

# 64.5 ACRE HUNTING OASIS

ABSOLUTE

# AUCTION

TUESDAY, SEPTEMBER 6TH - 5PM



WHITETAIL & WATERFOWL PARADISE | RICHLAND COUNTY



**Auction will be held on location on McNaul Road, 1.5 miles south of State Route 603 at Olivesburg and  $\frac{3}{4}$  mile north of Charles Road.**

**REAL ESTATE:** Selling to the highest bidder is 64.5 acres of what could be managed as one of the best hunting properties around. From waterfowl and turkeys to whitetails this property provides endless hunting opportunities and the ability to utilize a property year-round. The property starts from the road as open land and at one point was used for row crop farming. Over the past few years, the land has transformed to grass habitat with 2 duck ponds, ideally constructed in the center providing easy access to morning hunts. Beyond the ponds, the property converts to hardwoods with natural deer habitat. This area has long been known for quality whitetail genetics. The property is in the flood plain and when the waters do rise grab your gear and prepare for the ultimate waterfowl experience. The more time you spend at this property you will see a great management plan will turn this into the wildlife mecca. For you waterfowl hunters, dig your shallow ponds, seed them each spring, turn the water pumps on to flood them each fall, and prepare for the camaraderie morning duck hunts are known for. This is a natural travel pattern to Charles Mill Lake and with the adjoining river, this property would have the ability to attract and hold a great waterfowl flock. For you deer hunters, the existing habitat has proven to be a natural attractant for an impressive deer herd. Add a food plot or two, mow your paths through the grassland creating additional funnels, and pick out a spot on your wall for your soon to be trophy. I encourage you to look at this property, spend some time on it and see for yourself what makes this such an awesome opportunity. All this sells to the highest bidder regardless of price.

The successful purchaser will be given hunting rights with their down payment.  
**TAXES:** Richland County parcel number 0512019506005, Weller Township. Annual taxes are currently \$4,305.34 and will be prorated to the date of closing. Property is not currently enrolled in CAUV but should be eligible.

**TERMS:** The successful purchaser 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. 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. A member of the owning entity is an Ohio licensed real estate agent. The property is in a flowage easement and unable to be built on. A complete list of terms and conditions is available at [www.RES.bid](http://www.RES.bid).



**Auction by order of RDC White, LLC  
Seth Andrews, Broker 330-466-5471  
- Andy White - Joseph Mast**

**WWW.RES.BID | 833.765.3737**



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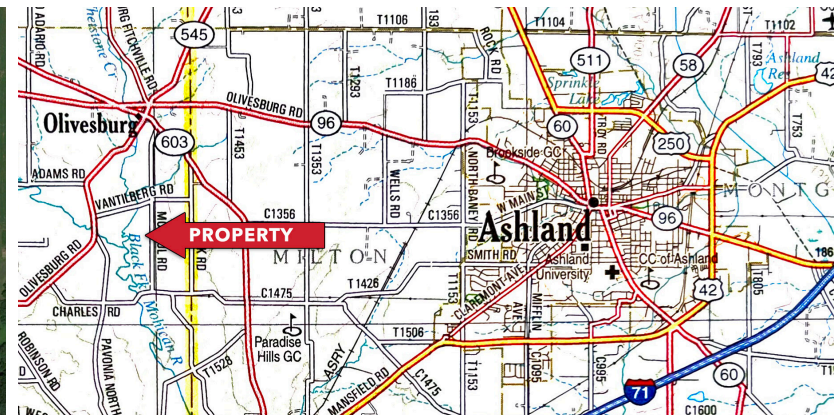
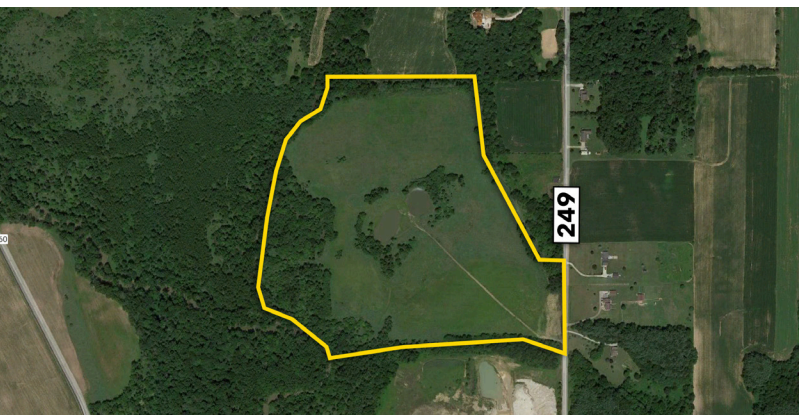
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