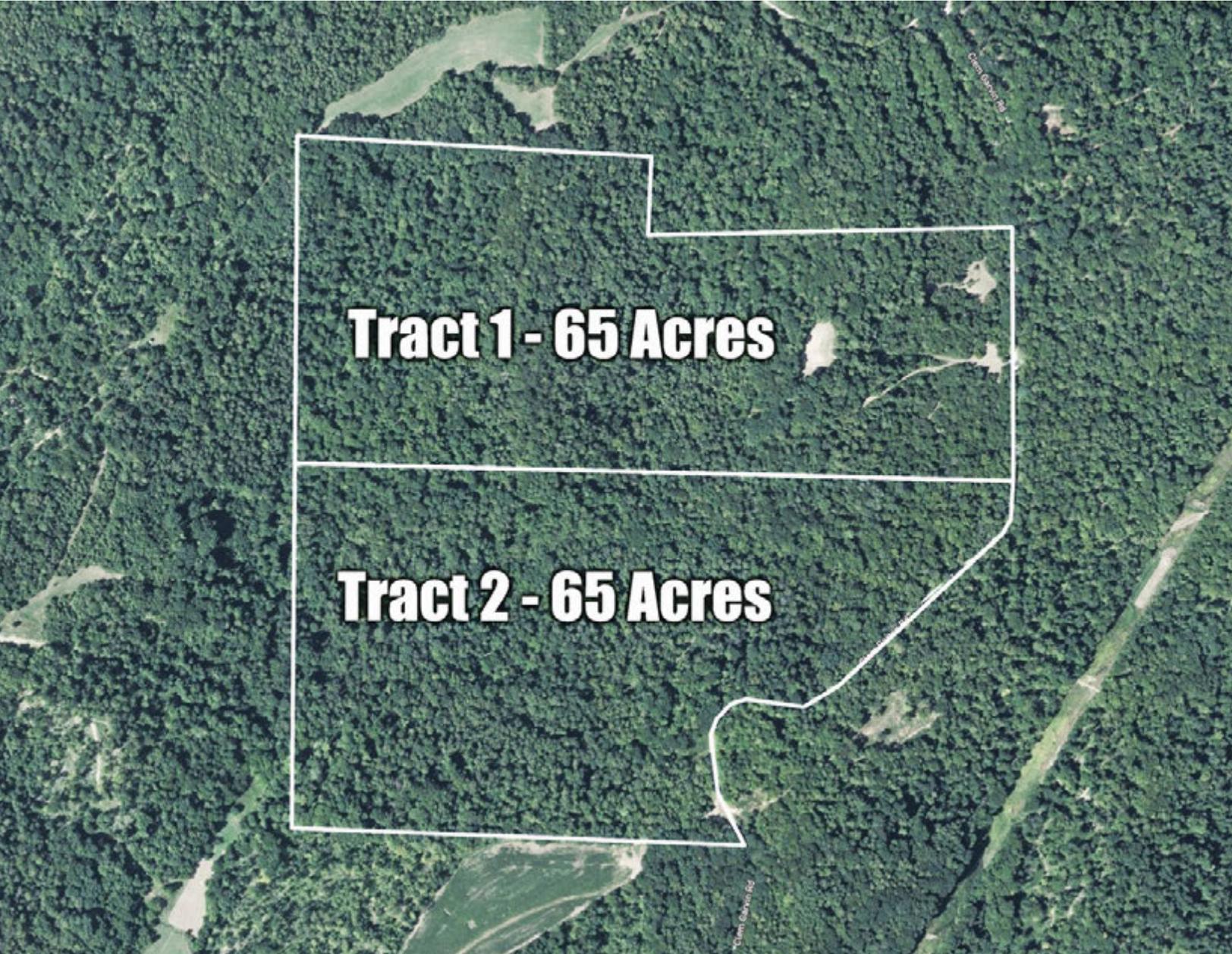


# AUCTION

**130 ACRES | NOBLE COUNTY, OHIO**



## **2-PARCEL LAND AUCTION**

**Auction Begins Closing **April 18th** at 1pm EST**

[www.MossyOakProperties.com](http://www.MossyOakProperties.com)

# 130 ACRES | NOBLE COUNTY, OHIO



## A Strong Recreational Tract with Access, Acreage & Flexibility

This 130.8 ± acre property in Sharon Township offers an excellent opportunity for buyers looking for hunting land, a weekend retreat, or camping sites. With multiple open areas, solid access, and a diverse mix of timber and cover, this property sets up well for recreation and long-term enjoyment. Conveniently located just minutes from I-77 and Caldwell, it provides both privacy and accessibility. The property will be offered in two 65 ± acre parcels or as a whole, giving buyers flexibility to bid based on their needs.

