

Southeast Ohio

Meigs County

LAND AUCTION



EXCELLENT RECREATIONAL OPPORTUNITIES

Productive Tillable Farmland | Woodland Acreage | Timber Production



**524[±]
Acres**
Offered in 16 Tracts

 ONLINE BIDDING AVAILABLE

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

 MURRAY WISE ASSOCIATES LLC

Thursday, October 13th • 6pm

Held at the Albany Café Event Center, Albany, OH

SchraderAuction.com | 800.451.2709 | MurrayWiseAssociates.com | 800.607.6888

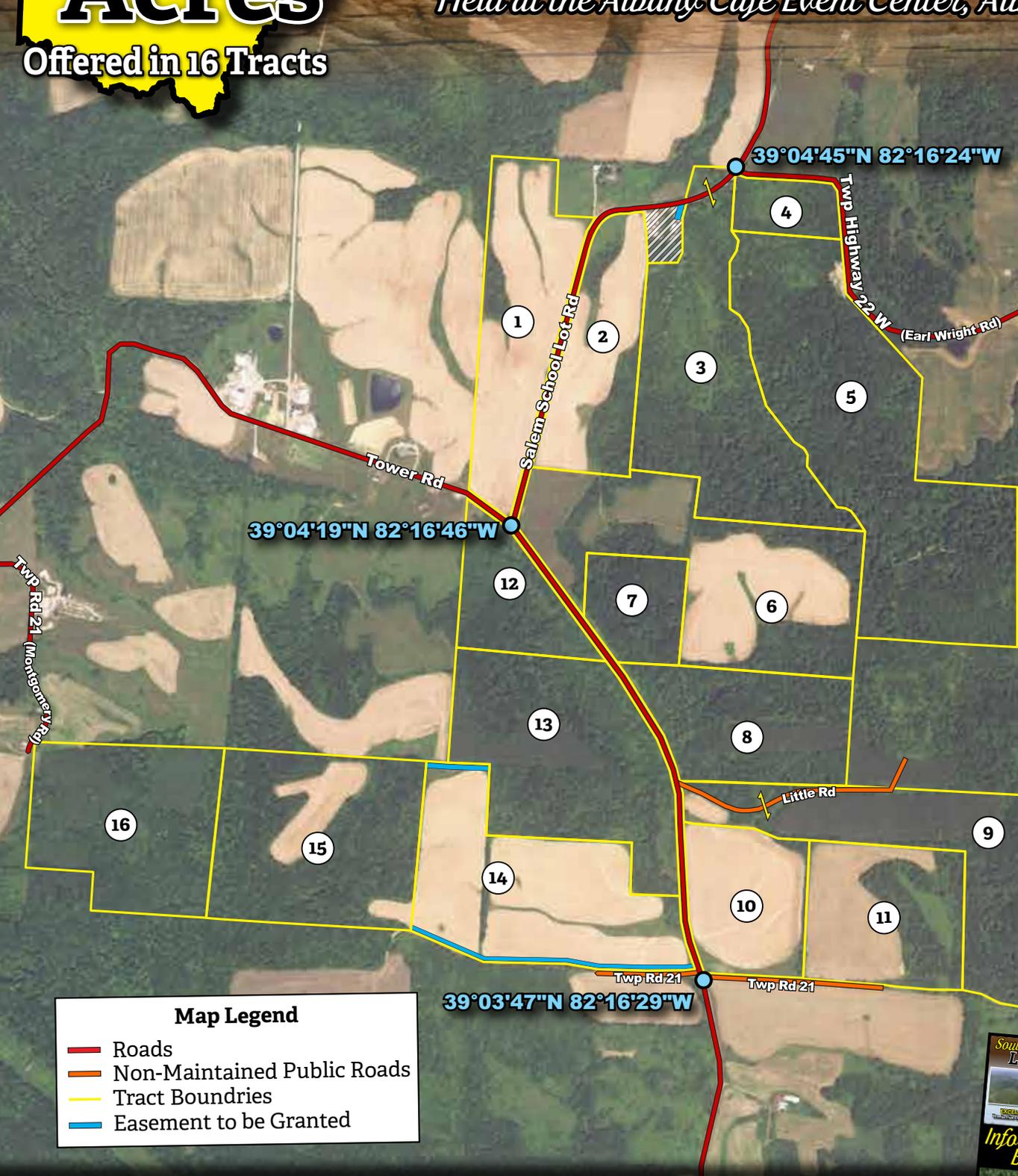
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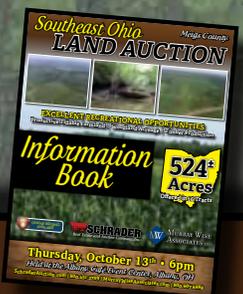
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TRACT	ACRES
1	32
2	24
3	44
4	7
5	68
6	50
7	12
8	27
9	36
10	21
11	26
12	15
13	44
14	44
15	38
16	36
Total:	524

