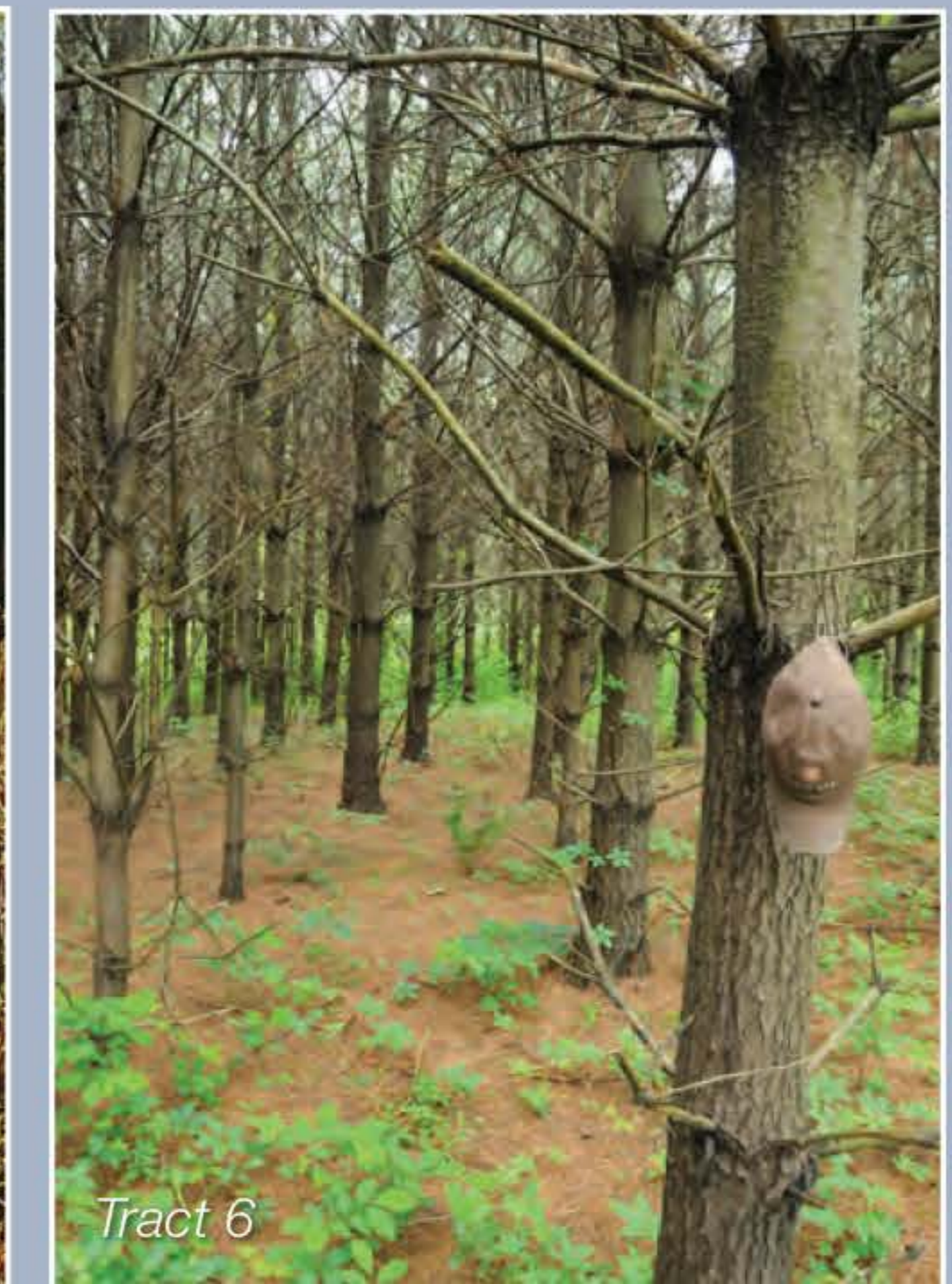
TRACT #21 - 49± acres (SWING TRACT) of mixed hardwood trees. This would be a great addition to either Tract 8 or Tract 20 for a total of over 100+ acres.

