



**KAUFMAN**  
REALTY & AUCTIONS



**ONLINE AUCTION**

Extended Bidding



1357 Cinder SE Carrollton, Ohio 44615

## **CARROLL COUNTY LAND & MINERAL AUCTION**

84.28 Acres | 5 Surface Lots, 4 Mineral Lots | Mineral, Oil, & Gas Rights | Currently Producing  
Farmland & Woods | Great Building & Hunting Sites  
Attractive investment opportunity in Carroll County, Lee Township

**Bidding Ends Thursday, April 17, 2025 at 6:00 PM With Extended Bidding**

**Bidding station available day of auction- 4:00 PM until auction end:**  
*Candlewood Suites, 1296 Canton Rd NW, Carrollton, OH*

(855) 439-4111 | [kaufman-auctions.com](http://kaufman-auctions.com) | [kaufmanrealty.com](http://kaufmanrealty.com)





**Summary:** Offering an exceptional investment opportunity in the volatile oil window of the Utica/Point Pleasant Shale Play as well as a beautiful farm. Documents and supplemental information available online.

**Lot #1:** 27.9 +/- Acres Farm land and woods. Great Building sites.

**Lot #2:** 25.6 +/- Acres Farm land and woods. Great Building sites.

**Lot #3:** 5.5 +/- Acres Farm land and woods. Great Building sites.

**Lot #4:** 16.6 +/- Acres All woods with a nice pond.

**Lot #5:** 8.9 +/- Acres All woods great for hunting.

Surface ID #'s 17-0000458.000 & 17-0000457.000. Parcel numbers are for location of OG minerals being sold. Surface is offered for sale as separate lots.

**Lot #6-9:** Approximately 21.07+/- Net Mineral Acres Each.

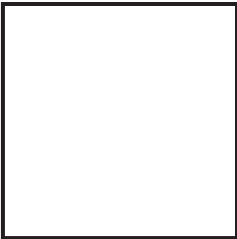
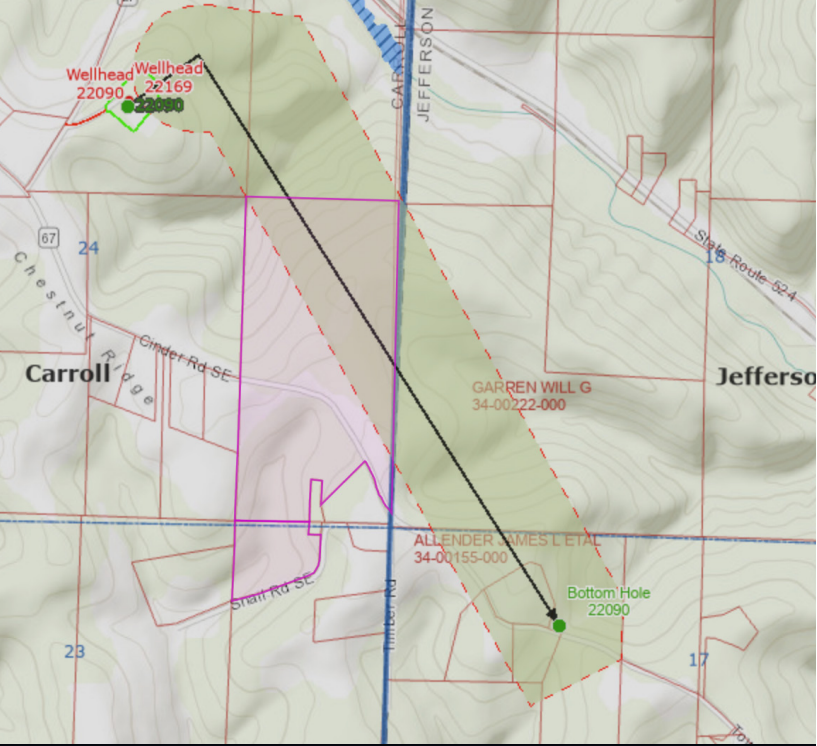
Carroll County, Lee Township. 25% interest in 84.28 Acres of Oil & Gas Mineral rights (21.07+/- net acres). Section 23 & 24 Range 4 Township 12, Lease to Encino Energy. 1/8 Royalty. Currently Producing.

**Legal:** Carroll County Parcels 17-0000458.000 & 17-0000457.000 located in Carrollton, Ohio, CARROLLTON EVSD. Taxes: Property is currently enrolled in CAUV and taxes are only 360.40 per year.

**Note:** There will be a Bidding Station the day of the sale starting at 4pm.

**Real Estate Terms:** See website for additional terms.

**FINAL PURCHASE PRICE WILL BE ADJUSTED TO THE EXACT 1/100 ACRE ON THE PURCHASE AGREEMENT**



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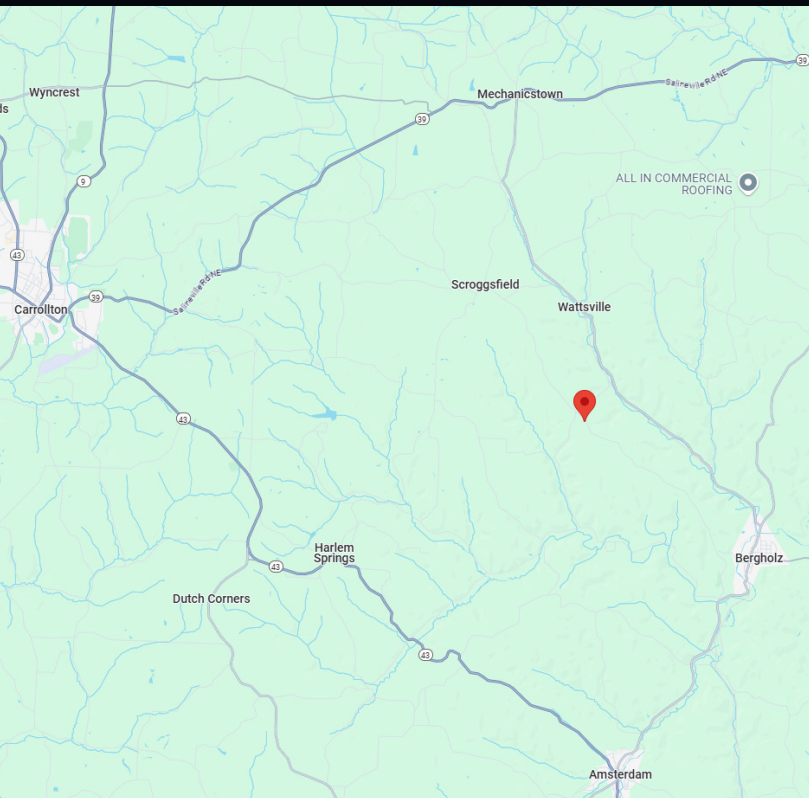
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**Open for Inspection:** Wednesday, April 9th from 3:00 to 6:00 PM



**Jon Collins**

REALTOR® & Auctioneer  
(614) 419-3924

jon.collins@kaufmanrealty.com

**Directions:** From Carrollton, Ohio Take 39 E to Avon Rd and turn Right, To Apollo Rd and turn left, Continue straight on Avon Rd then continue straight onto Cinder Rd and follow to the signs