Map Legend

- Roads
- Non-Maintained Public Roads
- Tract Boundaries
- Easement to be Granted



Visit our websites for due diligence materials
SCHRADERAUCTION.COM | MURRAYWISEASSOCIATES.COM

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TIMBER THINNING HISTORY

Pockets of timber were thinned in 1992 on Tracts 15 & 16 | Timber thinned in 2005 on Tracts 3, 5 & 7 | Timber thinned in 2013 on Tract 9

TRACT DESCRIPTIONS

Tract 1: 32± acres with 28± acres of tillable farmland, extensive frontage along paved Salem School Lot Road.

Tract 2: 24± acres of which 15± are currently in crop production.

Tract 3: 44± acres all wooded with access from Salem School Lot Road on the north. ATV trails and beautiful rock outcroppings.

Tract 4: 7± acres in early successional wooded stage and a great potential building site with access just off Salem School Lot Road, a short 20 minute commute to Athens.

Tract 5: 68± acres with excellent hunting and recreational opportunities with ATV trails, mixed hardwood trees and beautiful rock outcroppings make for an incredibly scenic wooded tract.

Tract 6: 50± acres with 31± tillable acres, a great mix of tillable farmland and wooded land for an income producing recreational property.

Tract 7: 12± wooded acres along Salem School Lot Road, an excellent opportunity for a secluded home site.

Tract 8: 27± acres of mixed hardwoods, 3.7± of pit/lob pines planted in 2000 and a small pond create prime hunting opportunities.

Consider combing tract 2-8 for a contiguous 232± acre tract with fantastic recreational opportunities supported by income producing farmland!

Tract 9: 36± acres with access along Little Road, a good mix of wooded acreage and 10± acres of loblolly pines planted in 2000 with larger trees toward the back of the tract.

Tract 10: 21± total acres with 20± tillable acres, great access with road frontage on two sides.



County water and electric run along Salem School Lot Rd.

Tract 11: 26± acres with 17± tillable acres, access comes from a township road along the south side of the property.

A combination of tracts 9-11 would make an ideal rectangular tract of 83± acres with excellent access a great mix of tillable farmland and woods!

Tract 12: 15± wooded acres along Salem School Lot Road. Tract includes some large hardwoods.

Tract 13: 44± acres with mixed hardwoods and 6.5± acres of pit/lob pines planted in 2000. Beautiful rock outcroppings with cave and large hardwood trees.

Tract 14: 44± acres with 43± productive tillable acres creating a great farm tract.

Tract 15: 38± acres of mixed hardwoods with 8± tillable acres, a great hunting opportunity with the combination of wooded acres and 8± acres available for a food plot, with easement access from Salem School Lot Rd.

Tract 16: 36± wooded acres including 9.2± acres of white pines planted in 1996, with access from Montgomery Rd.

INSPECTION DATES

Wednesday, September 14th, 4-6PM

Wednesday, September 21st, 4-6PM

**Held at the Salem Township Fire Station #6
28854 State Route 124, Langsville, OH 45741**

Auction representatives will be available to answer any questions regarding the property or auction process.

