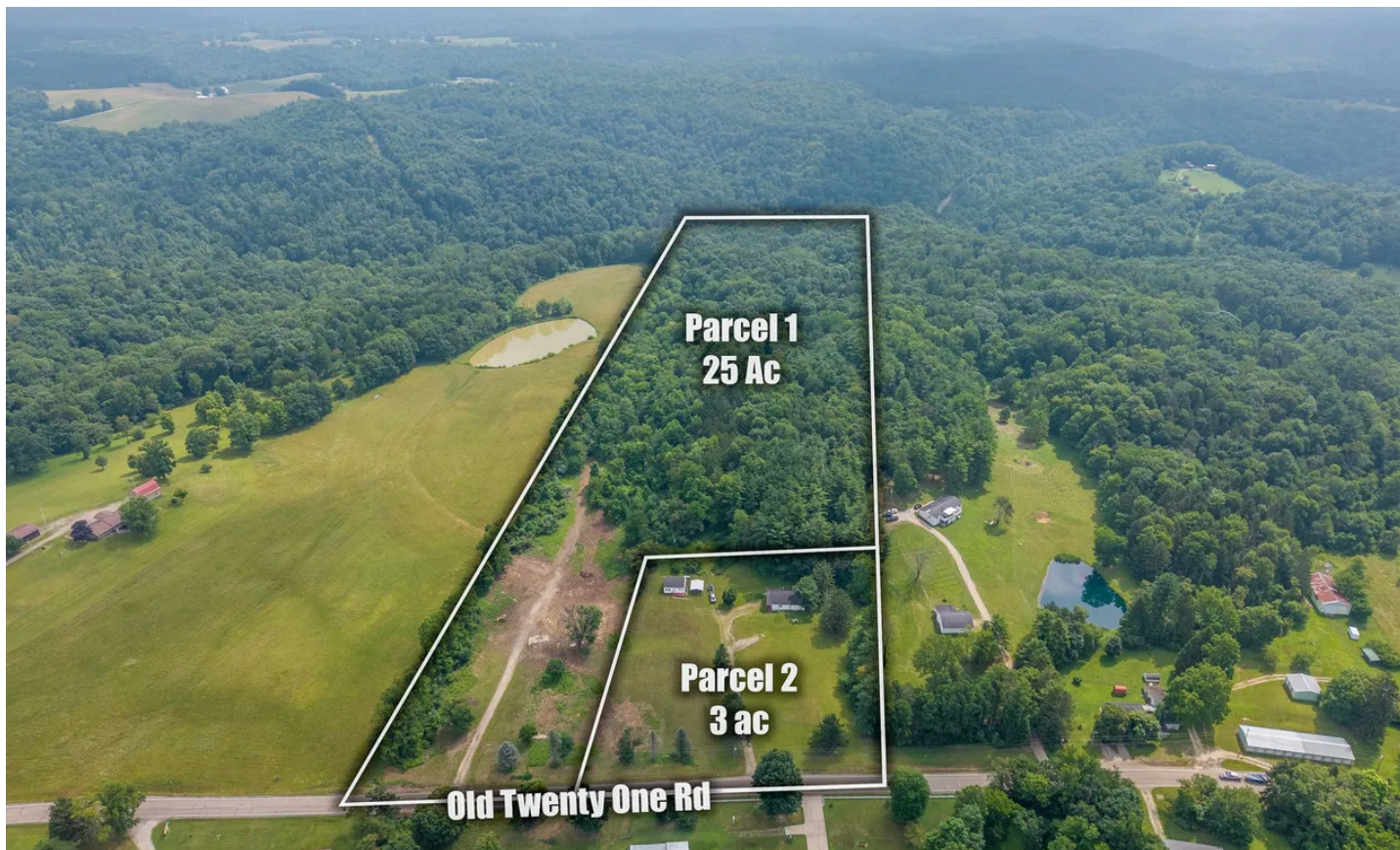


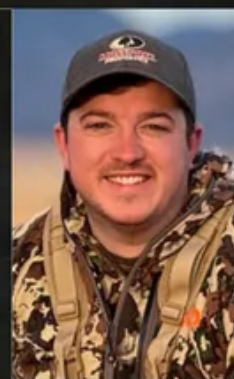
Multi-Parcel Auction - 28 acres - Guernsey County
73356 Old Twenty One Rd
Kimbolton, OH 43749

