

Mound Hill Rd - 668 acres - Vinton County
0 Mound Hill Rd
Wilkesville, OH 45695

668± Acres
Vinton County



Mound Hill Rd - 668 acres - Vinton County
Wilkesville, OH / Vinton County

SUMMARY

Address

0 Mound Hill Rd

City, State Zip

Wilkesville, OH 45695

County

Vinton County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.16363 / -82.33587

Acreage

668

Property Website

<https://ohiolandforsale.com/property/mound-hill-rd-668-acres-vinton-county-vinton-ohio/32390/>



Mound Hill Rd - 668 acres - Vinton County Wilkesville, OH / Vinton County

PROPERTY DESCRIPTION

Vinton Co. Ohio Real Estate Auction

668 Acres with Marketable Timber * Absolute Auction

Vinton Furnace State Park Region* 30 Miles to Hocking Hills

Live Auction Thursday October 6th @ 5:00

Location: 38790 Mound Hill Rd. Wilkesville OH. Watch for Signs

*668 Acres Timber & Recreational Land * Marketable Timber * Cabins * Phenomenal Hunting * Trails * Vinton Co. *
Vinton Township* Vinton LSD

Open for Inspection: Wed. Sept. 21st at 5:00 PM

650+ acres of contiguous timber and recreational land in Vinton County, Ohio. The property has been managed for trophy Whitetail hunting for many years. The property consists of woods and open fields and is set up extremely well for deer and turkey hunting. There are two cabins on the property with water and electric, as well as a block garage and a barn for equipment and storage. The parcel sizes vary from 5 acres to north of 100 acres and there is truly something here for everyone! The land is located only 30 miles south of Hocking Hills, if you're looking for seclusion, privacy and some of the best deer hunting in Ohio, be sure to take to drive to Vinton County!

- Parcel 1: 100.32 Acres - Mix of woods, timber, old fields and fenced pasture.
- Parcel 2: 12.9 Acres - Wooded land.
- Parcel 3: 78.41 Acres - All wooded with timber and good hunting.
- Parcel 4: 18.07 Acres - All wooded acreage.
- Parcel 5: 132 Acres - All wooded with timber, pipeline and trails.
- Parcel 6: 75.9 Acres - Recreational tract with new growth and woods.
- Parcel 7: 10 Acres - All wooded with timber and 2 structures on East side of road.
- Parcel 8: 20.6 Acres - All wooded tract.
- Parcel 9: 8.554 Acres - All wooded with cabin.
- Parcel 10: 8.954 Acres - All wooded with cabin.
- Parcel 11: 12.3 Acres - All wooded with lots of frontage.
- Parcel 12: 9.309 Acres - All wooded with lots of frontage.
- Parcel 13: 2 Acres - Old homestead with 2 story fixer upper.
- Parcel 14: 51.69 Acres - Open fields on southern portion with woods and timber to the north.
- Parcel 15: 8.035 Acres - Woods and field.
- Parcel 16: 7.111 Acres - Wooded parcel.
- Parcel 17: 70.335 Acres - Woods and fields, great hunting tract.

- Parcel [18 30.86](#) Acres - Woods and creek with walking access only.

The professional timber assessment /cruise can be downloaded by clicking the documents tab.

The property sells to the highest bidder regardless of price. Come bid your price on October 6th.

Join us for ATV tours on Wed. Sept. 21st at 5:00 PM. or feel free to walk the property at your convenience and risk prior to auction.

Tax & Legal: Parcel #'s [16-00567.003](#) , [16-00503.000](#) , [16-00504.000](#) , [16-00476.000](#) , [16-00475.000](#) , [16-00478.000](#) , [16-00167.000](#) , [16-00168.001](#) , [16-00168.00](#) , [16-00168.003](#) , [16-00168.002](#) , [16-00527.000](#) , [16-00290.000](#) , [16-00010.001](#) , [16-00547.000](#) , [16-00008.000](#) , [16-00009.000](#) , [16-00012.000](#) , [16-00548.000](#) , [16-00143.002](#) , [16-00098.001](#) , [16-00477.000](#) , [16-00108.000](#) , [16-00297.002](#) , [16-00297.003](#) , [16-00154.000](#) , [16-00387.006](#) , [16-00387.000](#) , [16-00099.002](#) , [16-00464.002](#) . Half year taxes are \$3,456.44. Any CAUV recoupment is the responsibility of the buyer.

Real Estate Terms : Absolute auction, sells to the highest bidder regardless of price. 10% non refundable deposit day of auction with balance due at closing in 45-90 days. Property sells As/Is with no contingencies for financing or inspections. A 10% Buyers premium will be added to the high bid price to determine the final contract price.