TRACT #22 - 450± acres (HUNTING LEASE) offered as an individual tract only. To be leased only with an annual term. Call Auction Company for details and requirements.

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offered in 21 tracts
ranging from 14± to 190± acres
plus a 450± acre Hunting Lease



INSPECTION DATES:
Wed, July 18 - 4 - 6 pm
Tues, August 7 - 4 - 6 pm
Meet at the Adamsville Community Fire Department and EMS - 5345 Mollies Rock Rd. Located 1 block north of the Intersection of St Rd 93 & Hwy 208

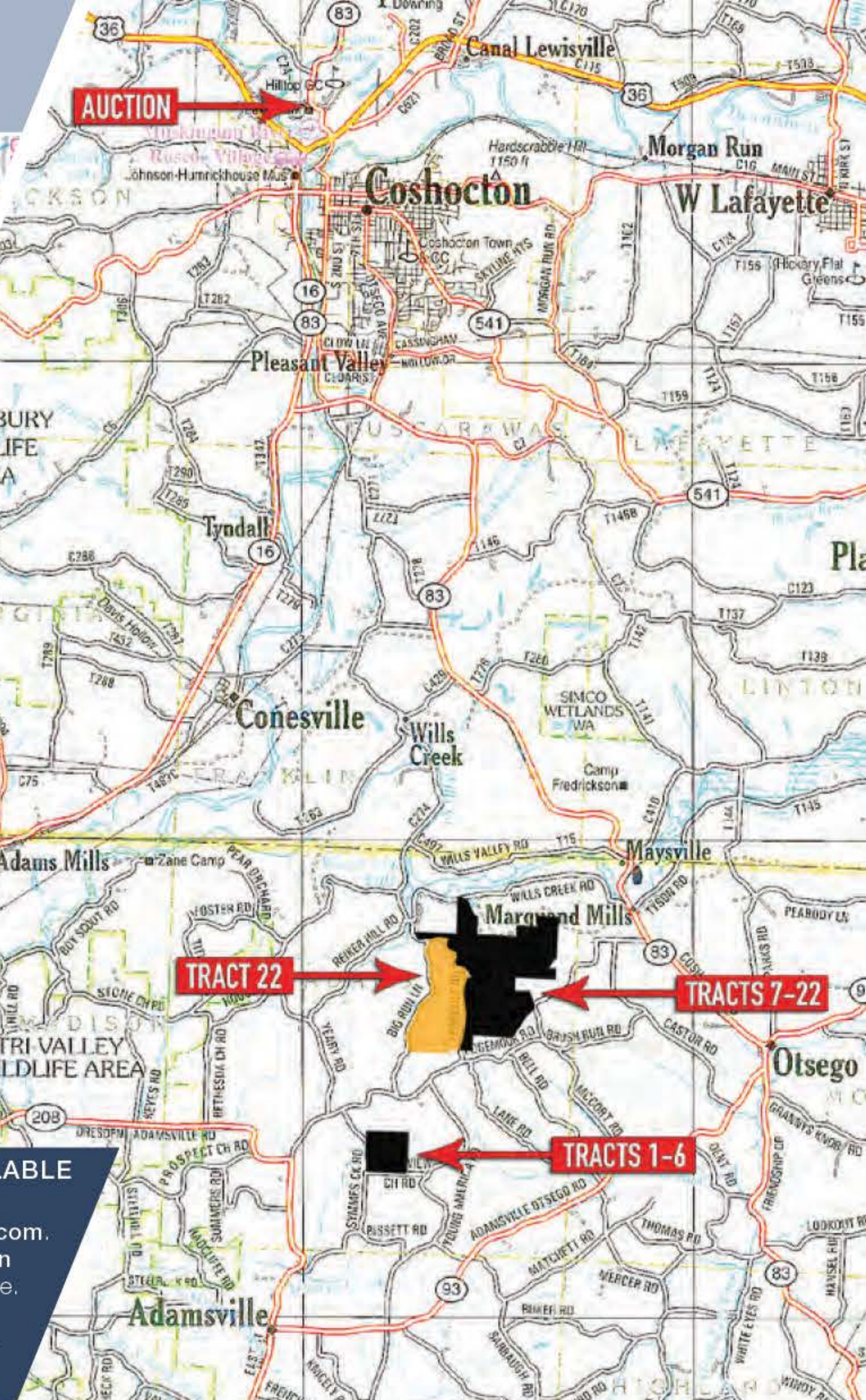
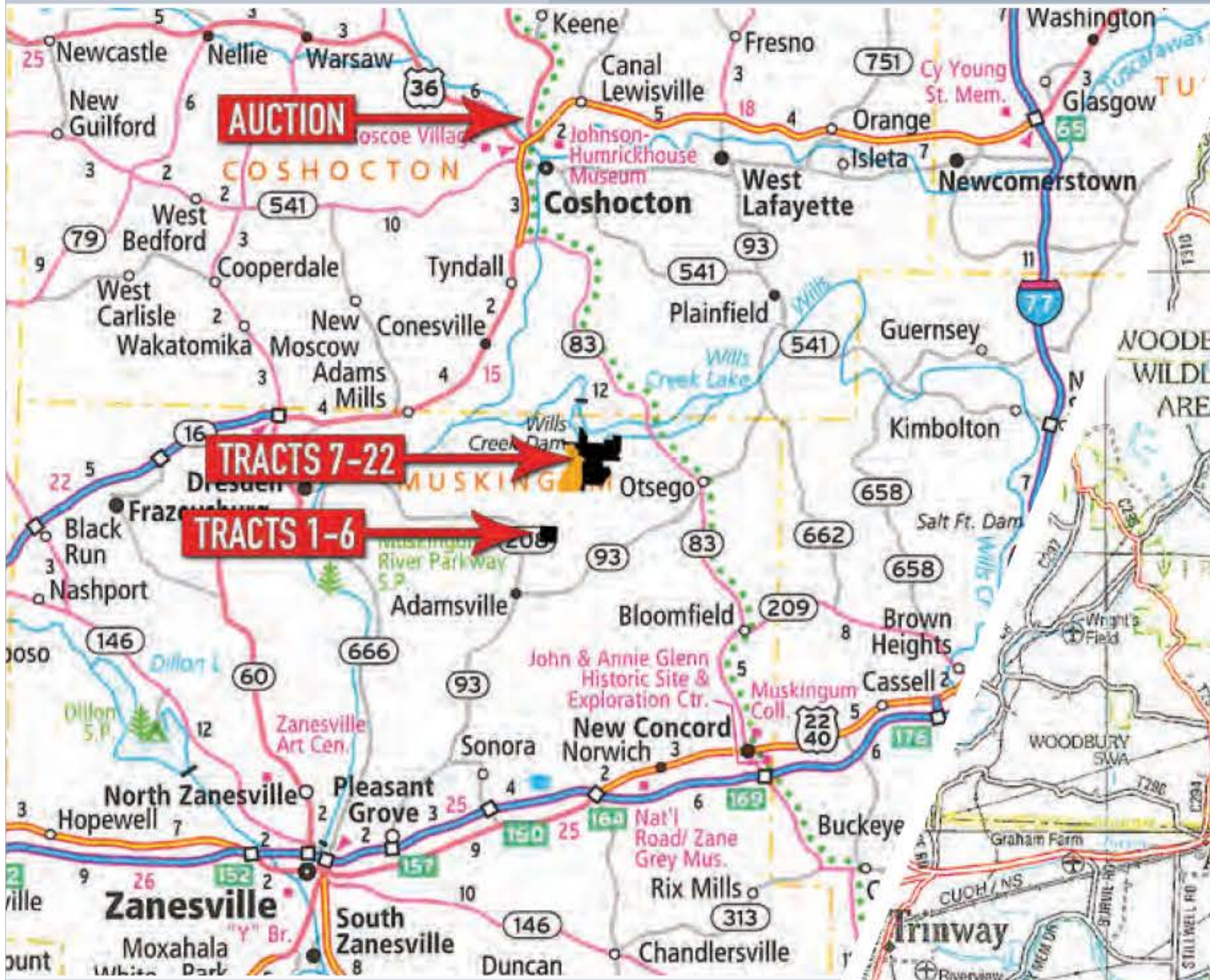


