

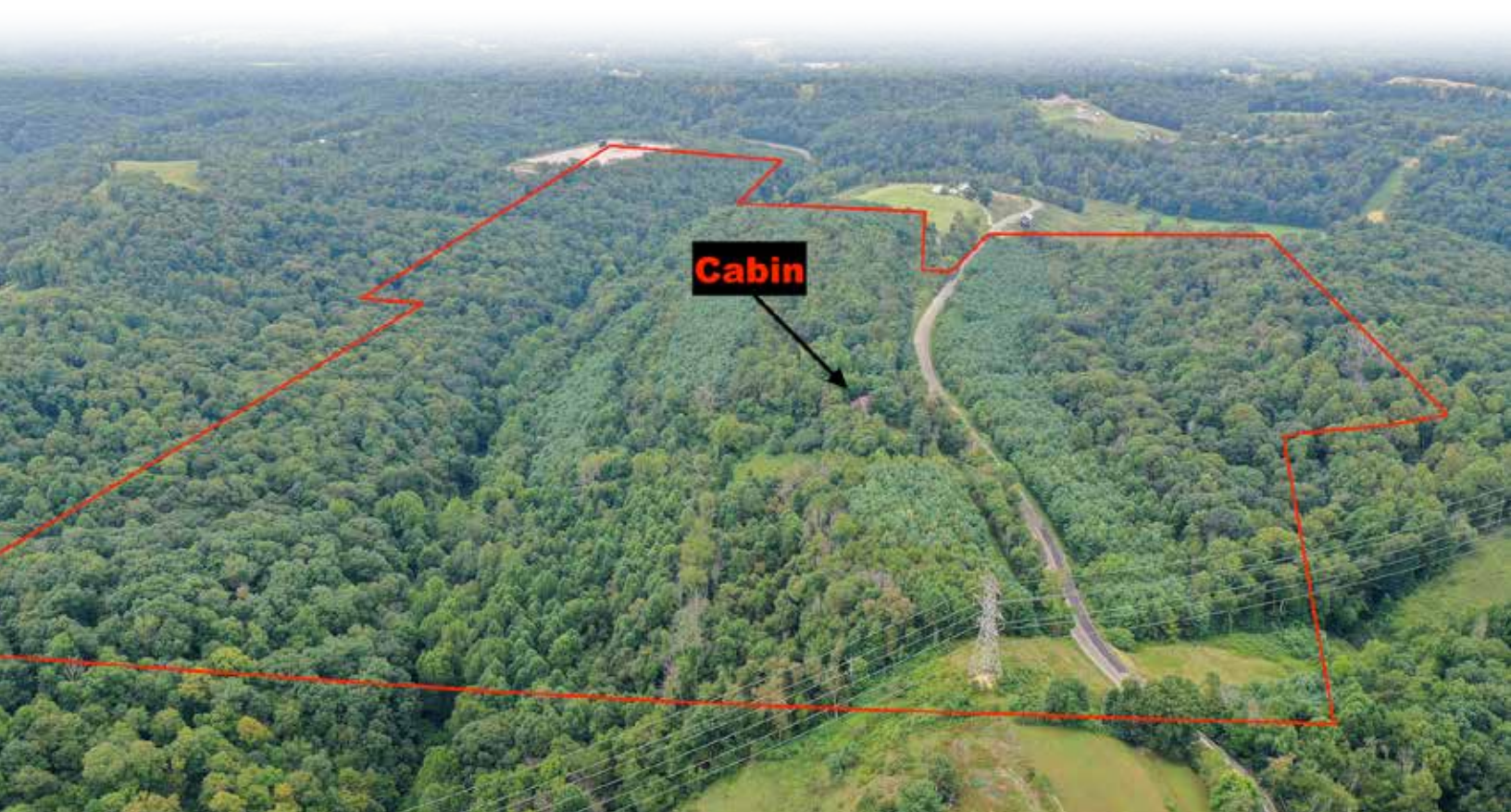
MONROE COUNTY OHIO REAL ESTATE AUCTION

131 +/- ACRES WITH NICE CABIN

SATURDAY, NOVEMBER 30, 2019 – 10:00 AM

PROPERTY TOUR: MONDAY, NOVEMBER 18 – 5:00 PM

131+ Acres | Finished Cabin | Nice Bank Barn | Turn Key Property | 2 Parcels
Creek/Stream | Woods & Pines | Good Access on SR 800 | Monroe Co. | Center & Perry Twp.



888.852.4111 | KaufmanAuction.sale

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Brian Bauer | 614.949.6764
bbauer@mossyoakproperties.com





An exceptional Monroe County, Ohio property located just South of the village of Woodsfield along St Rt 800. This 131.5 acres offers lots of possibilities. Privately situated on the property, the 2-story cabin has all of the conveniences of home including rural water service, geo-thermal heating/cooling, septic system and a huge wood burning fireplace. The large bank barn on the property is in great condition. The property is mostly wooded with a large stand of planted pines, a creek and brushy fields that would make good food plot areas. The driveway is gated. The sellers do not own the oil/gas rights. There is an old home on the property that most likely needs demolished along with several old outbuildings that could either be rehabbed or torn down. This well-rounded property is ready for you to come and enjoy! Immediate hunting rights upon receipt of deposit after auction.

Come see us at the property tour on Nov. 18th at 5 PM. or call an agent for a showing.

Parcel 1: 102+/- Acres with Cabin & Barn
Parcel 2: 31+/- Acres vacant wooded land.

LEGAL: Parcel #s 04-045005.0000, 04-046007.0000, 16-002007.0000 and 16-003003.0000. In Center & Perry Townships of Monroe County. Current annual taxes are: \$1,596.00

AUCTION TERMS: Live on-site Auction. 10% Buyers Premium will be added to the gavel price to determine total contract price. All information provided by Auctioneer is from sources believed to be accurate but is NOT guaranteed. 10% nonrefundable deposit due auction day with balance at closing in 45 days w/no financing contingencies. Property is sold "AS IS, WHERE IS" and subject to all articles of record. Gas & Oil rights do not transfer but any and all other minerals owned by seller will transfer to buyer. Announcements day of sale take precedence over all previous advertising and statements.

Sale by the Order of: Eigg Land LTD.



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PO Box 422, Sugarcreek, Ohio 44681



**41200 State Route 800
WOODSFIELD, OHIO
Monroe County**

GPS: 39.689875, -81.088661

DIRECTIONS: From Caldwell at I-77 and SR 78 take &* East to Woodsfield then S. on SR 800 5 miles to property. From New Martinsville WV. follow OH 7 to SR 800 then North 12 miles to property. Signs Posted!!!