

SOUTHEAST OHIO WOODLANDS

20

★ LAND AUCTION ★

MUSKINGUM &

MORGAN COUNTIES



14

EXCELLENT HUNTING HABITAT
SCENIC, PRISTINE BUILDING SITES

NEAR ZANESVILLE, OHIO

1966[±] ACRES

OFFERED IN 41 TRACTS



ONLINE BIDDING
AVAILABLE



Harvested on the Property
During 2013 Hunting Season



SCHRADER

Real Estate & Auction Co., Inc.

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800.451.2709



MURRAY WISE
ASSOCIATES LLC

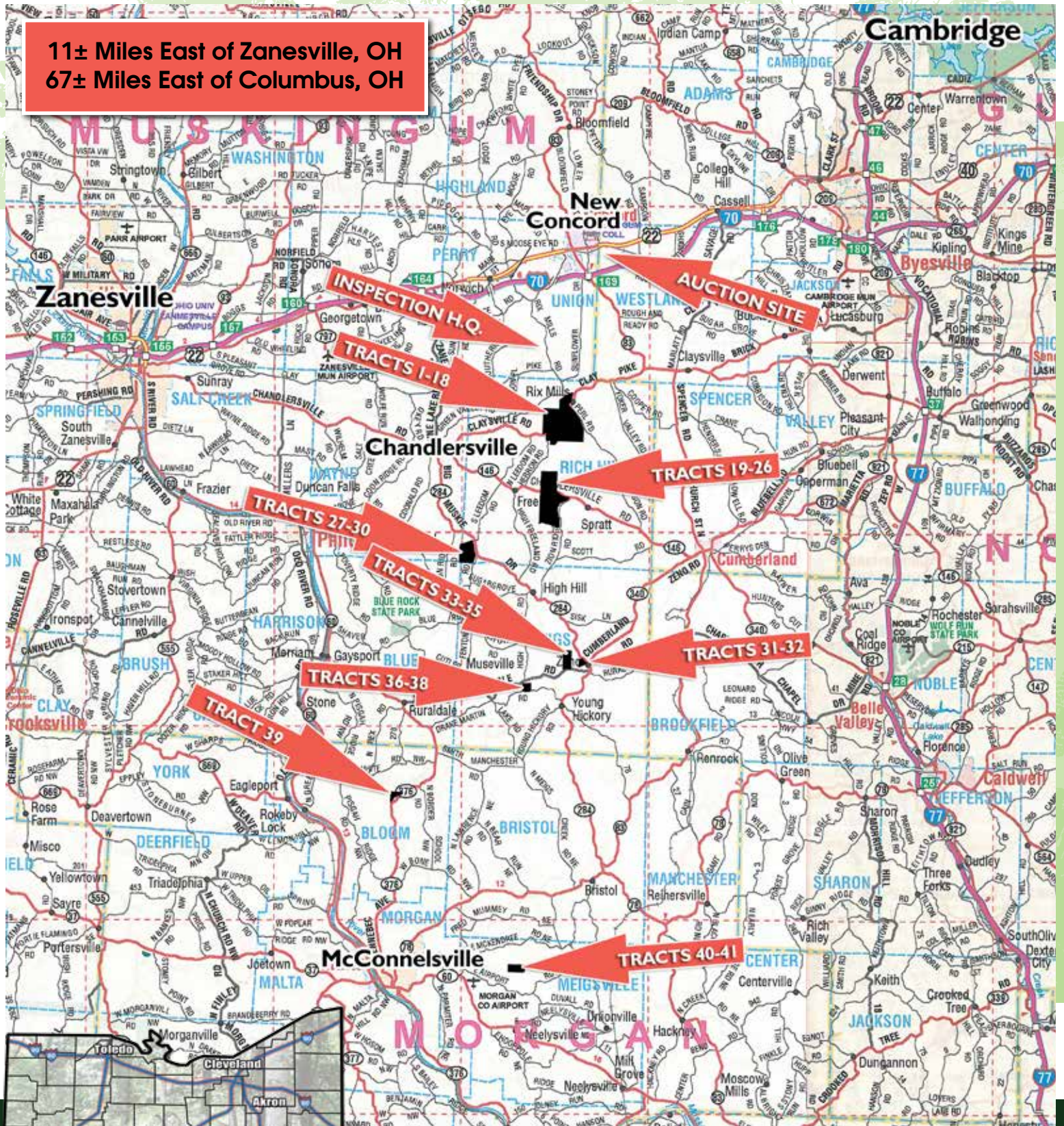
www.murraywiseassociates.com

800.607.6888

SATURDAY, OCTOBER 11 • 10AM

AUCTION HELD AT JOHN GLENN HIGH SCHOOL - NEW CONCORD, OH

11± Miles East of Zanesville, OH
67± Miles East of Columbus, OH



RECREATIONAL • HUNTING
BEAUTIFUL VIEWS • BUILDING SITES

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AUCTION LOCATION



John Glenn High School - New Concord, Ohio

From Exit 196 on I-70 (New Concord Exit) go north on SR 83 approximately 1 mile to John Glenn School Road. Turn right, and gymnasium will be on the left. Auction will begin at 10am sharp. Please come ahead of time with questions about the property and be prepared to bid your price at auction.

PROPERTY LOCATIONS

TRACTS 1-18: From Exit 196 on I-70 (New Concord Exit) go south on St Rd 83 (Friendship Drive) for approximately 3.8 miles. Turn right on St Rd 313. Go West for approximately 3 miles to Rix Mills Road (TRACTS 3 & 4)

[To go to Inspection Headquarters continue on Rix Mills Road for approximately 1 mile to Terra Cotta Vineyards on Left]

Chandlersville is located approximately 5.8 miles south of intersection of Rix Mills Road and St Rd 313.

TRACTS 19-26: From Chandlersville take St Rd 146 East approximately 4 miles to property on both North and South sides of St Rd 146

TRACTS 27-30: From Chandlersville take St Rd 284 South (Big Musley Drive) for approximately 3.7 miles to property on right side.

TRACTS 31 & 32: From Chandlersville take St Rd 284 South approximately 9.4 miles to property on right.