28± Acres
Guernsey County



Tristden Bauer
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.



tbauer@mossyoakproperties.com | 614-745-5520

Multi-Parcel Auction - 28 acres - Guernsey County Kimbolton, OH / Guernsey County

SUMMARY

Address

73356 Old Twenty One Rd null

City, State Zip

Kimbolton, OH 43749

County

Guernsey County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

40.168 / -81.52995

Dwelling Square Feet

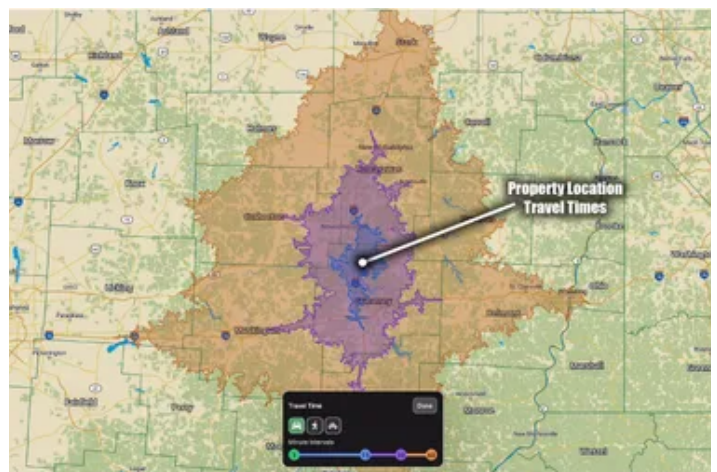
840

Bedrooms / Bathrooms

2 / 1

Acreage

28



**Multi-Parcel Auction - 28 acres - Guernsey County
Kimbolton, OH / Guernsey County**

PROPERTY DESCRIPTION

Multi-Parcel Real Estate Auction

Guernsey County, Ohio

73356 Old Twenty One Road, Kimbolton, Ohio 43749

This 28± acre property is being offered in two parcels, providing an excellent opportunity for hunting, recreation, rural living, a future cabin, or potential short-term rental use near Salt Fork State Park. The property features two homes, primarily wooded acreage, an established trail system, a creek, a secluded hilltop pine forest, a unique natural cave formation, and abundant deer and turkey sign. The parcels will be offered individually and in combination. All acreages are approximate and subject to a new survey provided at the seller's expense.

Parcel 1 is approximately 25 acres and has around 230 feet of frontage along Old Twenty-One Road. The parcel is primarily wooded and features a newly installed driveway leading to a cleared area that provides a great potential location for a future home, cabin, campsite, or recreational basecamp. An old septic system from a recently demolished home is still in place. An established trail system provides convenient ATV and walking access throughout the property. The terrain is generally rolling with some steeper areas and features a secluded hilltop pine forest, creek, unique natural cave and rock formation, and decent-quality timber. Multiple areas could be utilized for wildlife food plots, hunting blinds, or tree stands. The property shows strong signs of deer and turkey activity and is well-suited for hunting, camping, and outdoor recreation.

Parcel 2 is approximately 3 acres and has around 316 feet of frontage along Old Twenty-One Road. This spacious rural setting contains two existing homes and offers potential for a small homestead or short-term rental use near Salt Fork State Park. House 1 is a ranch-style home containing approximately 840 square feet with two bedrooms and one bathroom. House 2 is an approximately 30' × 44' double-wide manufactured home containing approximately 1,320 square feet and situated on a block foundation. County water, septic systems, and propane serve both homes. The septic system for both homes crosses onto the 25-acre parcel, so there will be a septic easement.