Brokered by:

KAUFMAN REALTY & AUCTIONS [\(855\) 439-4111](#)

[www.kaufman-auctions.com](#) Jason L. Miller Partner Auctioneer [\(740\) 541-7475](#)

jason.miller@kaufmanrealty.com

MOSSY OAK PROPERTIES BAUER REAL ESTATE COMPANY [\(740\) 722-0074](#)

[www.OhioLandforSale.com](#) Matt Collins & Matt Whiteman, Realtors [\(614\) 679-6560](#) / [\(740\) 603-1174](#)

MattC@mossyoakproperties.com / MWhiteman@mossyoakproperties.com

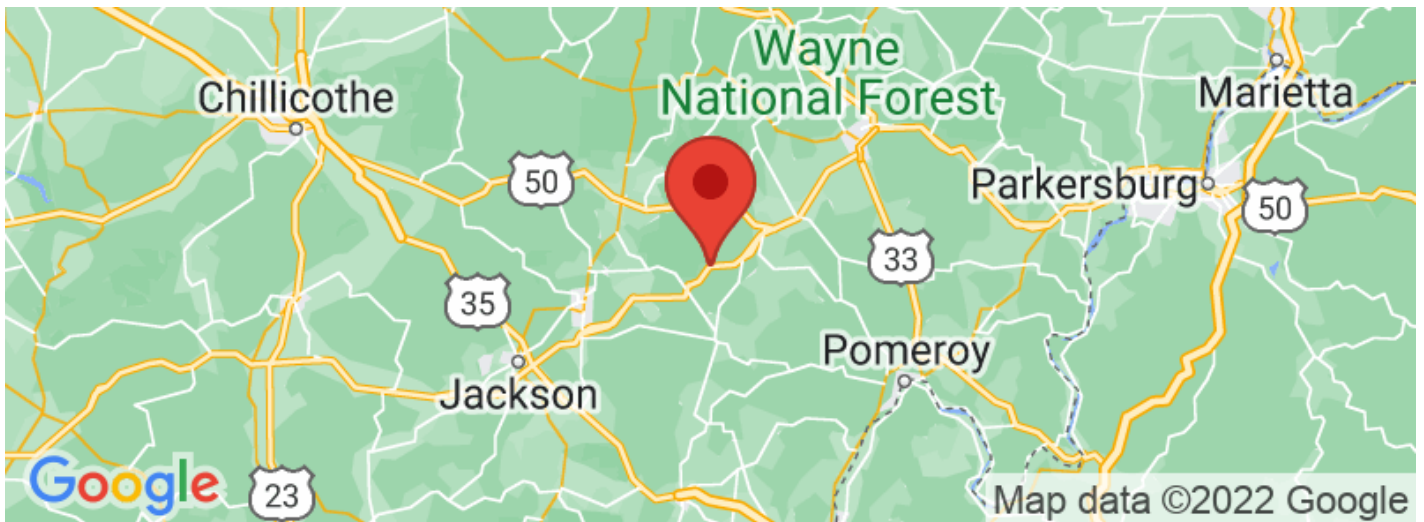
Seller: WV Properties LLC

Mound Hill Rd - 668 acres - Vinton County
Wilkesville, OH / Vinton County



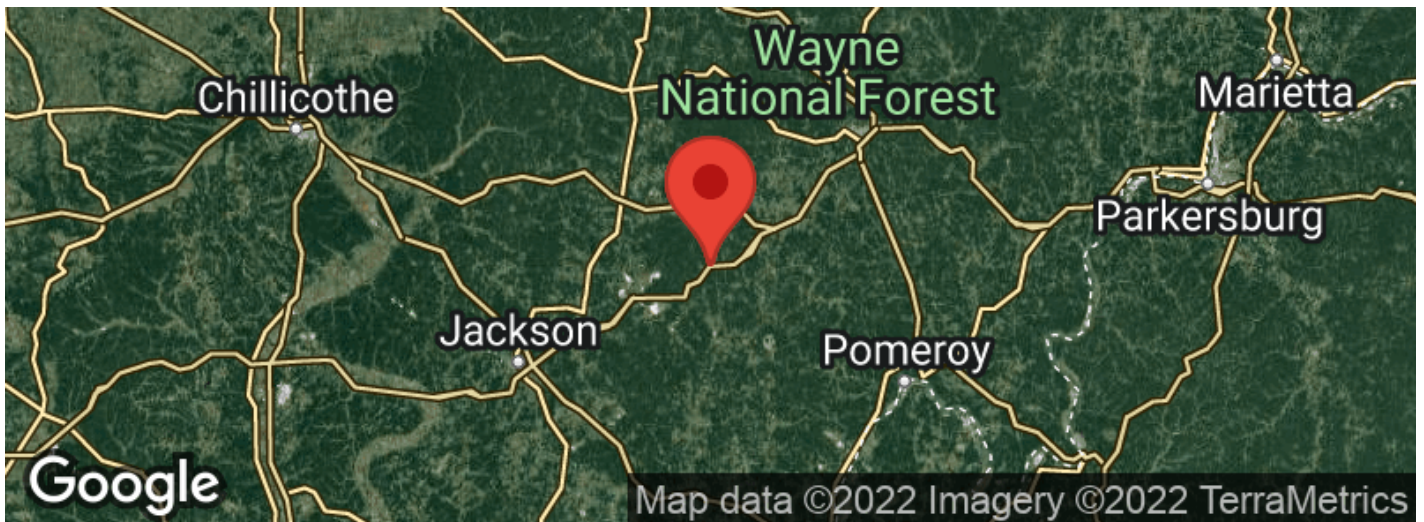
Mound Hill Rd - 668 acres - Vinton County
Wilkesville, OH / Vinton County

Locator Maps



Mound Hill Rd - 668 acres - Vinton County
Wilkesville, OH / Vinton County

Aerial Maps



**Mound Hill Rd - 668 acres - Vinton County
Wilkesville, OH / Vinton County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Collins

Mobile

(614) 679-6560

Email

mattc@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