TRACTS 33-35: From Chandlersville take St Rd 284 South for approximately 10 miles to Rural Dale Road. Turn right and go 0.8 miles to property on right.

TRACTS 36-38: From Chandlersville take St Rd 284 South for approximately 11.4 miles to Drake & Marten Road. Turn right and go approximately 1.3 miles to property on right

TRACT 39: From intersection of St Rd 60 and St Rd 376 North in McConnelsville take St Rd 376 North for approximately 7 miles to the property on the left.

[Directions from Zanesville to Chandlersville]

From Intersection of St Rd 60 and St Rd 146 East in Zanesville go approximately 10 miles on St Rd 146 East to Chandlersville

TRACTS 40-41: From McConnelsville take St Rd 60 South 2.3 miles to Airport Road (County Road 5) turn left and go 3.3 miles on Airport Road to Ferguson Road. Turn Left on Ferguson Road (gravel road) and go 0.8 miles to property on the right.

AUCTION TERM & 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 forty one (41) individual tracts, any combination of two (2) or more tracts, and as one (1) entire tract at the dates and times 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 in cash at closing. The down payment may be made in the form of cash, 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 after January 1, 2015 but prior to March 30, 2015.

POSSESSION: Possession of the land 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 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: AEP Generation Resources Inc.



ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register by **Friday, October 3rd** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

INSPECTION HEADQUARTERS:

Terre Cotta Vineyards,
2285 Rix Mills Rd, New Concord, OH 43762.

Wed., September 10th • 3-6PM

Sat., September 13th • 9AM-Noon

Wed., September 24th • 3-6PM

Meet an Auction Representative with any questions and for additional information.





