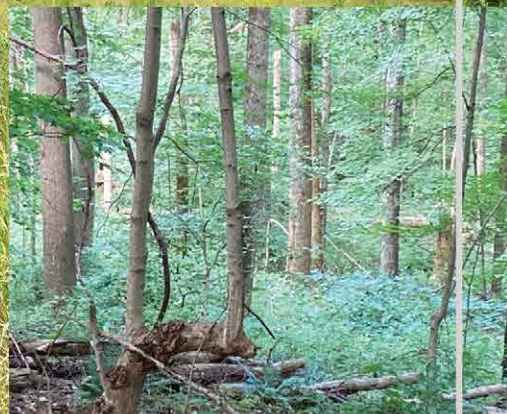


**9280 N. Wilbur Bush Rd.
Crooksville, Ohio**

**145±
Acres**
FARM AUCTION
MORGAN COUNTY, OHIO

- 3 Bedroom Home
- Great Hunting
- Woods & Recreation
- Building Lots



Auction by order of Steve and Brenda Wolfe - Owners



Andy White 419-651-2152
Joseph Mast
Seth Andrews, Broker
www.RES.bid



WHITETAIL PROPERTIES REAL ESTATE
Rich Flowers 740-334-3628
Jeremy Schaefer, Broker

WED, SEPTEMBER 21ST • 6PM
Auction Held On Location

Hunting & Recreational Opportunity!

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Real Estate & Equipment Specialists



WHITETAIL PROPERTIES REAL ESTATE



WED, SEPTEMBER 21ST • 6PM

Auction Held On Location

**9280 N. Wilbur Bush Rd.
Crooksville, Ohio**

The auction will be held on location at **9280 N. Wilbur Bush Road, Crooksville**. From Zanesville take State Route 555 south to east on State Route 669 to Wilbur Bush Road or from McConnelsville take 669 north 9 miles to left on Epley Road to Wilbur Bush. Watch for RES signs.

REAL ESTATE: Situated in northwest Morgan County, this farm offers a great hunting and recreational opportunity along with a good home and several building lots. The farm is located on a quiet country road with great access to State Highways and easy commuting. The large majority of the land is wooded with rolling terrain which makes great habitat for this impressive deer herd. Should you want to build your home out of the woods, two of the lots are open with good views of characteristic countryside. In addition to the land we are selling a 3 bedroom, 2 bath manufactured home that is in move in ready condition. The farm will be offered in 13 parcels and in its entirety. Buy your favorite lot, combination of lots to make your own hunting camp, or the home and entire farm. No matter your interests, this property deserves your attention as it will sell to the highest bidder with no minimums or reserves.

Parcel 1: 14.6 wooded acres.

Parcel 2: 14.4 acres of woods.

Parcel 3: 10.3 wooded acres.

Parcel 4: 14.1 acres of woods.

Parcel 5: 9 acres of woods.

Parcel 6: 7.9 acres of woods. Parcels 1,3,5, and 6 are all contiguous on the west side of Wilbur Bush making a good 41.8-acre combination.

Parcel 7: 7.2 acres.

Parcel 8: 39.4 acres of wooded habitat. This parcel would be ideal to combine with parcel 10.

Parcel 9: 7 wooded acres.