[Click here for information on Salt Fork State Park](#)

[Click here for directions to the property.](#)

The sellers inherited the property and have limited knowledge of the homes, improvements, utilities, and their present condition. The homes and all improvements will transfer in their present as-is condition. Prospective buyers should complete all inspections and due diligence regarding the condition of the homes, septic systems, and utilities, as well as their suitability for their intended use, before bidding.

The property is conveniently located approximately 3 miles from Kimbolton, 11 miles from Cambridge, 25 miles from Coshocton, and 50 miles from Millersburg. It is located less than 10 minutes from Salt Fork State Park, providing convenient access to Salt Fork Lake, boating, fishing, hiking, camping, and additional outdoor recreation.

The sellers will reserve all oil and gas rights they own, and the property is currently subject to an existing oil and gas lease. Current annual real estate taxes are approximately \$3,890. Guernsey County parcel number: 43-0000001.000. The property is located in Wheeling Township and the Cambridge Local School District.

Property tours will be held on **August 5th from 5:30 - 7:30 PM EDT, August 15, 11 AM- 1 PM EDT, and before the auction on August 22. Private showings are also available by appointment.**

The auction will begin closing on **August 22, 2026, at 1:00 PM EDT.** Bids may be placed online at any time or in person at the property on **August 22 at 12 PM EDT until the conclusion of the auction.**

Clear title and a title insurance policy will be issued to the buyer at closing. A 10% buyer's premium will be added to the highest bid price to determine the final purchase price. Acceptance of the auction terms is required before bidding.

All sales and resulting purchase contracts are subject to court approval.

Auctioneer/Agent

Tristden Bauer

[614-745-5520](tel:614-745-5520)

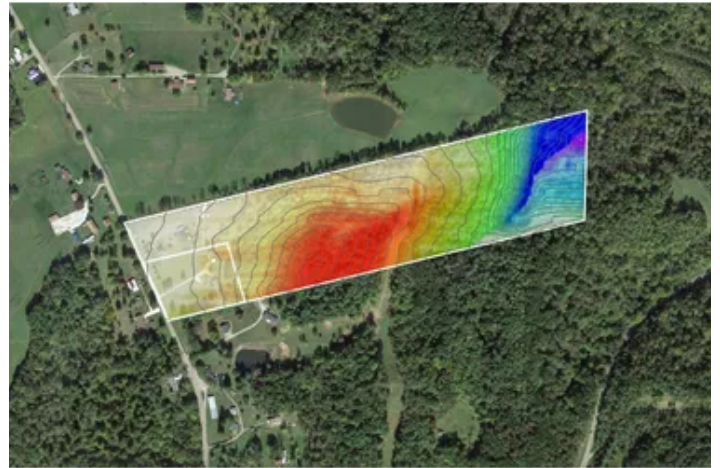
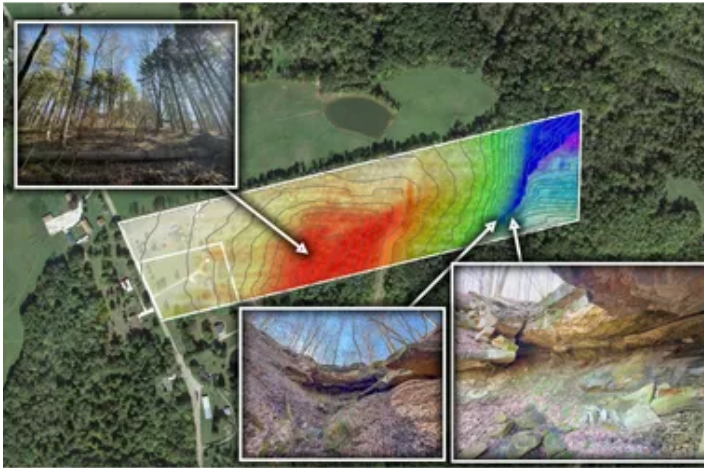
tbauer@mossyoakproperties.com