### Property Features:

- 130.8 ± total acres
- Beautiful creek bottoms
- Old cabin
- Offered in two 65 ± acre parcels or as a whole
- Approx. 2,912 ± feet of road frontage on Clem Marvin Road
- Multiple open areas for cabin sites or RV setups
- Rolling topography with elevations ranging from 860' to 1,060'
- Established trails throughout the property
- Mix of young and mature timber
- Thick cover providing strong wildlife habitat
- Excellent hunting for deer, turkey, and small game
- No public utilities or electric currently available at the road
- No deed restrictions
- Mineral rights do not transfer

### Parcel 1 – 65 ± Acres

Excellent hunting potential. The topography features 2 saddles from north to south with a nice valley and creek in the middle. Also features great access and camping / getaway potential.

### Parcel 2 – 65 ± Acres

A strong recreational tract featuring trail access, varied terrain, and multiple potential camp sites. Some steep areas along west side of property. A very nice creek bottom runs the length of the property.

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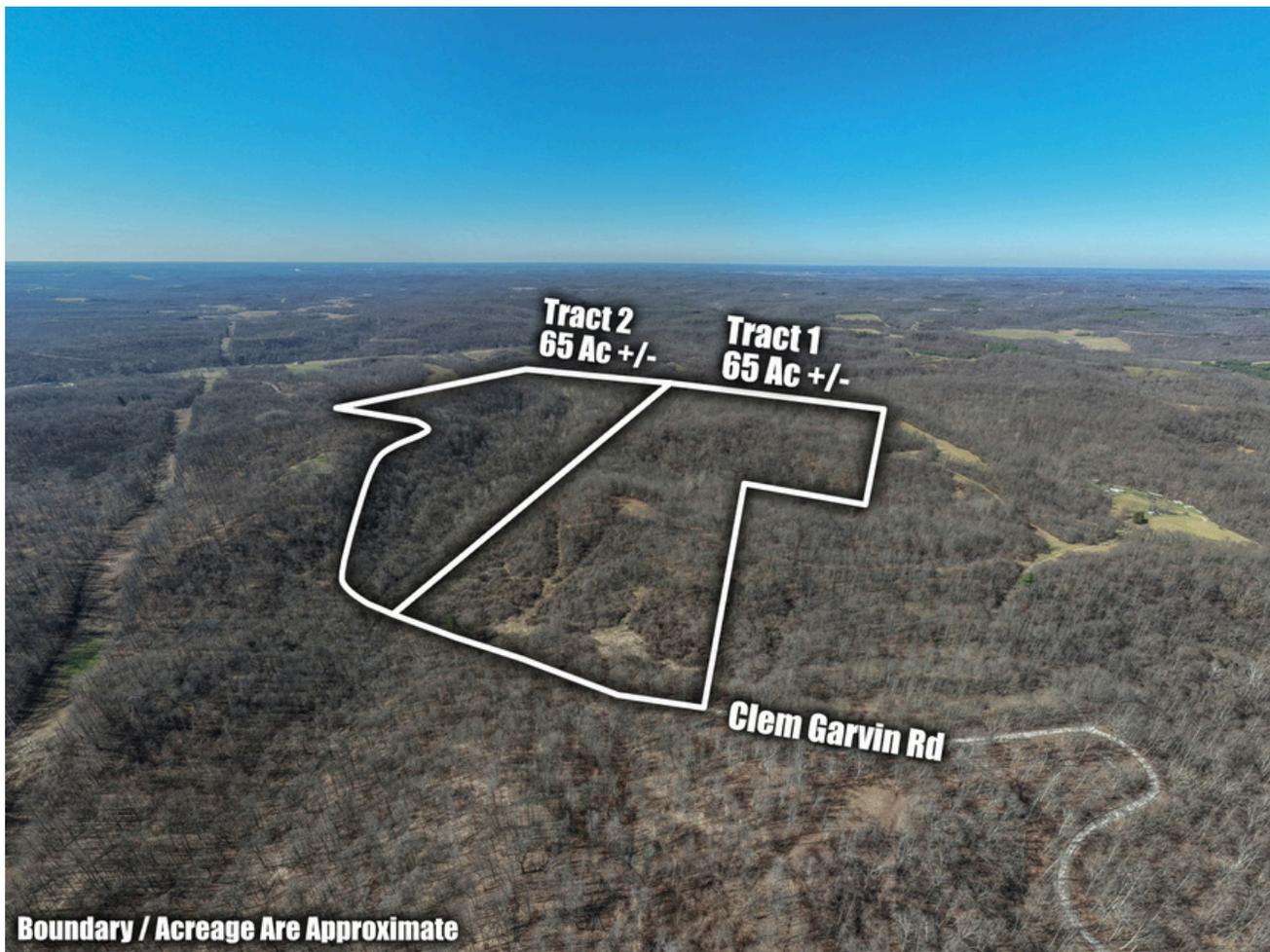


