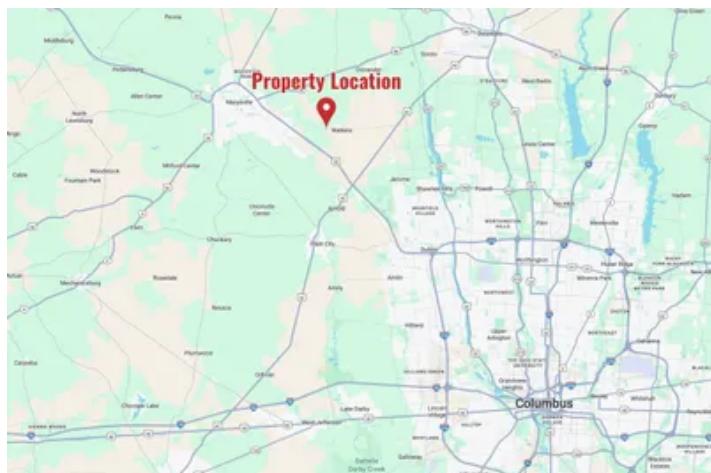
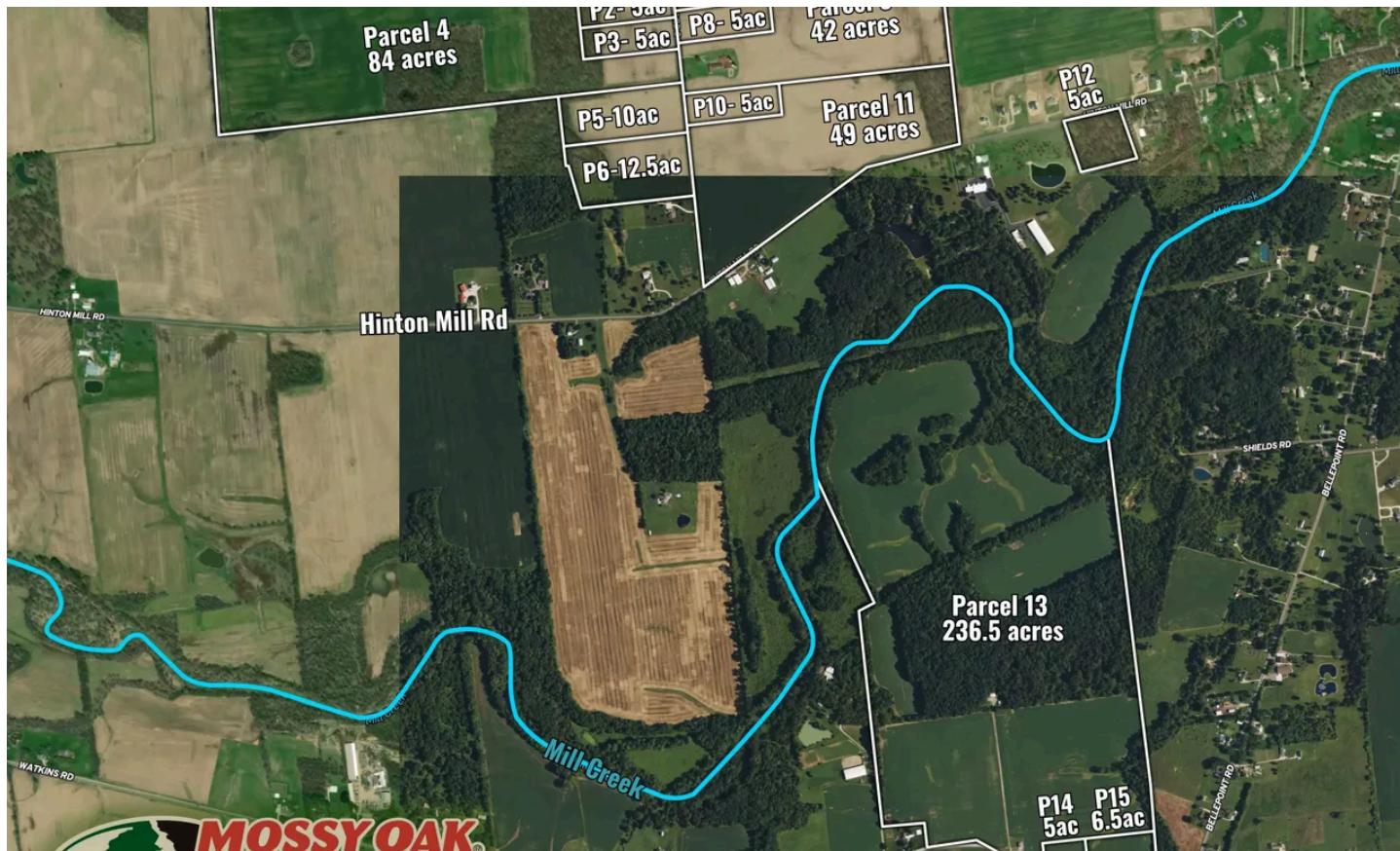