SOUTHEAST OHIO WOODLANDS

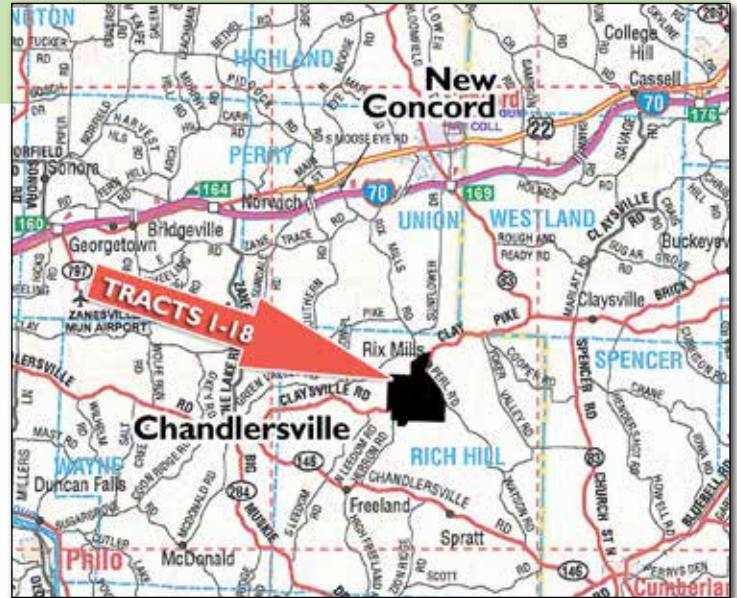
1966± ACRES OFFERED IN 41 TRACTS

TRACTS 1-18 • 876± ACRES

This contiguous property features mixed hardwood trees, pine trees, as well as plantations planted in 1997 & 1998 consisting of various hardwood and pine species, several ponds, numerous trails, pasture/hay acre plus prime hunting. Excellent wildlife habitat provides superior hunting opportunities on this property. *Over 800± acres of this tract was managed by the Buckeye Buckmasters Chapter of the Buckmasters American Deer Foundation (BADF) for the past 4 years.* Pristine beaver pond to scenic views from the various ridge tops makes this a rare opportunity to purchase excellent hunting/recreational land. This property also offers several unique rural estate potential building sites adjacent to Rix Mills.

Tracts 1-18 are located in the East Muskingum School District. This property is subdivided into the following tracts:

- TRACT 1:** 7± acres with road frontage on Shepard Rd. and Rix Mills Rd.
- TRACT 2:** 9± acres with road frontage on Shepard Rd. and St. Rt. 313.
- TRACT 3:** 8± acres with road frontage on St. Rt. 313 and Rix Mills Rd.
- TRACT 4:** 11± acres of pasture/hay land with frontage on St. Rt. 313 and Rix Mills Rd.
- TRACT 5:** 16± acres of pasture/hay land with a grove of mixed hardwood trees.
- TRACT 6:** 19± acres of mixed hardwood and pine trees.
- TRACT 7:** 23± acres of pine and mixed hardwood trees.
- TRACT 8:** 39± acres of mixed hardwoods.
- TRACT 9:** 75± acres of mixed hardwoods.
- TRACT 10:** 56± acres of mixed hardwoods.
- TRACT 11:** 60± acres of mixed hardwoods. Access easement for Tract #10 over Tract #11.
- TRACT 12:** 93± acres of mixed hardwoods with some meadow areas.
- TRACT 13:** 37± acres of mixed hardwood trees.
- TRACT 14:** 91± acres of mixed hardwood trees and mature pine trees with several ponds, including a beaver pond.
- TRACT 15:** 203± acres of mixed hardwood and pine trees plus several ponds.
- TRACT 16:** 53± acres of mixed hardwood trees plus open meadow areas.
- TRACT 17:** 60± acres of mixed hardwood trees. Access easement for Tract #16 over Tract #17.
- TRACT 18:** 16± acres swing tract with mixed hardwood trees (must be purchased by adjoining landowner or adjoining tract).