## Directions:

From I-77 in Caldwell, take State Route 78 west for 1.89 miles. Turn left on Rich Valley Road and continue for 1.06 miles. Turn left on Morrison Hill Road and follow for 1.31 miles. Turn right on Clem Marvin Road and travel 0.82 miles to the property on the right.

## Property Details:

- Parcel #: 33-0021413.000
- Township: Sharon
- Annual Taxes: \$1,462.92
- School District: Caldwell Village



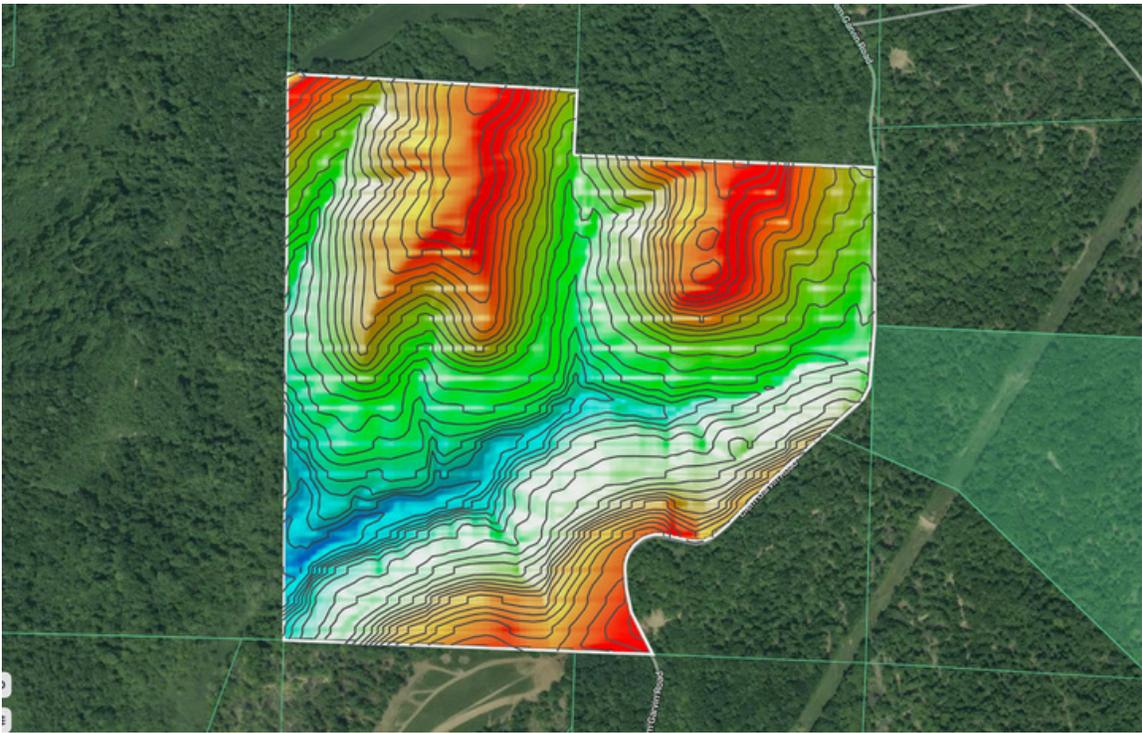
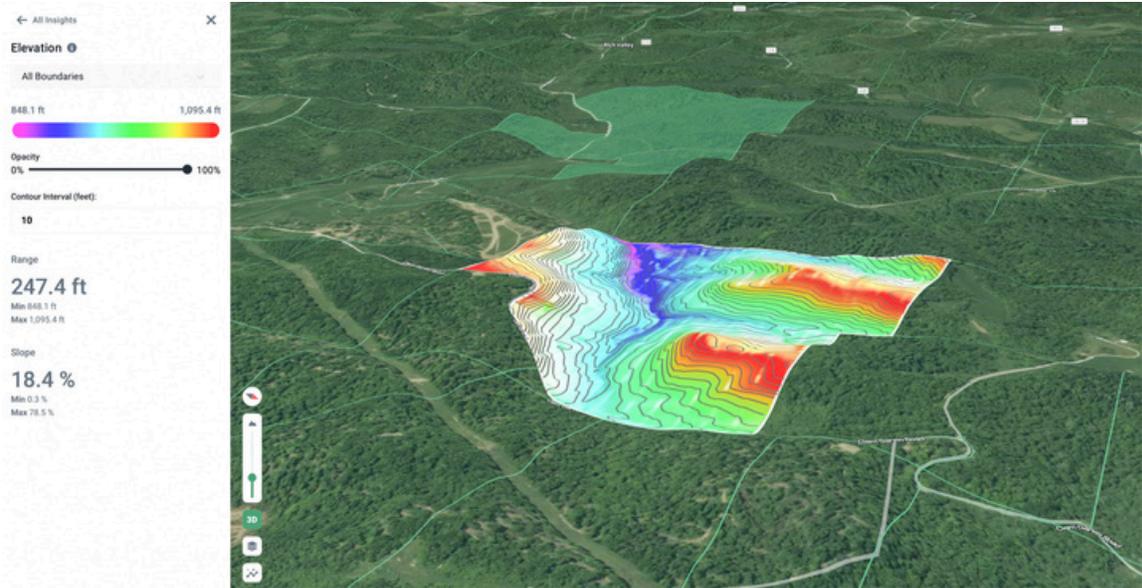
# PARCEL 1 PHOTOS



