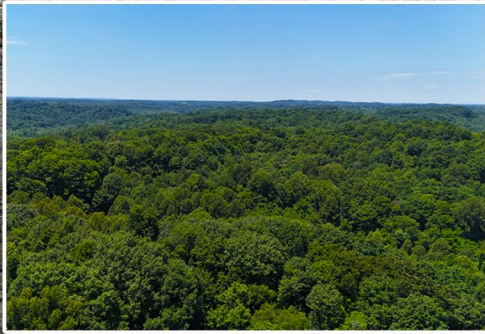




GALLIA COUNTY LAND AUCTION

WEDNESDAY,
JULY 24TH
@ 6:00 PM

PASTURE – TIMBER – WOODED – INVESTMENT OPPORTUNITY



REAL ESTATE: PRESENTING AN OPPORTUNITY TO PURCHASE A BEAUTIFUL FARM CONSISTING OF A COMBINATION OF 50 ACRES OF WOODED TERRAIN AND 25 ACRES OF PASTURE/HAY FIELDS, ALONG WITH THE SELLER'S MINERAL RIGHTS. THIS PARCEL SHOWCASES MATURE HARDWOOD TIMBER ON ROLLING HILLS WITH BEAUTIFUL PANORAMIC VIEWS FROM THE TOP OF THE PROPERTY. WATER FROM JESSIE CREEK PROVIDES A YEAR ROUND WATER SOURCE. THE SIX FIELDS DIVIDED BY FENCEROWS, PROVIDE PLENTY OF EDGES, SECLUSION, AND SAFE TRAVEL CORRIDORS FOR WILDLIFE.



ENJOY THE ACCESS AROUND THE PROPERTY FROM YOUR ATV. EASY ACCESS TO THE OAK RIDGE WITH AN ACCESS TRAIL TO HARVEST TROPHY DEER AND WILD TURKEY. FENCED PASTURE FIELDS ARE A PLUS IF YOU WANT TO RAISE LIVESTOCK.

THIS PROPERTY HAS PROVEN BIG BUCK GENETICS FROM THE TRAIL CAM PHOTOS AND ANTLERS FOUND ON THE LAND.

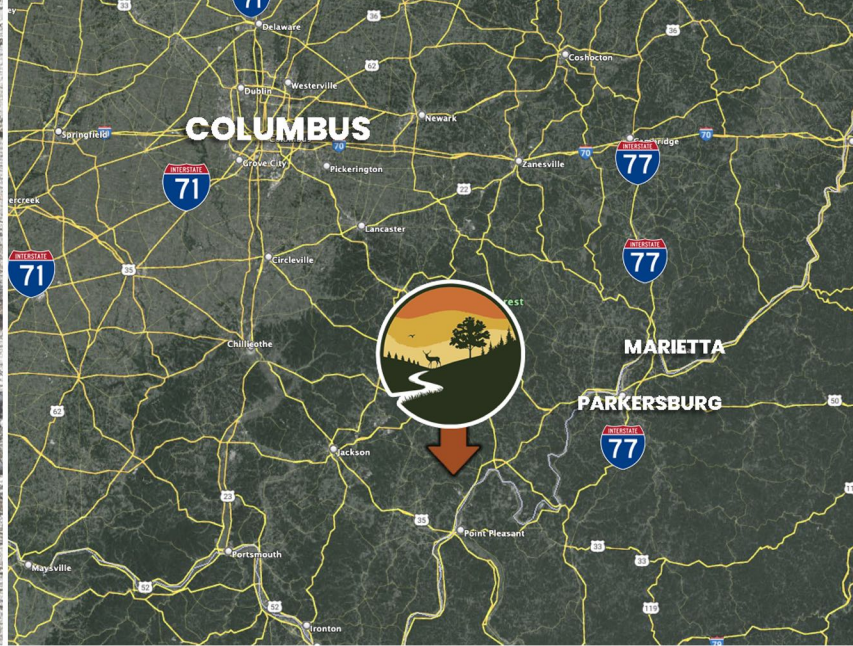
UTILITIES ARE AVAILABLE ALONG THE ROAD WITH APPROXIMATELY A HALF OF MILE OF ACCESSIBLE ROAD FRONTAGE



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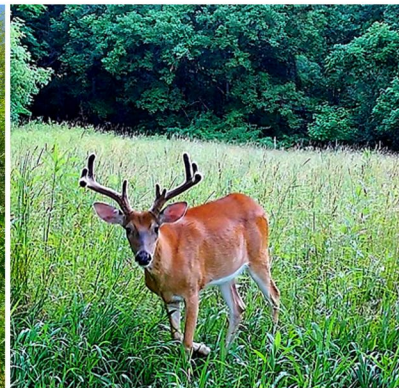
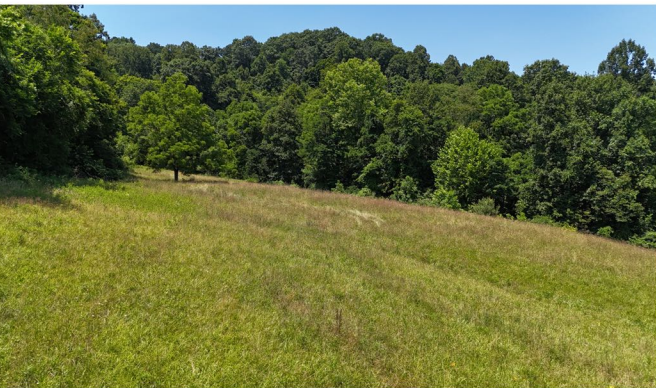


THE PROPERTY IS LOCATED ON JESSIE CREEK RD, BIDWELL, OH 45614

NESTLED IN A SECLUDED SETTING, THIS PROPERTY PRESENTS A VARIETY OF POTENTIAL BUILDING SITES. WHETHER YOUR FOCUS IS ON ESTABLISHING FOOD PLOTS OR MAINTAINING PASTURES FOR LIVESTOCK, THE OPPORTUNITIES ARE ABUNDANT.

BEN RISING OF WHITETAIL EDGE, LLC DEVELOPED A CONSERVATION PLAN TO TAKE THE PROPERTY TO AN EVEN HIGHER LEVEL OF TROPHY WHITETAIL DEER MANAGEMENT.

THIS PROPERTY STANDS AS AN EXCELLENT CHOICE FOR HUNTERS, FARMERS, OR INDIVIDUALS LOOKING FOR A SOUND INVESTMENT.



FOR MORE INFORMATION, CONTACT FRANK DIMARCO, 740-393-1001 OR MELODY RISING, 330-473-3525.

LIVE WITH ONLINE BIDDING AT **WWW.RES.BID**

TAXES/LEGAL: GALLIA COUNTY CHESHIRE TOWNSHIP PARCEL # 0030021750. CURRENT ANNUAL TAXES ESTIMATED \$1,475.30 AND WILL BE PRORATED TO THE DATE OF CLOSING.

TERMS: THE SUCCESSFUL PURCHASER WILL BE REQUIRED TO MAKE A NONREFUNDABLE DOWN PAYMENT OF 10% AT THE CONCLUSION OF THE AUCTION WITH THE BALANCE DUE AT CLOSING WITHIN 45 DAYS. **A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO DETERMINE THE PURCHASE PRICE.** ALL DESIRED PROPERTY VIEWINGS NEED TO BE COMPLETED PRIOR TO BIDDING.

LISTING AGENT, FRANK DIMARCO, 740-393-1001
LISTING AGENT, MELODY RISING, 330-473-3525
SETH ANDREWS, AUCTIONEER/BROKER, RES AUCTION SERVICES



LIC# 2022000271



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