Tract 18

Tract 6

Tract 9

DIRECTIONS



TO AUCTION SITE

From the intersection of SR 83 and SR 36, take SR 83 north 0.5 miles to Lake Park on your

left. Park in the parking lot. The Pavilion is adjacent to the lake.



The Pavilion

at Lake Park Complex
23253 SR 83 N
Coshocton, OH



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.

TO THE PROPERTY

From Zanesville to Adamsville – from I-70 on east side of Zanesville take Exit 157 (Adamsville Exit) to SR 93 go north approximately 10.4 miles to Intersection of SR 93 and Hwy 208 in Adamsville.

From Adamsville to Tracts 1-6:

From Intersection of Hwy 208 & SR 93 go north on Hwy 208 for 2.3 miles turn slight right to go on to Edgemoor Rd for 0.9 miles to Symmes Creek Rd turn right on Symmes Creek Rd go ½ mile to Tracts 4-6 for Tracts 1-3 continue on Symmes Creek Rd to intersection of Symmes Creek Rd & Fairview Church Rd.

From Adamsville to Tracts 7-22:

From Intersection of Hwy 208 and St Rd 93 go north on Hwy 208 for 2.7 miles to Ferncliff Rd turn left on Ferncliff Rd go 1/10 mile to Tract 7 on the right (for Tract 20 from intersection of Edgemoor and Ferncliff continue on Edgemoor for 1.5 miles to Tract 20 on the left).

From Coshocton to Tracts 1-6:

From the south side of Coshocton at the intersection of SR 16 and SR 83 take SR 83 South 10.3 miles to Edgemoor Rd and turn right. Follow Edgemoor Rd for 4.2 miles to Young America Rd and turn left. Follow Young America Rd 1.6 miles to Fairview Church Rd and turn right. Travel 0.3 miles on Fairview Church Rd to the property on your right.

From Coshocton to Tracts 7-22:

(To enter the property from the north) From the south side of Coshocton at the intersection of SR 16 and SR 83 take SR 83 South 9.8 miles to Wills Creek Rd and turn right. Follow Wills Creek Rd for 2.8 miles to the property on your left.
(To enter the property from the east/south) From the south side of Coshocton at the intersection of SR 16 and SR 83 take SR 83 South 10.3 miles to Edgemoor Rd and turn right. Follow Edgemoor Rd for 2.1 miles to the property on your right.



Tract 17



Tract 8



Tract 3



Tracts 4 & 5
Symmes Creek Rd



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MURRAY WISE
ASSOCIATES LLC

TERMS & CONDITIONS

BUYER'S PREMIUM: A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price.

PROCEDURE: The property will be offered in twenty one (21) 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 cashier's 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 Seller's 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 Buyer's 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 owner's or lender's 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 16, 2018, subject to approval by the Muskingum County Engineer and Planning Commission.

POSSESSION: Possession shall be delivered at closing; Buyers may acquire a hunting lease 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 person's 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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Tract 6



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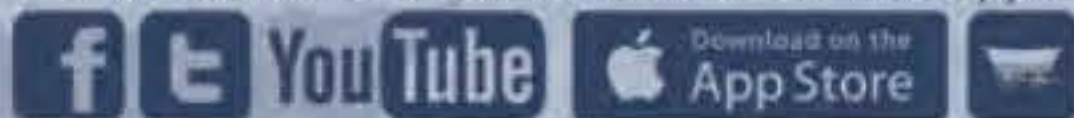
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You must be registered One Week in Advance of the Auction to bid
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Schrader Auction Co. - 800.451.2709.

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