# PARCEL 2 PHOTOS



# PROPERTY MAPS



# AUCTION TERMS



The following is a summary of the Terms and Conditions for this online auction of real estate located at and/or identified as 0 Clem Garvin Rd Caldwell OH 43724 (the "Property"), Noble County parcel 330021181000 being 130.8 acres.

By participating in this auction, the Bidder acknowledges, agrees, and accepts that the Bidder has fully read, understands, and consents to be bound by all of the following Terms and Conditions.

This auction has an undisclosed reserve price. If the highest bid meets or exceeds the reserve price, the highest bidder will execute the real estate purchase agreement. **The Real Estate Purchase Agreement and title documents are available for review prior to bidding under the "Documents" tab of the auction website.** No revisions to the Purchase Agreement will be permitted.

**AUCTION PROCEDURE.** All bids are legally binding for 24 hours following the close of the auction. April 18th, 2026, at 1:00 PM EST. Bidding will remain open on this property until 5 minutes have passed without receiving a bid. This soft close ensures fairness and allows the highest bidder to win. Auctioneer reserves the right to shorten or extend this time. You are NOT bidding by the acre. Bidding is for a lump sum total dollar amount for the property.

**BUYER'S PREMIUM & PURCHASE PRICE.** A 10% Buyer's Premium will be added to the winning bid to calculate the Total Purchase Price. All bid amounts displayed online DO NOT include the Buyer's Premium. If Bidder's bid is accepted, Bidder is legally bound to purchase the Property and agrees to pay the Total Purchase Price, consisting of: Winning Bid amount, Plus 10% Buyer's Premium, Plus 50% of the standard title company closing fees, Plus 50% of the Owner's Policy of Title Insurance.