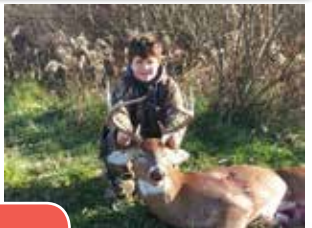
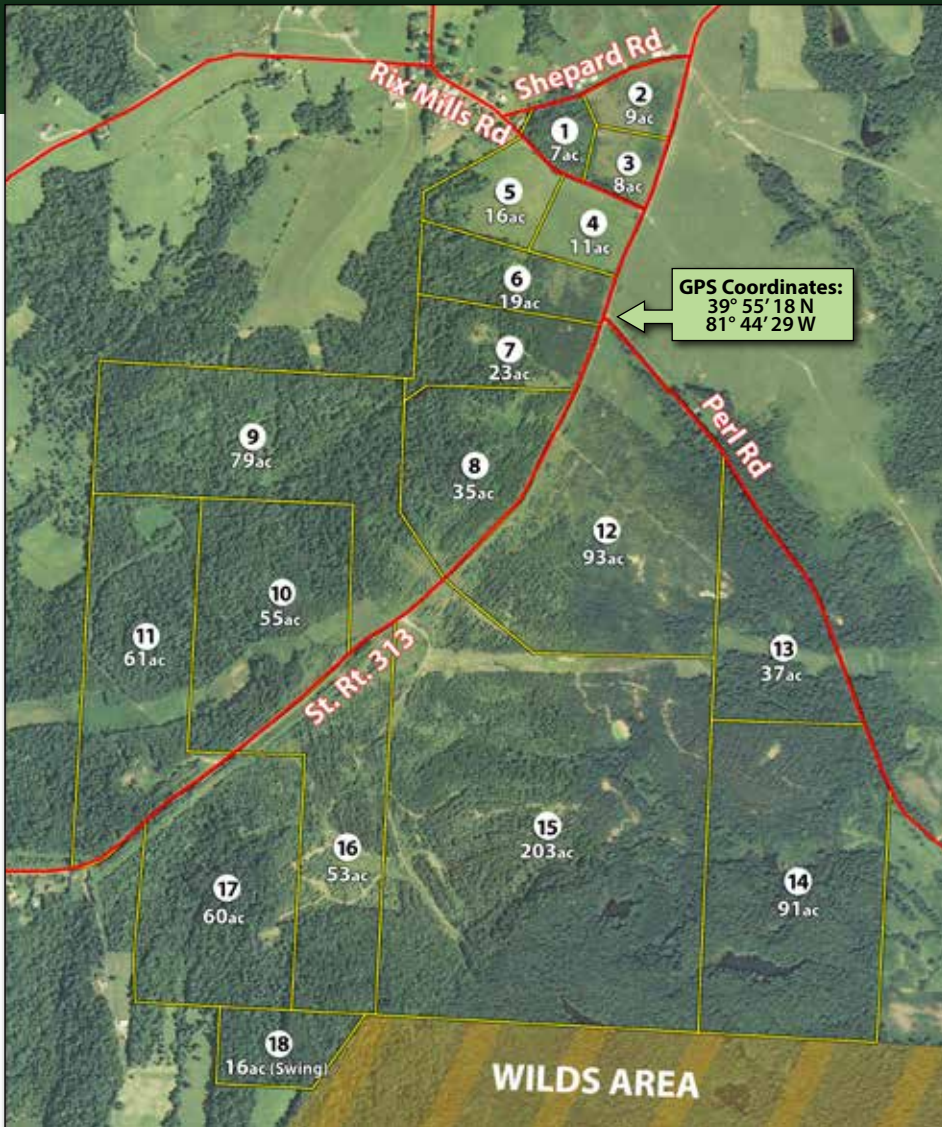


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Deer Harvested on this Property During the 2012-2013 Hunting Season



Over 800± acres managed by the Buckmasters American Deer Foundation (BADF) for the past 4 years.

