

SATURDAY,
JUNE 29TH AT
10:00 AM

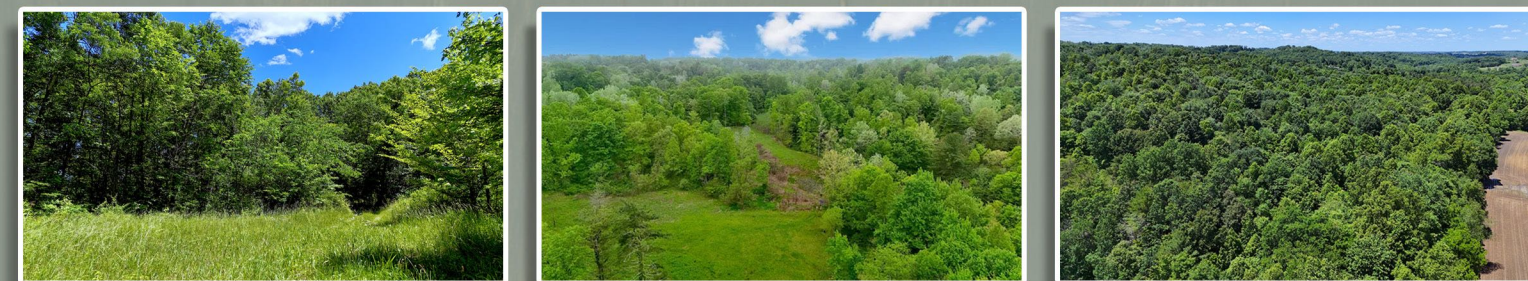
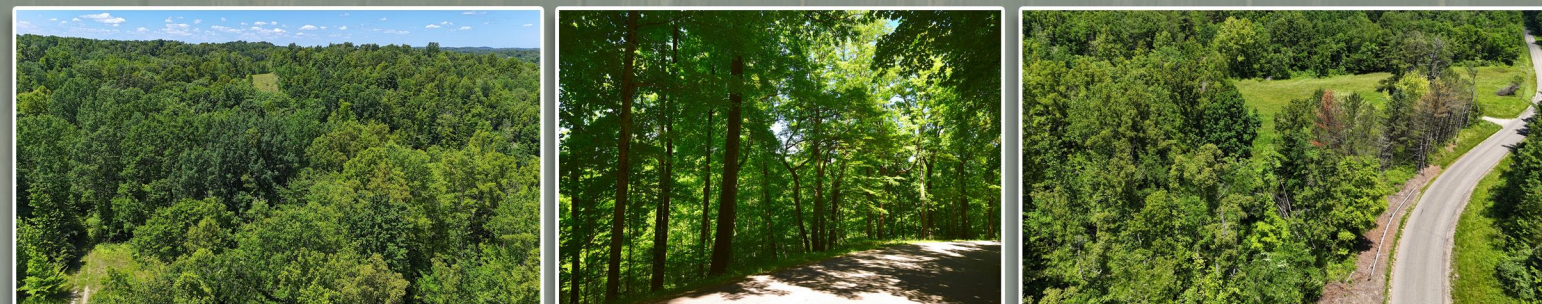
PERRY COUNTY - 225 ACRE LAND AUCTION
DUTCH RIDGE ROAD SE, JUNCTION CITY, OH



**8 PARCELS
WOODED LOTS
RECREATIONAL GROUND**

THE PROPERTY IS LOCATED ON DUTCH RIDGE ROAD SE, JUNCTION CITY, OH.
AUCTION WILL BE HELD ON SITE AT ENTRANCE TO PARCEL 5.

THE PARCELS WILL BE OFFERED TOGETHER AND SEPARATELY AND WILL SELL WHICHEVER WAY BRINGS THE MOST. THERE WILL BE INTERIM COMBINATIONS OF PARCELS 1-6 (174.13 ACRES++) AND 7&8 (51.66 ACRES +). THEN, THE LAST STEP WILL BE TO OFFER THE PROPERTY AS A WHOLE 225 +/- ACRES.



TERMS: THE SUCCESSFUL PURCHASER(S) WILL BE REQUIRED TO MAKE A NONREFUNDABLE DOWN PAYMENT OF 10% AT THE CONCLUSION OF THE AUCTION WITH THE BALANCE DUE AT CLOSING WITHIN 60 DAYS. A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID(S) TO DETERMINE THE PURCHASE PRICE(S). ALL DESIRED PROPERTY VIEWINGS NEED TO BE COMPLETED PRIOR TO BIDDING.

OPEN HOUSE: THE PROPERTY WILL BE OPEN FOR VIEWING THURSDAY, JUNE 27TH 5-7:30PM. PRIVATE SHOWINGS ARE AVAILABLE THROUGH FRANK DIMARCO, 740-393-1001 OR MELODY RISING, 330-473-3525.

TAXES/LEGAL: PERRY COUNTY PIKE TOWNSHIP PARCEL # 24000722000.0 CURRENT ANNUAL WILL BE DETERMINED WHEN THE FINAL SURVEY IS COMPLETE AND WILL BE PRORATED TO THE DATE OF CLOSING.