**NON-REFUNDABLE DEPOSIT.** The winning bidder(s) shall tender a non-refundable deposit equal to ten percent (10%) of the Total Purchase Price via electronic transfer or other method specified by the Auctioneer within one (1) business day of the conclusion of the auction. If the winning bidder fails to tender the required non-refundable deposit in accordance with these auction terms, such failure shall constitute a material default under Ohio law, and the Auctioneer and/or Seller may pursue damages and all other remedies available by law. If the winning bidder fails to close the transaction, through no fault of the Seller, the non-refundable deposit shall be retained by the Auctioneer and Seller as liquidated damages.

**PROPERTY CONDITION & INSPECTIONS.** The property is offered and sold **AS-IS, WHERE-IS, WITH ALL FAULTS**, and without any representations, warranties, guarantees, or assurances of any kind, express or implied, by Seller or Auctioneer, including but not limited to soil conditions; septic system feasibility or approval; water availability; access to or availability of public or private utilities; environmental conditions; or suitability for any intended use. Seller and Auctioneer shall make no repairs, improvements, or concessions of any kind. **All due diligence is the sole responsibility of the bidder and must be completed prior to bidding.** Any inspections are conducted at the bidder's sole risk and expense. **This sale is not contingent upon inspections, financing, appraisals, septic approval, utility access, or any other condition.**

**FINANCING.** The winning bidder may choose to finance their purchase; however, this sale is NOT contingent upon the buyer obtaining financing. Buyers are advised to obtain lender pre-qualification prior to bidding. Buyer assumes responsibility for any appraisal gaps or lender valuation discrepancies.

**SURVEY.** If the property is sold in multiple parcels, only such survey work as may be required to convey the parcels as sold will be completed. Contiguous parcels purchased by the same buyer may, if a survey is required, be surveyed as a single tract. All acreage amounts are approximate. The final purchase prices shall be based upon the completed survey of the parcels sold and adjusted on a per-acre basis using the Gavel Price (winning bid) of the auction parcel.

**CLOSING.** Closing shall take place on or before May 21ST, 2026, or following the completion of all required surveys and county approvals. Sellers will convey title by General Warranty Deed. Closing will be conducted by: Northwest Title. Crissa Felkner. Phone: 740-994-4466.

**BIDDER INFORMATION & PRIVACY.** By bidding on any of our auctions, you agree that Bauer Realty & Auctions, LLC has the right to share your name and phone number with the winning bidder/s only. Our bidding process is very transparent, and upon the winning bidder's request, we may provide our bidder's list to the winning bidder/s at the auctioneer's discretion.

**BIDDER ELIGIBILITY.** Bidders must be 18 years of age or older. Only the actual buyer may register and bid; no proxy or third-party bidding is permitted. All bidders are subject to approval at the Auctioneer's sole discretion. Auctioneer reserves the right to request proof of funds or a lenders pre-qualification letter before allowing participation or acceptance of any bid.

**BID RIGGING - FEDERAL LAW.** Bid rigging is a federal felony under Title 15, Section 1 of the U.S. Code (Sherman Antitrust Act). Any agreement or understanding between bidders to restrict or suppress competitive bidding is illegal. Violations may result in: Fines up to \$100,000,000 for corporations. Fines up to \$1,000,000 for individuals. Imprisonment up to ten (10) years. **The Auctioneer reserves the right to report suspected violations to the FBI or other applicable authorities for investigation and prosecution.**

**TECHNICAL ISSUES.** In the event of any technical difficulties involving servers, software, internet, or auction platform systems, the Auctioneer reserves the right to extend, pause, resume, or close the auction as deemed appropriate. Neither the Auctioneer nor the software provider shall be liable for any missed bids or platform malfunctions.

**ANNOUNCEMENTS.** All oral announcements and online postings made by the Auctioneer shall take precedence over any previously printed or published materials.

**DEFAULT & ENFORCEMENT.** Should Bidder fail to comply with these Terms and Conditions, Auctioneer and/or Sellers may pursue all legal remedies available, including recovery of actual damages, court costs, and reasonable attorney's fees incurred to enforce these terms.

