



Rally

ONLINE ONLY



1183 Waynesburg Rd. NE, Carrollton, OH 44615

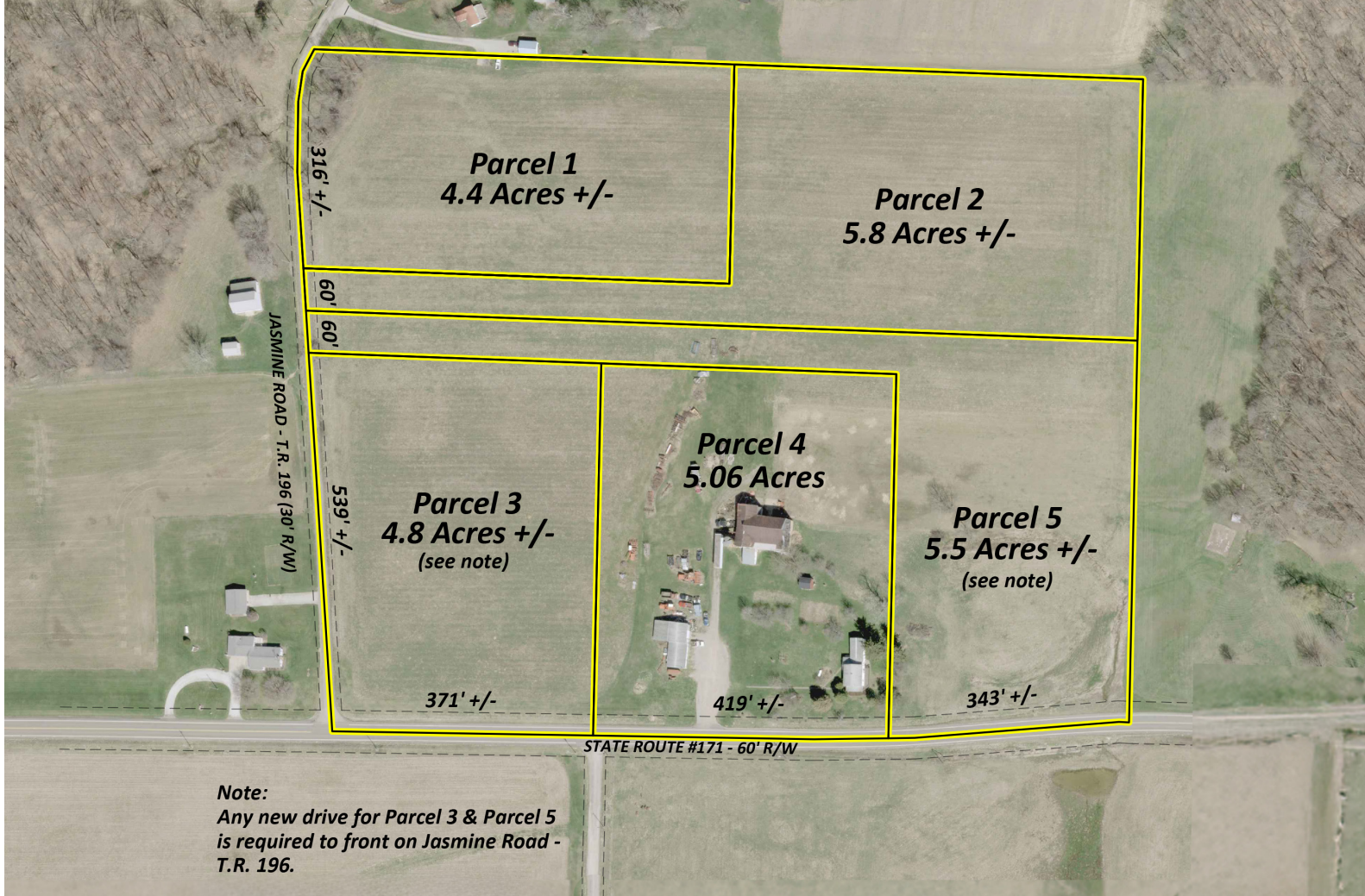
BEAUTIFUL HOBBY FARM & SCENIC BUILDING SITES

Home & Outbuildings | 25.5 Acres | 5 Parcels | Open Tillable Acres
Building Sites | Harrison Township | Carroll County | Carrollton LSD

Auction: Begins Ending Wednesday, July 30th, 2025, at 6:00 PM
On-Site Bidding Station

Open House: Wednesday, July 23rd, from 4:00 to 6:00 PM

(888) 852-4111 | [kaufman-auctions.com](https://www.kaufman-auctions.com) | [kaufmanrealty.com](https://www.kaufmanrealty.com)