**MIXED HARDWOOD TREES, PINE TREES, SEVERAL PONDS, NUMEROUS TRAILS,
PASTURE/HAY ACRE PLUS PRIME HUNTING.**



SOUTHEAST OHIO WOODLANDS

1966± ACRES OFFERED IN 41 TRACTS

TRACTS 19-26 • 640± ACRES

638 Acres of contiguous land adjacent to the Wilds divided into 8 tracts. The Wilds area creates an excellent hunting habitat on this property. The Wilds consists of 10,000 acres of wilderness with no hunting allowed creating excellent hunting along the boundaries of the Wilds. This property has approximately 1 mile of adjoining boundary lines on north and east side of property protecting this property from hunting pressure by adjoining property owners. Excellent potential to plant food plots to enhance hunting opportunities on this property from the Wilds area (10,000 acres of adjacent). Rare opportunity to purchase this unique property. Excellent hunting/recreational, scenic views, plus excellent location (easy access).

TRACT 19: 192± acres of mixed hardwood trees, several meandering streams and 4800± feet of adjacent boundary lines to the Wilds create prime hunting opportunities.

TRACT 20: 100± acres of mixed hardwood trees with easy access from St. Rt. 146.

TRACT 21: 72± acres of mixed hardwood trees and planted pines, easy access from St. Rt. 146 and Zion Ridge Rd. This property is adjacent to the Wilds. (Tracts 20 & 21 have a shared access driveway).

TRACT 22: 17± acres with mixed hardwood trees. Investigate the potential for a home site, easy access from St. Rt. 146 and Zion Ridge Rd., plus adjoining the Wilds on two sides.

TRACT 23: 115± acres of mixed hardwood trees and planted pines, adjacent to the Wilds Wildlife area.

TRACT 24: 69± acres of mixed hardwood trees, planted pines, several ponds plus adjacent to the Wilds Wildlife area. Prime hunting opportunities.

TRACT 25: 50± acres of mixed hardwood trees, planted pines, pond, meadow area, scenic views plus adjacent to the Wilds. Create a unique tract of land.

TRACT 26: 25± acres of mixed hardwood trees, several ponds and meandering stream. Create one of the best potential building sites in this auction. If you are interested in a scenic pristine building site, be sure to investigate the potential of this tract. RARE OPPORTUNITY!