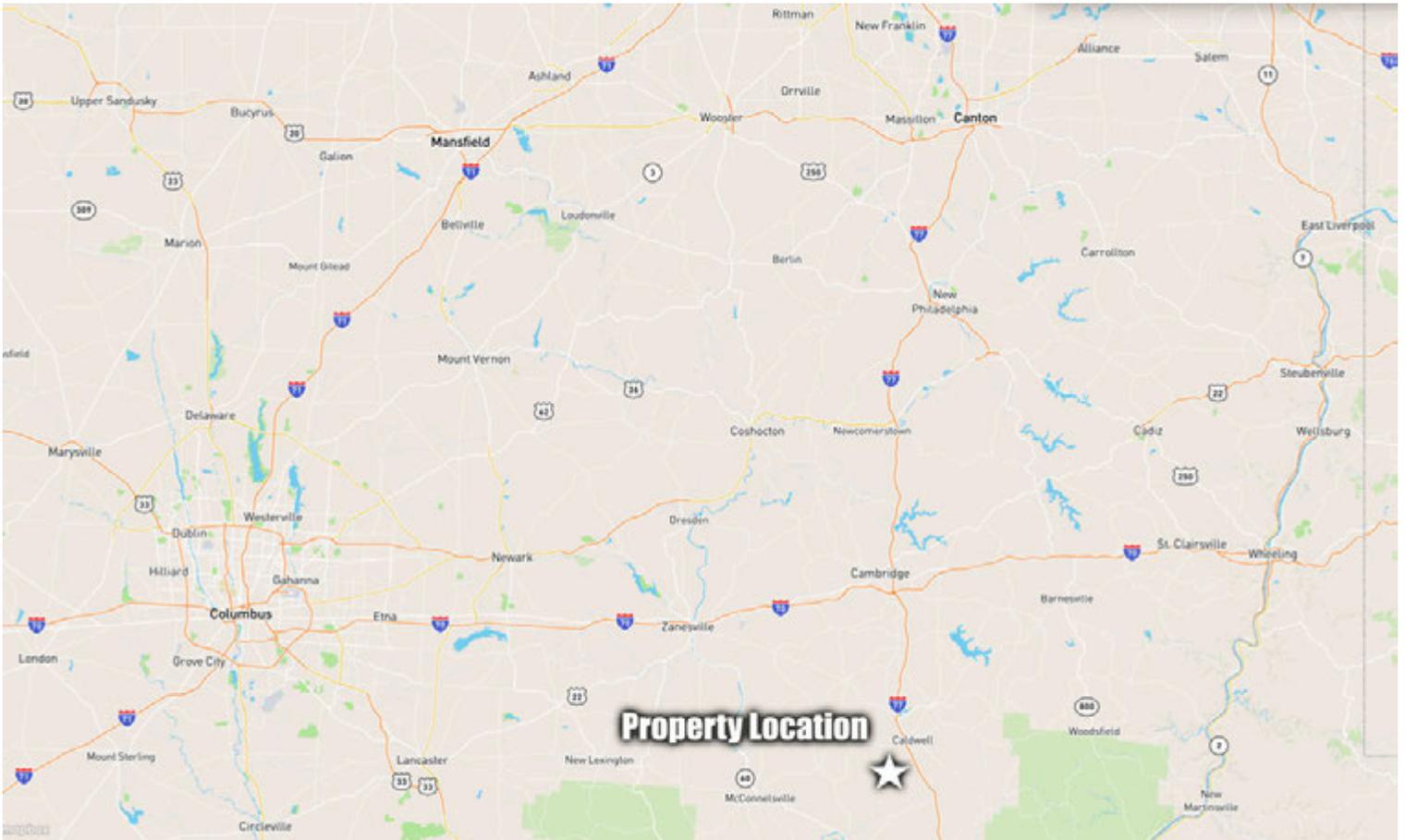
# 130 ACRES | NOBLE COUNTY, OHIO



Bids may be placed online at anytime, or at the Mossy Oak Properties office - 8417 St Rt 241 Mt. Hope, OH 44660 - on Saturday, April 18th at 12:00 PM -1:00 PM EST

## Showings:

Feel free to walk the property at your own risk and convenience. Showings can also be scheduled by appointment.



**Tristden Bauer**  
Auctioneer | Agent



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**Scott Bare Jr.**  
Ohio Agent



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