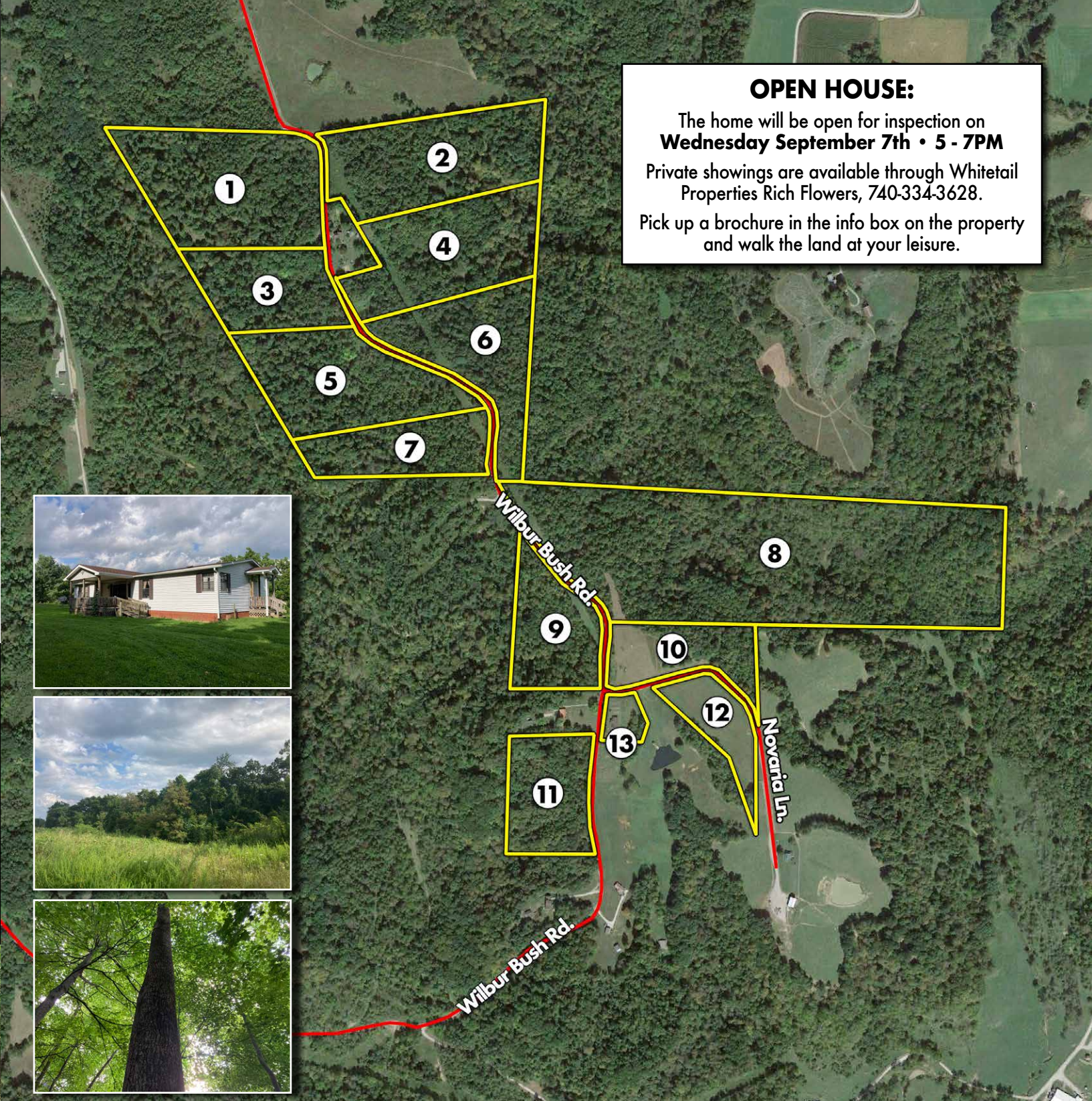
Parcel 10: 6.9 acres open and wooded.

Parcel 11: 7.1 wooded acres.

Parcel 12: 4.6 Acres of open hillside.

Parcel 13: 1.435 Acres with home and good views.

OPEN HOUSE:
The home will be open for inspection on **Wednesday September 7th • 5 - 7PM**
Private showings are available through Whitetail Properties Rich Flowers, 740-334-3628.
Pick up a brochure in the info box on the property and walk the land at your leisure.



Taxes: The subject property is located in York Township, Morgan Local Schools, annual taxes are currently \$1,224.42 and will be prorated to date of closing. Any CAUV recoupment will be a buyer's expense.

Terms: The successful purchaser(s) will be required to make a nonrefundable down payment of 10% of the purchase price at the auction with the balance due at closing within 45 days or upon completion of any required survey. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Hunting permission will be granted to the new owner(s) with their down payment.

A COMPLETE LIST OF TERMS AND CONDITIONS IS AVAILABLE AT WWW.RES.BID

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