

DANVILLE 73 ACRE FARM ABSOLUTE AUCTION

HELD ON LOCATION AT
17535 PRITCHARD
ROAD, DANVILLE,
OH 43014

FRIDAY, NOVEMBER 25TH AT 3PM



WWW.RES.BID | 833.765.3737



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Open House: The home and buildings will be open for inspection on Saturday November 12th from 11 AM to Noon. Private showings are available through listing agent Frank DiMarco 740-393-1001. You may pickup a flyer in the info box on the property and walk the land at your leisure.

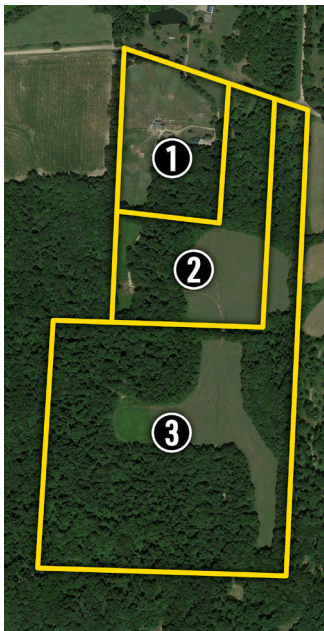
HOME & BUILDINGS - TILLABLE - WOODS - WILDLIFE - 3 PARCELS

Directions: From Danville take State Route 514 north 2 ½ miles or State Route 62 east 3 miles to Pritchard Road. Watch for RES signs.

Real Estate: Selling to the highest bidder with no reserves is 73.45 acres of opportunity. Located on a quiet road, this farm offers a private country lifestyle with good accessibility. The property has a great mix of timber and open fields, allowing a picturesque horse and livestock operation or the ability to plant CRP and food plots making this the whitetail and wildlife property of a lifetime.

Located on the front portion of the acreage is a solid two-story home with over 3,200 square feet of living space. The home has 3 bedrooms, 2 full baths, sunroom, Hickory kitchen, and large rooms ideal for entertaining. Additional amenities include, a sundeck, full basement, 2 car attached garage, and free natural gas provided by the wells on the property. The home has an awesome setting and is ready for your cosmetic updates. The outbuildings that compliment the property include a 30'x40' machinery shed and a pole building with horse stalls. Attached to the pastures, the building could easily be adapted to various livestock applications.

The remainder of the property continues to elevate in terrain with 2 open fields surrounded by woods and tree lines. Standing there you will quickly get lost in the tranquility and dream of your forever home or just how big you will be able to grow the bucks on your new "honey hole". Over half of the property is wooded with natural wildlife funnels. Buy a parcel or the entire farm, regardless of your interests this property should be at the top of your list.



Parcel 1: 11 Acres with the home, buildings, fenced pasture, and additional wooded acreage.

Parcel 2: Awesome 16 acre building parcel. This parcel offers wooded seclusion off the road with a great open hayfield perfect to build your dream home or gentleman's farm. This parcel will also make a great addition to either parcel 1 or 3.

Parcel 3: One of the neatest parcels to hit the market in a long time. Accessed from 200' of frontage on Pritchard, this parcel offers an optimum combination of wooded and open acres. This property will allow you to entrench yourself in the middle of a great quality deer herd with seclusion most have never seen.

Taxes/Legal: Knox County parcel #s 37-00537.000 and 37-00536.000, Jefferson Township, Danville Local School District. Current annual taxes based on CAUV are \$2,545.86 and will be prorated to the date of closing. The successful purchaser(s) will be given immediate hunting rights with their down payment at the auction.

Terms: The successful purchaser(s) will be required a non-refundable down payment at the auction of 10% with the balance due at closing in 45 days or at the completion of any survey required. A 10% buyers' premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid.

ANDY WHITE 419-651-2152
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