A REMARKABLE **225-ACRE** PROPERTY, CONVENIENTLY LOCATED A MERE 60-MINUTE DRIVE FROM COLUMBUS, WILL BE OFFERED IN **8 PARCELS, 2 PARCELS** OR AS A **WHOLE**. IT FEATURES ACCESS TO COUNTY WATER, **THRIVING DEER AND TURKEY POPULATIONS**, OUTSTANDING HUNTING PROSPECTS, AMPLE ROAD FRONTAGE, AND MULTIPLE ACCESS POINTS. WATER SOURCES ON EACH PARCEL.



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

LICENSE #: 2022000271



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PARCEL 1: ACCESS THIS APPROXIMATELY **44.694 ACRES** (SUBJECT TO FINAL SURVEY) TRACT VIA TWP RD 362 SE OFF TOWN HWY 128. THE ROAD SEAMLESSLY EXTENDS INTO THE PROPERTY, ESTABLISHING A WELL-STRUCTURED TRAIL SYSTEM LEADING TO THE EXISTING GAS LINE. THIS FEATURE OFFERS AN IDEAL LOCATION FOR A FOOD PLOT, ATTRACTING DEER TRAVERSING THE SURROUNDING RIDGES.

PARCEL 2: ENCOMPASSES APPROXIMATELY **29.059 ACRES**, IS ACCESSED VIA TWP RD 362 SE FROM DUTCH RIDGE RD SE. THE ROADWAY SEAMLESSLY TRANSITIONS INTO THE PROPERTY, CREATING A WELL-DEFINED TRAIL NETWORK. THIS PROPERTY BOASTS A SPACIOUS FRONTAL AREA IDEAL FOR CONSTRUCTING A RESIDENCE, CULTIVATING FOOD PLOTS, OR PLANTING SOYBEANS.

PARCEL 3: COMPRISES APPROXIMATELY **22.780 ACRES** OF MIXED WOODED AND OPEN LAND, INCLUDES AROUND 395 FEET OF ROAD FRONTAGE ON DUTCH RIDGE ROAD (SUBJECT TO FINAL SURVEY), COMPLETE WITH AN EXISTING DRIVEWAY. CONVENIENT ACCESS TO WATER AND ELECTRIC HOOKUPS FURTHER ENHANCES THE APPEAL OF THIS PROPERTY. THIS PARCEL PRESENTS AN IDEAL OPPORTUNITY FOR DEER HUNTING, OFFERING THE POSSIBILITY OF ESTABLISHING A FOOD PLOT ALONG THE EXISTING GAS LINE.

PARCEL 4: COMPRISES APPROXIMATELY **19.044 ACRES** OF PICTURESQUE, WOODED LAND AND BOASTS AROUND 1252 FEET OF ROAD FRONTAGE ALONG DUTCH RIDGE RD (SUBJECT TO FINAL SURVEY), ACCOMPANIED BY AN EXISTING DRIVEWAY. CONVENIENT ACCESS TO WATER AND ELECTRIC HOOKUPS FURTHER ENHANCES THE PROPERTY'S APPEAL. ADDITIONALLY, AN EXISTING OIL WELL IS PRESENT ON THE PREMISES.

PARCEL 5: COMPRISES APPROXIMATELY **47.685 ACRES**, PREDOMINANTLY WOODED, WITH AN ESTIMATED 261 FEET OF ROAD FRONTAGE ALONG DUTCH RIDGE RD (SUBJECT TO FINAL SURVEY). THE ENTRANCE DRIVEWAY WILL BE FINALIZED PRIOR TO THE AUCTION. MOREOVER, THE PROPERTY BENEFITS FROM AN EXISTING GAS LINE, OFFERING POTENTIAL FOR ESTABLISHING FOOD PLOTS BOTH AT THE FRONT AND REAR SECTIONS. ACCESSIBILITY TO WATER AND ELECTRIC HOOKUPS IS CONVENIENT. THE FRONT PORTION OF THE PROPERTY PRESENTS AN IDEAL LOCATION FOR RESIDENTIAL CONSTRUCTION.

PARCEL 6: SPANS APPROXIMATELY 10.868 ACRES, PREDOMINANTLY COVERED IN PICTURESQUE WOODLAND, AND BOASTS AROUND 222 FEET OF ROAD FRONTAGE ALONG DUTCH RIDGE ROAD (SUBJECT TO FINAL SURVEY). A DRIVEWAY ENTRANCE WILL BE FINALIZED BEFORE THE AUCTION. CONVENIENT ACCESS TO WATER AND ELECTRIC HOOKUPS ARE READILY AVAILABLE.

PARCEL 7: SPANS APPROXIMATELY **34.565 ACRES**, PREDOMINANTLY COVERED IN PICTURESQUE WOODLAND, AND BOASTS AROUND 991 FEET OF ROAD FRONTAGE ALONG DUTCH RIDGE ROAD (SUBJECT TO FINAL SURVEY) ACCOMPANIED BY AN EXISTING DRIVEWAY. CONVENIENT ACCESS TO WATER AND ELECTRIC HOOKUPS ARE READILY AVAILABLE.

PARCEL 8: COMPRISES APPROXIMATELY **17.090 ACRES**, PREDOMINANTLY WOODED, WITH 626 FEET OF ROAD FRONTAGE ON DUTCH RIDGE RD SE AND 205 FEET OF ROAD FRONTAGE ON TOWN HWY 128 (SUBJECT TO FINAL SURVEY). THIS PROPERTY FEATURES EXCEPTIONALLY PICTURESQUE WATER FEATURES.