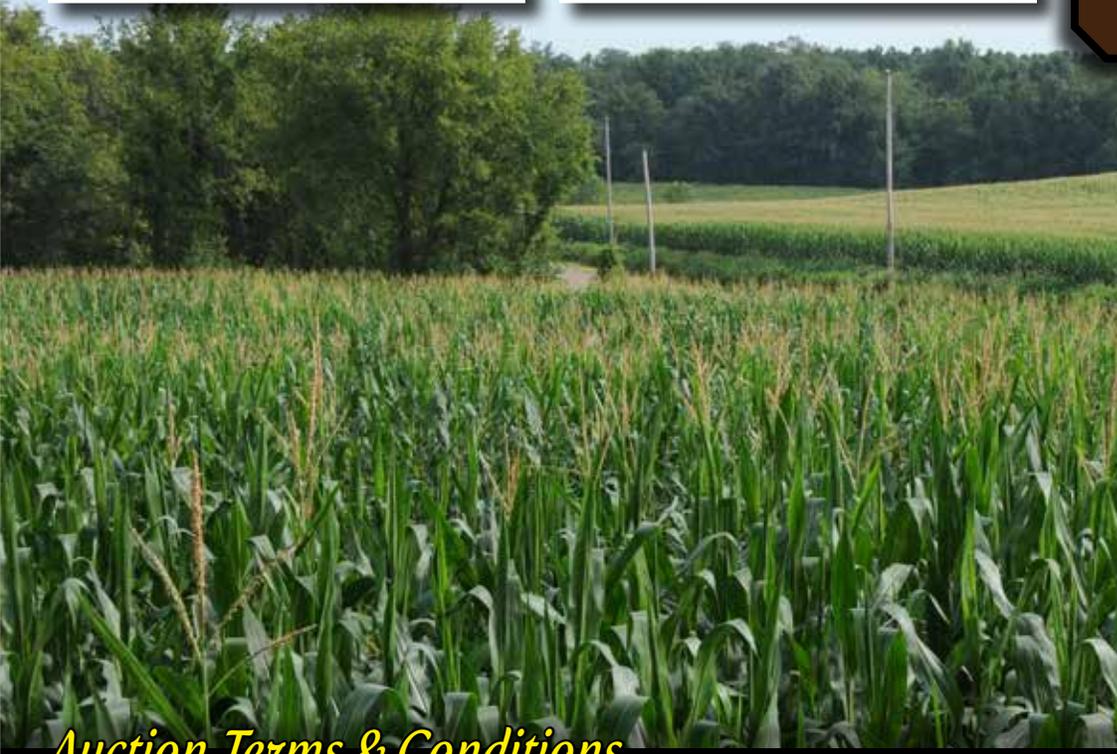


ONLINE BIDDING AVAILABLE

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.



Bid on any individual tracts, combination of tracts, or the entire offering.



Auction 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 sixteen (16) individual tracts, any combination of two (2) or more tracts, or 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%) of the total contract purchase price is required on the day of the auction with the balance due in cash 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 CASH 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 owner's title insurance commitment to review prior to the auction. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. Buyer(s) will be responsible for purchasing an owner's policy of title insurance if one is desired. All tracts will be sold "AS IS-WHERE IS".

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 prior to December 31, 2016.

POSSESSION: Possession of the land will be given at closing or Buyer(s) may have immediate possession after the auction for hunting privileges by signing a lease which will expire at closing.

ACREAGE: All tract acreages, dimensions and boundaries are approximate and have been estimated based on current legal descriptions.

MINERALS: The rights being sold are surface only. No minerals will be conveyed.

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 such inspections or investigations.

AGENCY: Schrader Real Estate and Auction Company Inc., Murray Wise Associates LLC and its representatives (the "Auctioneer") are the Auctioneer 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 AUCTIONEER 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 being 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 Auctioneer and are hereby expressly disclaimed. In no event shall Seller or the Auctioneer 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 Auctioneer 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 Auctioneer. Seller and the Auctioneer reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneer, 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 Auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to review any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval of the Auctioneer.

SELLER: Ohio Franklin Realty, LLC.

Call to speak to one of our Auction Managers

Schrader - 800.451.2709 | Murray Wise Associates - 800.607.6888

PROPERTY LOCATION

FROM THE INTERSECTION OF STATE ROUTE 32 (U.S. ROUTE 50) AND COUNTY ROAD 71/COLUMBIA ROAD:

Take County Road 71 (Columbia Road) south from State Route 32 (U.S. Route 50). After 1.4 miles, County Road 71 (Columbia Road) changes to Salem School Lot Road. Continue following Salem School Lot Road south 9.7 miles to the property.

FROM WILKESVILLE TO THE PROPERTY:

Take Highway 124 East 4.1 miles to Salem School Lot Road. Continue straight onto Salem School Lot Road 0.7 miles to the property.

ALTERNATIVE AND MORE DIRECT ROUTE TO CENTER OF PROPERTY VIA GRAVEL ROAD:

Take Highway 124 East 0.9 miles to Tower Road. Turn left onto Tower Road and continue 2.0 miles to the property.

FROM POMEROY TO THE PROPERTY:

At the intersection of Highway 7 and Highway 124 take Highway 124 west 4.2 miles to the town of Rutland and turn left to continue on Highway 124 west. From Rutland continue on Highway 124 west 8.8 miles to Salem School Lot Road. Turn right onto Salem School Lot Road and continue 0.7 miles to the property.



AUCTION LOCATION

**Thursday, October 13th
Auction Starts at 6PM**

**Albany Café Event Center
5196 Washington Rd., Albany, OH 45710**



Directions: Exit on to 681 North into Albany, go left on (Old US 50) Washington Road, and then the 1st right onto School Road (beside the public library). The auction site will be ahead in 300 feet.



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ASSOCIATES LLC**

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Be Prepared to Bid Your Price!

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**MURRAY WISE
ASSOCIATES LLC**

1605 S. State Street, Ste 110
Champaign IL 61820



950 N Liberty Drive
Columbia City, IN 46725

OCTOBER 2016						
Sun	Mon	Tues	Wed	Thur	Fri	Sat
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29



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