



64.5 ACRES • DUCK PONDS • RIVER FRONTAGE

Waterfowl • Turkey • Deer

Olivesburg, Ohio

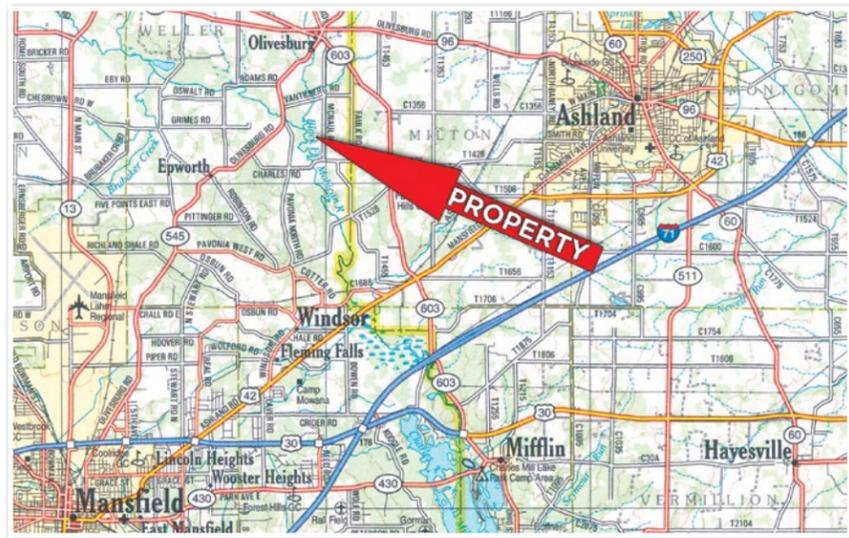
Richland County

ABSOLUTE AUCTION
 HUNTING PROPERTY
 Monday, October 7th • 5:30pm



TAXES & LEGAL: Property taxes will be prorated through the day of closing. Property is located in Weller Township, Richland County, Crestview Schools.

TERMS: The successful purchaser will be required a 10% non-refundable down payment 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 final purchase price. All desired inspections need to be completed prior to bidding. Call today to find out how you can use your present property to buy this one. Additional details are available at www.RES.bid.



Andy White 419-651-2152 • Joseph Mast
 Seth Andrews, Broker
 (833) 765-3737 | www.RES.bid



Pure Sportsman's Paradise
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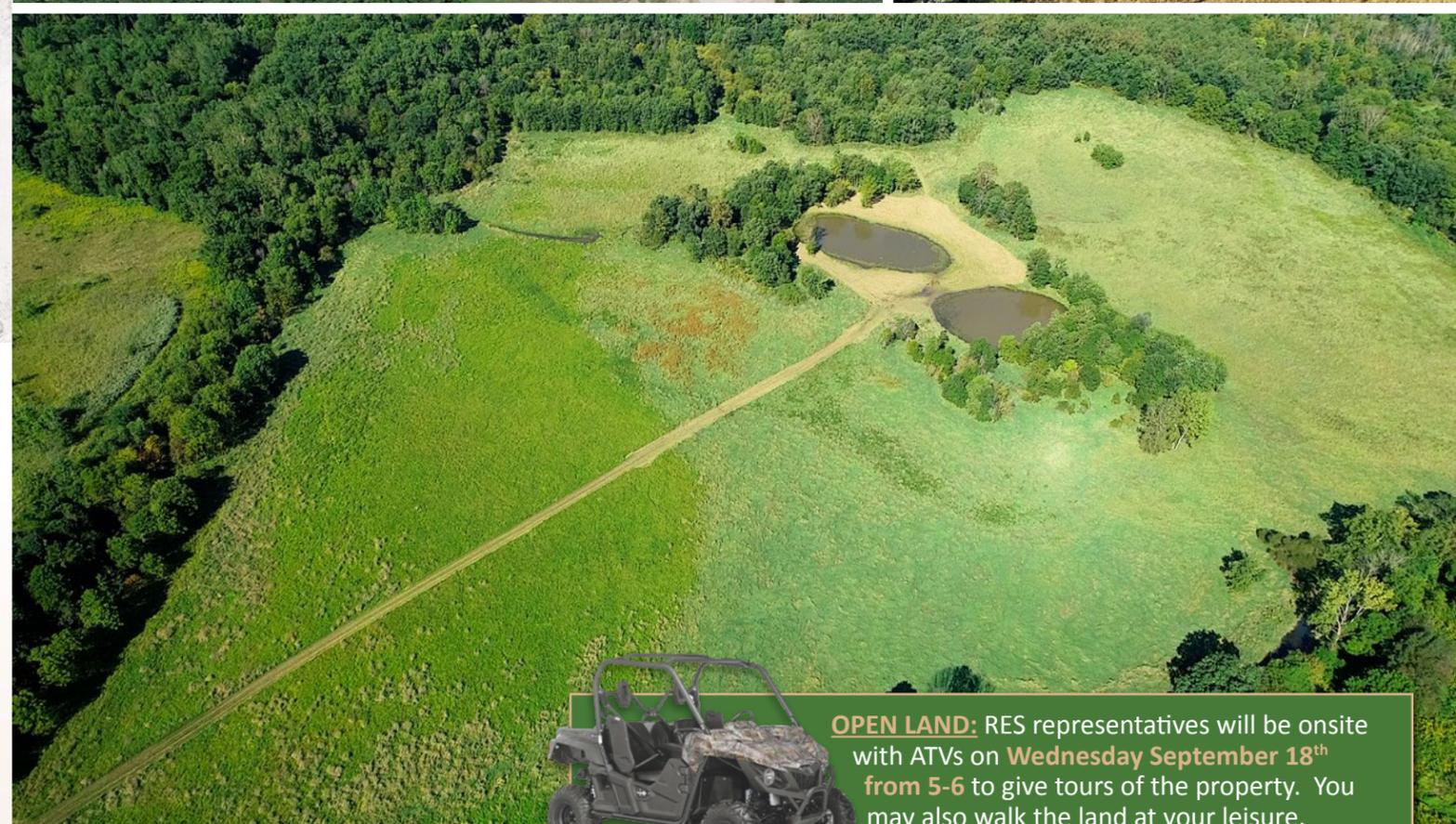
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64.5 Acres of Pure Sportsman's Paradise!



Auction will be held on location on McNaul Road. From Mansfield or Ashland, take State Route 42 to north on State Route 603, then left on Co. Rd. 1475 to McNaul. From Olivesburg, take St. Rte. 545 south to VanTilburg Rd. Watch for RES signs.



REAL ESTATE: Remember the days where life allowed you to spend mornings with friends and duck calls around your neck? Or afternoons with your dad in a tree stand hoping for an opportunity to make the shot that you lived out in your dreams the night before. The more time you spend on this property you will feel that calling deep in your soul. The calling to get back to time with your buddies, a lab at your side, and the ultimate opportunity to pass on the great hunting legacy to your children. We are pleased to present to you 64.5 acres of pure sportsman's paradise.

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 and at one point was tillable farmland. 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. Frame that with the Whetstone Creek and the Blackfork river to the west for natural funnels and mornings filled with laughter floating for Wood ducks. Nearly all the property is in flood plain and when the waters do rise grab your gear and prepare for the ultimate waterfowl experience. 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, as well as, have the opportunity to lease an additional 75 acres of adjacent hunting land.



OPEN LAND: RES representatives will be onsite with ATVs on **Wednesday September 18th** from 5-6 to give tours of the property. You may also walk the land at your leisure.



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