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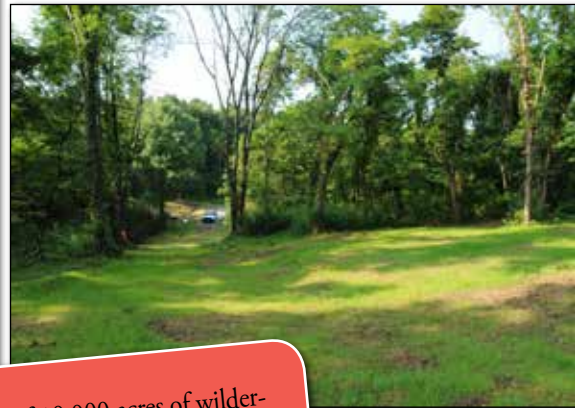
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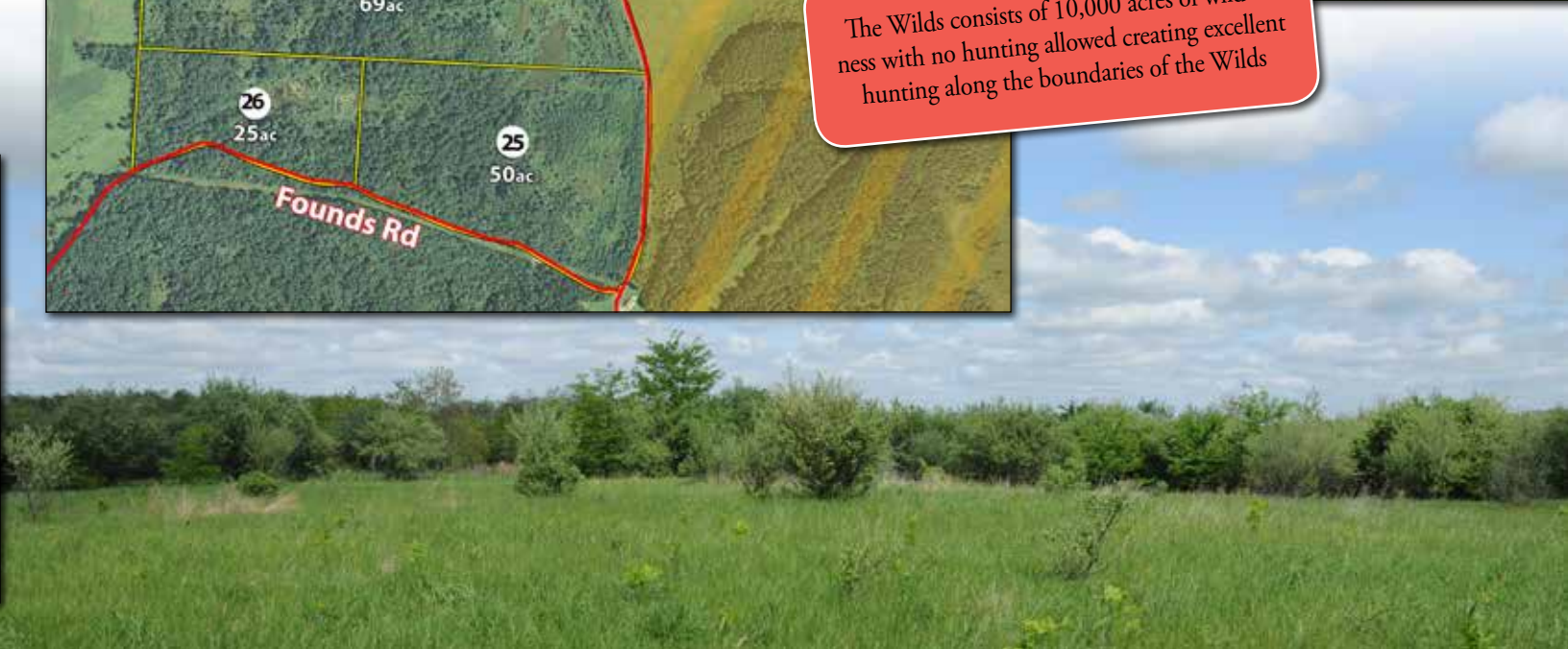


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The Wilds consists of 10,000 acres of wilderness with no hunting allowed creating excellent hunting along the boundaries of the Wilds