Agent

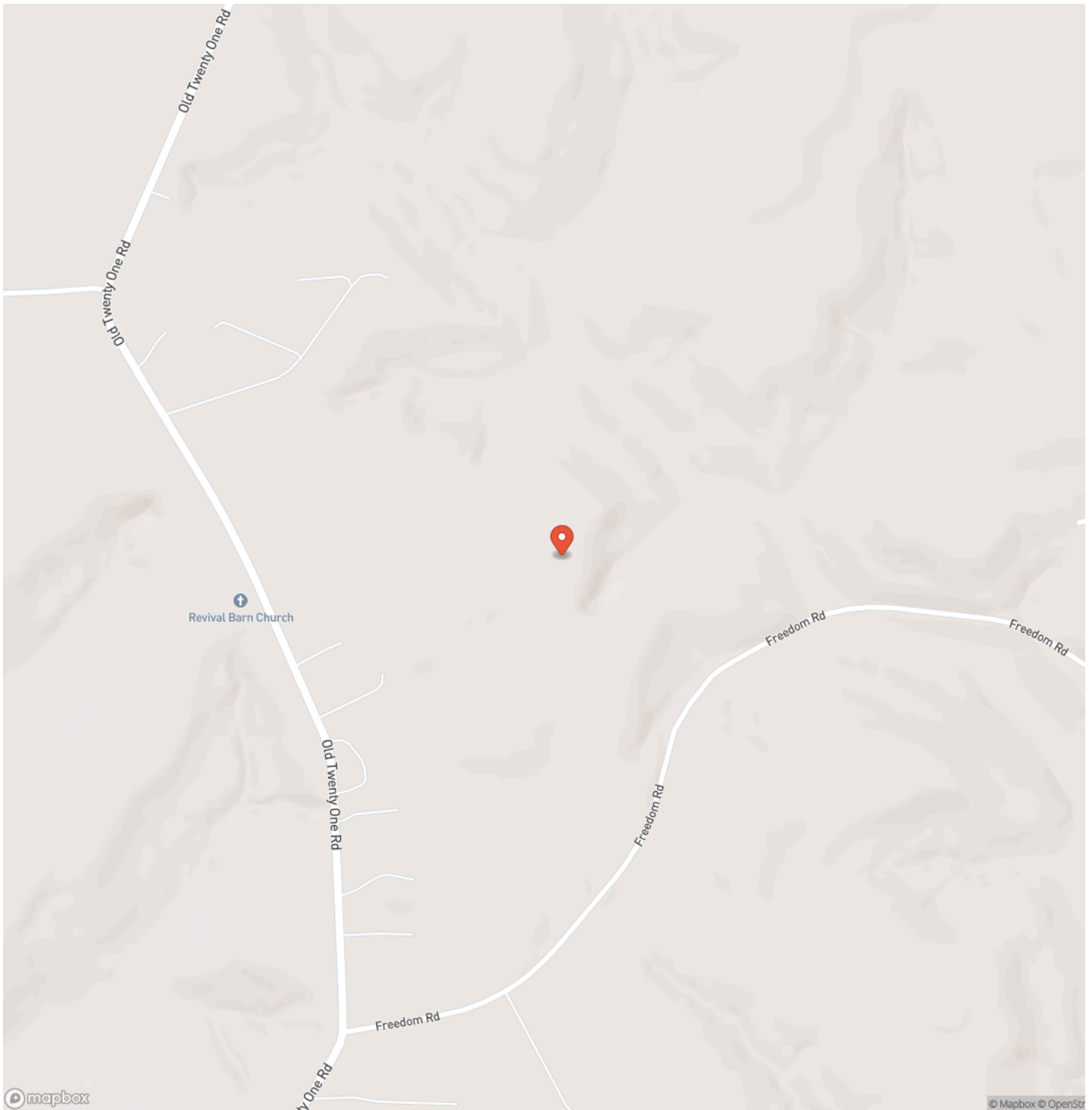
Scott Bare



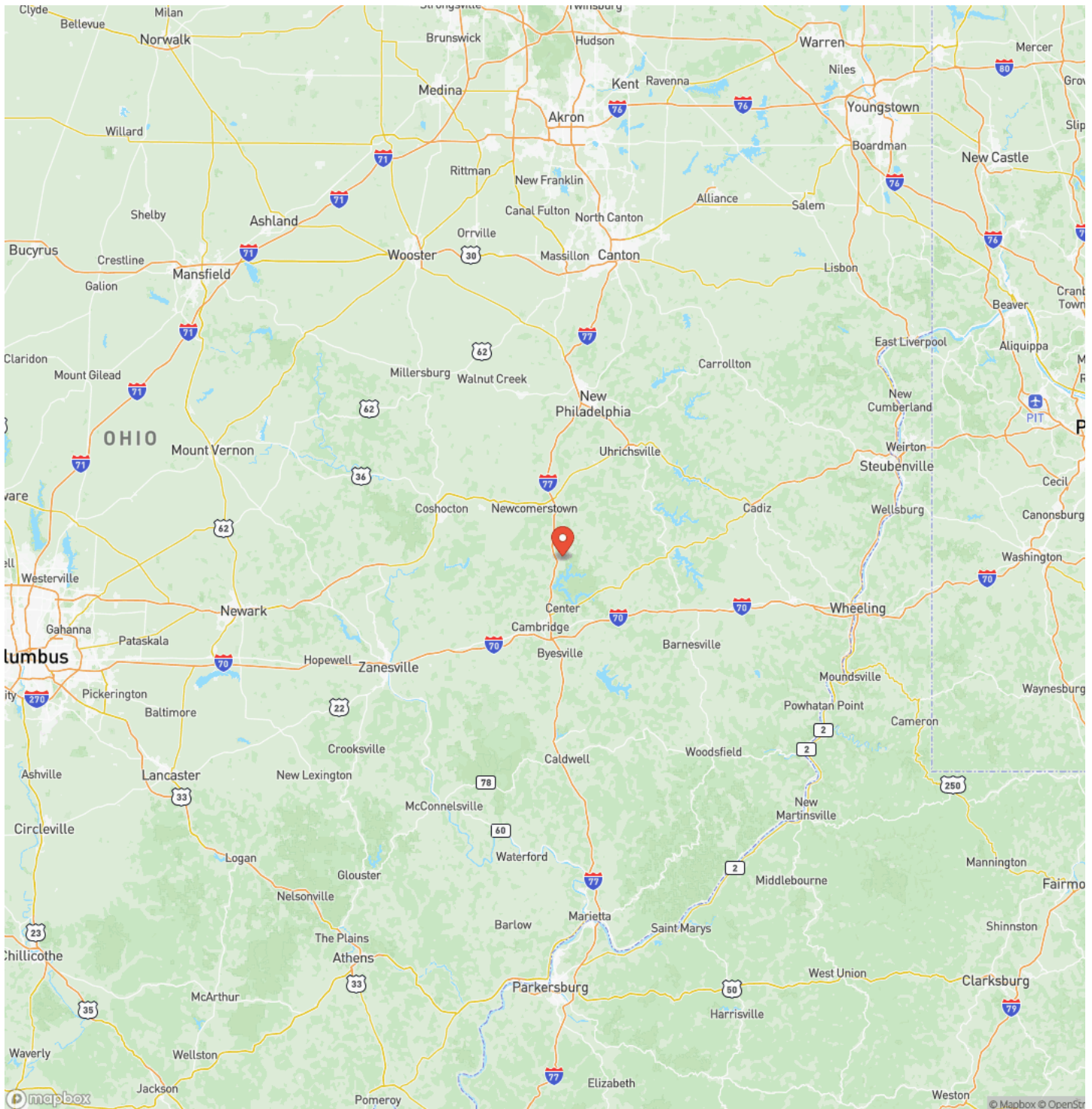
Multi-Parcel Auction - 28 acres - Guernsey County
Kimbolton, OH / Guernsey County



