

ATHENS COUNTY

# PREMIER ABSOLUTE LAND AUCTION

93.3  
ACRE

THURSDAY,  
MAY 23RD  
5:30 PM

FENCED PASTURE • WOODS • TIMBER  
OUTBUILDINGS • IDEAL SETTING

GOOD LOCATION



LIVE & ONLINE

WWW.RES.BID • 833.765.3737

**RES**  
AUCTION SERVICES

# ONLINE BIDDING AVAILABLE @ RES.BID

**REAL ESTATE:** If you have found yourself dreaming of coming home to rolling countryside and disappearing from everyday stresses, this property just may be the blank canvas to paint your dreams into reality. A combination of open pasture surrounded by woods and wildlife, presenting a spectrum of opportunities in a good location. Offering an incredible opportunity to create your dream farm with a characteristic 1800s bank barn and a shop building with concrete floors and electric. Also featuring an impressive 8-stall horse barn, perfect for equine enthusiasts and offering ample space for your beloved horses to roam and thrive. Imagine the endless possibilities as you create your own paradise, leveraging the abundant space to turn your dreams into reality. An existing driveway, as well as public water and underground electric already ran to the heart of the property add to the convenience of building of your forever home. The excellent rolling terrain adds character to the landscape, while the abundance of wildlife makes it a nature lover's paradise. Whether you're a hunting enthusiast or simply enjoy observing wildlife, you'll love the wildlife that calls this property home. With excellent hunting opportunities right in your backyard, you'll never have to travel far to enjoy nature at its finest. The timber on the property adds security to this investment

and also provides a picturesque backdrop and plenty of privacy. Whether your looking to build your dream home, start your very own mini farm or simply escape to a quiet getaway, this property deserves your attention. Don't miss out on this incredible opportunity to own a piece of paradise that sells to the highest bidder with NO minimums or reserves.

## LOCATED ON

Fossil Rock Road, Athens. Lat. 39.23054 Long. -82.02391. From US Route 33 south of Athens, take Pleasanton Road to right on Cowan Road. Take Cowan to old US 33, turn left then an immediate right on Shade Road which takes you to Fossil Rock Road. **WATCH FOR RES SIGNS**



## PICK UP A BROCHURE AND WALK THE LAND AT YOUR LEISURE.

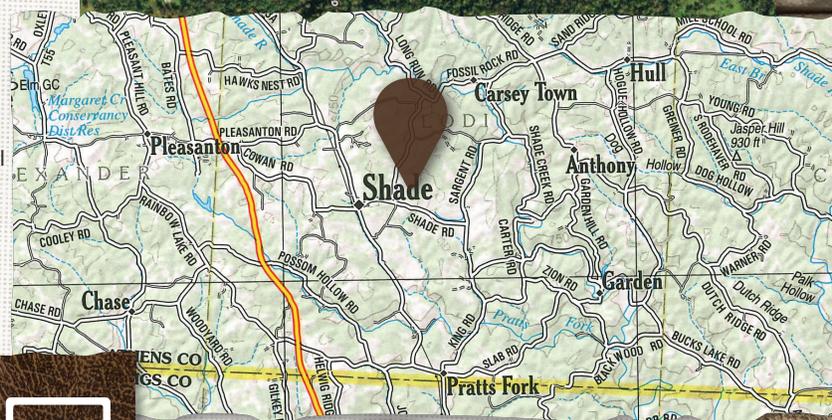
Private showings are available through Andy White, 419-651-2152.



**Taxes/legal:** Athens County parcel number J010010022700 located in Lodi Township & Alexander Local School District. The current annual taxes based on CAUV are \$892.25 and will be prorated to the date of closing.

**Terms:** The successful purchaser will be required to pay a non-refundable 10% down payment due 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. Any desired inspections need to be made prior to the auction. All mineral rights owned by the seller will transfer to the buyers subject to any leases of record.

**ANDY WHITE 419-651-2152 - DREW TURNER  
JAKE WHITE - SETH ANDREWS, BROKER**



LIC # 2022000271



**LIVE & ONLINE**



**WWW.RES.BID • 833.765.3737**