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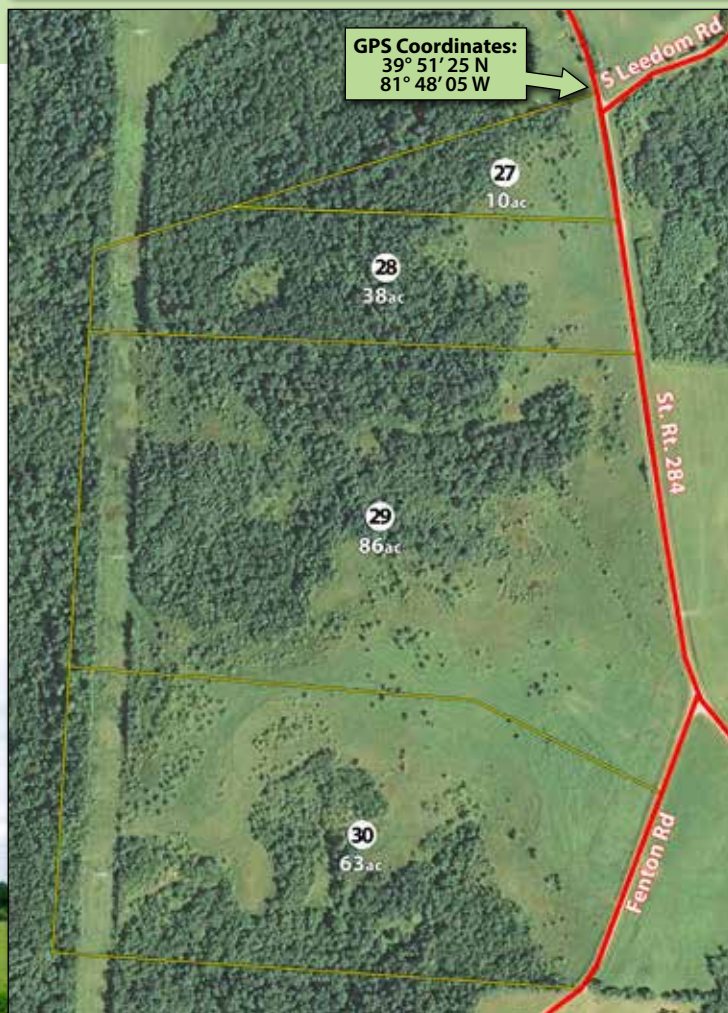
TRACTS 27-30 • 187± ACRES

TRACT 27: 10± acres of mixed hardwoods accented with open meadow area. Investigate potential as a rural estate. Frontage on St. Rt. 284

TRACT 28: 28± acres of mixed hardwood trees plus pasture/hay acreage with frontage on St. Rt. 284

TRACT 29: 86± acres of mixed hardwood trees and pasture/hay approximately equally divided 50/50 with frontage on St. Rt. 284

TRACT 30: 63± acres of mixed hardwood trees and pasture/hay approximately equally divided 50/50. (Some soybeans were planted on Tracts 29 & 30 this year).



**MIXED HARDWOOD TREES ACCENTED WITH OPEN MEADOW,
PASTURE/HAY ACRES & PRIME HUNTING.**

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TRACTS 31-32 • 24± ACRES

TRACT 31: 7.5± acres of mixed hardwood trees with small open meadow area.

TRACT 32: 17± acres of mixed hardwood trees with abundance of road frontage.



TRACTS 33-35 • 90± ACRES

TRACT 33: 25± acres of mixed hardwood trees with meandering stream running through the property. Scenic pristine views with excellent access.

TRACT 34: 29± acres of mixed hardwood trees, scenic view from rock cliff, outcropping accented by meandering streams dissecting the property. (Tracts 33 & 34 have excellent access with shared driveway).

TRACT 35: 36± acres of mixed hardwood trees. This is a swing tract which must be purchased by adjoining land owners or adjoining tract. (41± acres of contiguous land).