Summary: Build, farm, or simply enjoy the beauty — the choice is yours! This scenic 25-acre farm is nestled in the rolling hills of Carroll County and is ideally located just minutes from Atwood Lake and Carrollton. Parcel 4 features a charming 2,204 sq ft two-story home with 3 bedrooms, 2 baths, a covered front porch, back deck, and a full basement —and is ready for your finishing touches. Also included is an older bank barn and an approx. 24' x 86' shop building with electric and concrete floor, all situated on 5 acres. The remaining 4 spacious parcels each offer unique, scenic country building sites with gently rolling, open tillable ground. Whether you're looking for a peaceful country hobby farm, a beautiful building site, or an investment in quality land, this property has something for everyone. Bid on a single parcel, combine several, or purchase the entire farm—you decide how to buy. Utilities to the home include electric, propane furnace heat, private well, and septic system. Don't miss this incredible opportunity—contact us today or join us for the open house!

Parcel 1: 316 ft frontage, Building Site, 4.4 Acres.

Parcel 2: 60 ft frontage, Building Site, 5.8 Acres.

Parcel 3: 910 ft frontage, Building Site, 4.8 Acres.

Parcel 4: 419 ft frontage, Home & Outbuildings, 5 Acres.

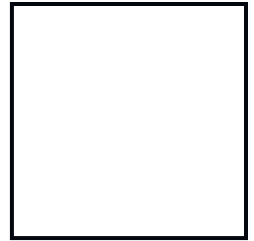
Parcel 5: 403 ft frontage, Building Site, 5.5 Acres.

Real Estate Terms: A 10% non-refundable down payment is due on the day of sale, with the balance due at closing. A 5% buyer's premium will be added to the final bid to determine the contract price. The sale is not contingent upon the buyer securing financing or any other contingencies; the property sells "AS IS" and sells "Subject to Seller Confirmation". All required inspections must be completed prior to bidding. Mineral rights do not transfer. The property sells subject to all articles of public record. Acreage and frontage amounts are approximate and subject to final survey. The buyer shall pay \$1,000 per surveyed parcel. Any CAUV recoupment is the buyer's responsibility. The auction will be offered in various amalgamations, including individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.

Legal: Parcel 15-0000288.000 in Harrison Township of Carroll County and the Carrollton LSD. Taxes per half year are currently \$693

Note: Please visit Kaufman-auctions.com for more information, to view photos, & to bid.

Auction: By order of Rio Enterprises & J&J Holdings.

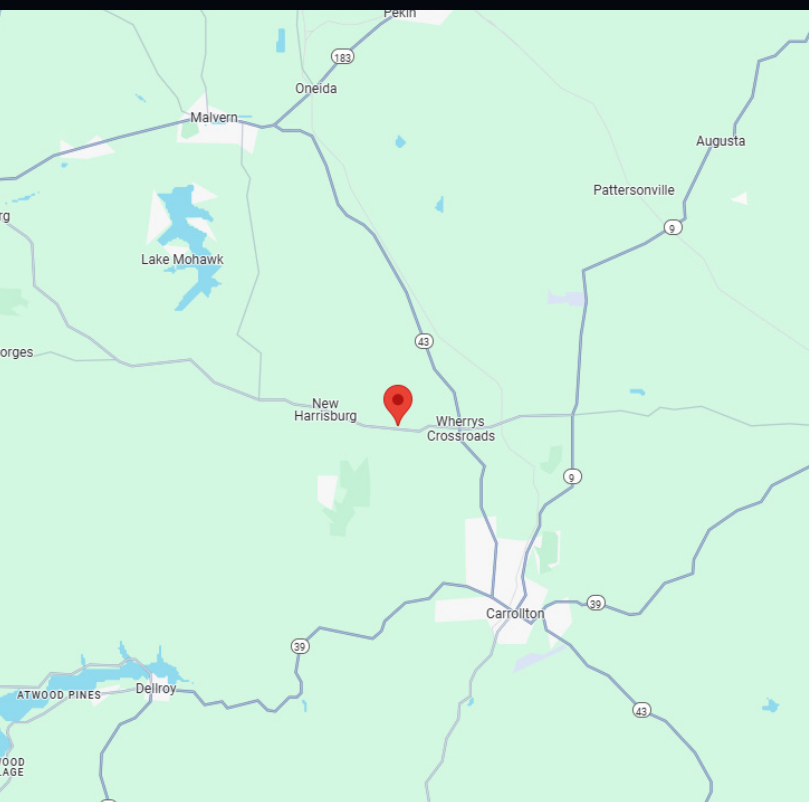


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Ray



Ray Yoder

REALTOR®, Auctioneer
(330) 204-0110

ray.yoder@kaufmanrealty.com

Directions: From Carrollton take SR-43 north 3 miles,
turn left onto Waynesburg Rd 1 mile to location.
Signs Posted.