



ABSOLUTE Auction

149 ACRES HOLMES COUNTY, OH

**Bid online anytime or place
your bids in person at
our office in Mt. Hope on
Oct. 4th 12:00 pm - 1:00 pm
with extended bidding!**

**Property tours 9/20/2025
from 1:00 pm - 3:00 pm**

Walk the property anytime.



What an incredibly rare opportunity in Holmes County, Ohio, to buy a large tract of land! The property has been enrolled in CRP (Conservation Reserve Program) for over 30 years! This is some of the best wildlife habitat and soil conservation in all of Holmes County. In addition to the native grasslands, there are approximately 58 acres of woodlands and creek bottoms. Access into the property is via a 73-foot easement.

HUNTING:

IMMEDIATE hunting rights will be granted to the winning bidder.

CRP:

Currently, 85 acres of the 149 acres have been enrolled in CRP since 2017. The contract expires in 2027 and pays the landowner approximately \$8,400 annually, totaling \$16,974. Native plants include orchard grass, Kentucky blue grass, alsike clover, and red clover.

BUILDING & INFRASTRUCTURE:

A 36x56 pole barn provides ample storage for equipment, and there is plenty of room to convert some of the space into living quarters. The pole barn currently receives free gas from the existing well. Approximately 6 acres of land behind the pole barn, which is not enrolled in CRP, would make a great building site. A spring feeds a 1000-gallon cistern located behind the pole barn. AEP Electric is on the property.

MINERAL RIGHTS:

All mineral rights transfer to the new owner, including two producing oil/gas wells. Owners report estimated quarterly payments of \$500-\$800.



**AUCTION BEGINS CLOSING:
OCTOBER 4th AT 1:00 PM**





Auctioneer: Tristden Bauer



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