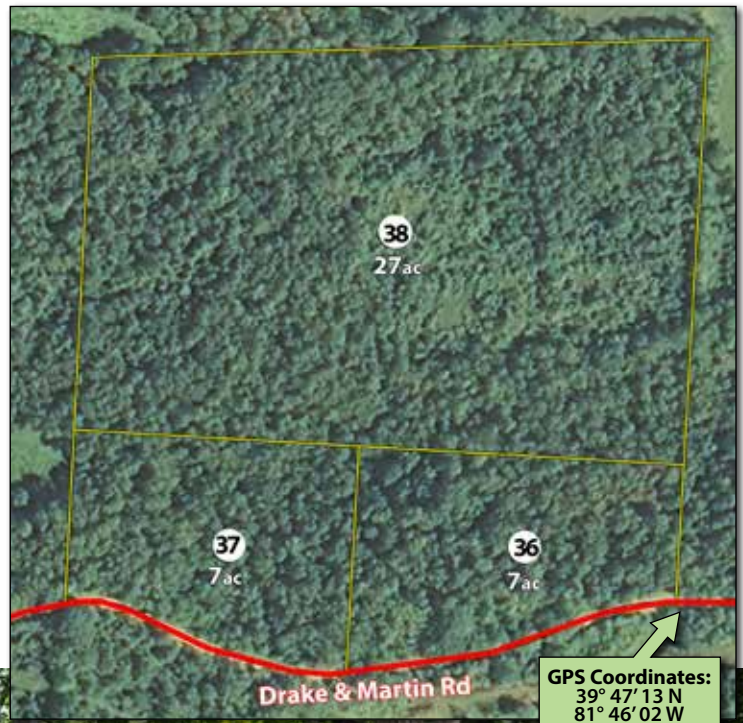
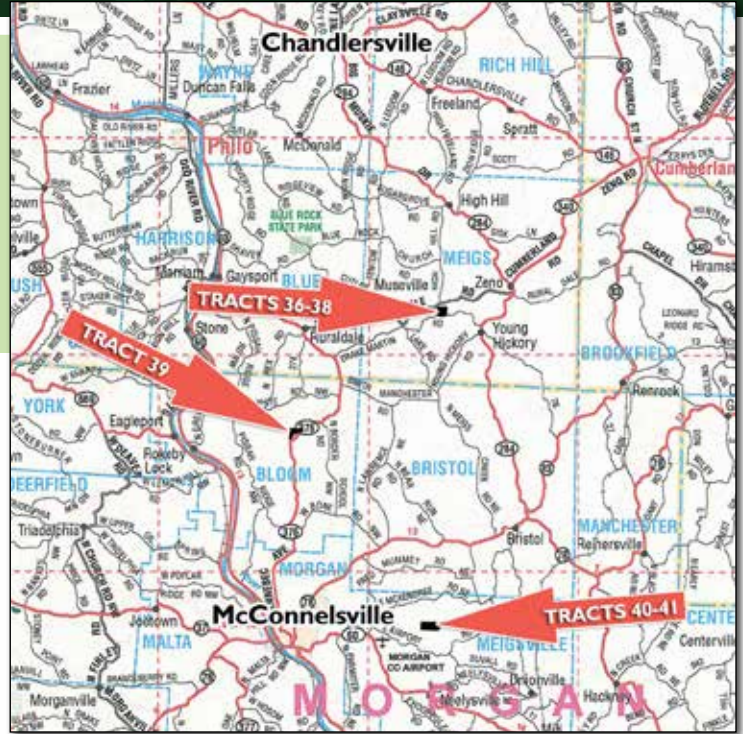


SOUTHEAST OHIO WOODLANDS

1966± ACRES OFFERED IN 41 TRACTS

TRACTS 36-38 • 41± ACRES

- TRACT 36:** 7± acres of mixed hardwood trees with abundant road frontage, scenic overlooks / pristine views. Excellent retreat camping area.
- TRACT 37:** 7± acres of mixed hardwood trees. Twin to Tract 36.
- TRACT 38:** 27± acres of mixed hardwood trees. SWING TRACT must be purchased by adjoining landowners or adjoining tract.



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TRACT 39 • 34± ACRES

TRACT 39: 34± acres of mixed hardwood trees. Open meadow/pasture area plus abundant road frontage.



TRACTS 40-41 • 73± ACRES

TRACT 40: 30± acres of mixed hardwood trees and hay/pasture acreage. This property is divided 50/50 between woodland and hay/pasture acreage. Tract 40 has access via a 30ft. easement from Ferguson Rd.

TRACT 41: 43± acres of mixed hardwood trees. Excellent hunting. Tract 41 has access from Ferguson Rd.