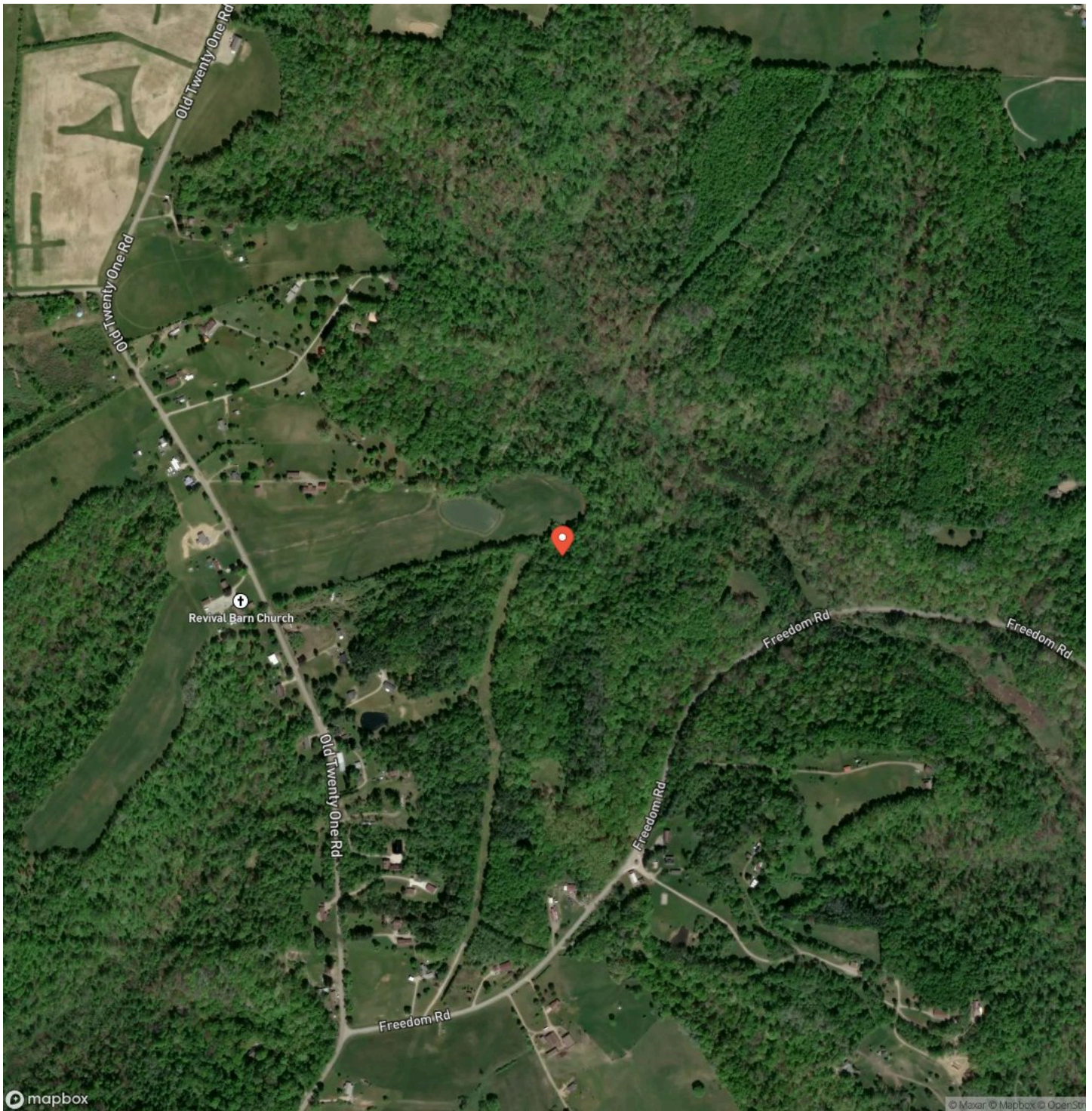
Locator Map



Locator Map



Satellite Map



Multi-Parcel Auction - 28 acres - Guernsey County Kimbolton, OH / Guernsey County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

Carroll, OH 43112

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

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.

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