480 Acre Land Auction! Union County, Ohio
0 Hinton Mill Rd
Marysville, OH 43040

\$1
480± Acres
Union County



480 Acre Land Auction! Union County, Ohio Marysville, OH / Union County

SUMMARY

Address

0 Hinton Mill Rd

City, State Zip

Marysville, OH 43040

County

Union County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

40.2319 / -83.2623

Acreage

480

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/480-acre-land-auction-union-county-ohio-union-ohio/97111/>



480 Acre Land Auction! Union County, Ohio Marysville, OH / Union County

PROPERTY DESCRIPTION

480± Acre Multi-Parcel Land Auction! Union County, Ohio

The well known Dorral Farm in Union County, is now being offered for sale. Bauer Realty & Auctions is honored to represent this exceptional property and is offering approximately 480± acres of the farm's agricultural acreage at auction. Located between Dublin and Marysville in Dover and Millcreek Townships, this offering consists of multiple parcels ranging from approximately 5 acres to 236 acres. The property features approximately 315± acres of productive tillable land, mature woodlots, and multiple potential building sites, along with several pole buildings, one of which is finished as a cabin. Mill Creek flows along portions of the property boundary, providing both recreational and aesthetic value. With over a mile of cumulative road frontage along Springdale Road, Hinton Mill Road, and Watkins Road, the property offers strong development potential.

Auction Timeline

The auction will begin closing on **February 14th at 1:00 PM EST**.

Bids may be placed online at any time, or in person at the property on **February 14th from 12:00 PM EST to 1:00 PM EST** at 11101 Hinton Mill Rd. Marysville, Ohio.

Property Tours

February 7th from **9:00 AM EST to 12:00 PM EST**

February 14th from **9:00 AM EST to 12:00 PM EST**

You may walk the property anytime at your own risk and convenience.

Property Resources

[Click Here for Interactive Aerial Map](#)

[Click Here for Directions](#)

Auctioneer

Brian Bauer

[614-949-6764](tel:614-949-6764)

bbauer@mossyoakproperties.com

Auction Disclosures

Approximate Annual Property Taxes (All Parcels Combined): **\$14,807.00**

If sold in parcels, individual tax amounts are to be determined.

School Districts:

Parcels 1-11: Marysville Exempted Village School District

Parcels 12-15: Fairbanks Local School District

Combo bidding on parcels will be available on the last day of the auction (February 14th).

Possession is at closing.

The tillable portion of the property currently generates \$66,000± annually from rental income.

There is no 2026 tenant farmer agreement; however, the current tenant farmer is willing to rent the tillable acres for the 2026 season.

Clear title and a title insurance policy will be issued to the buyer at closing. There are no deed restrictions. Acceptance of auction terms is required prior to bidding. The property sells **AS-IS, WHERE-IS**, and without any representations or warranties of any kind. A **10% buyer's premium** will be added to the highest bid price to determine the final purchase price. All bidders are solely responsible for

conducting their own due diligence prior to bidding. A **10% non-refundable deposit** will be required from the winning bidder(s). All sales are subject to County and Township approval.

Survey & Acreage

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. If a survey is required, final purchase prices shall be based upon the completed survey of the parcels sold and adjusted on a per-acre basis using the total purchase price of the auction parcel.

Parcel Breakdown

Parcels 1, 2, & 3 - 5± Acres Each

Level farmland ideal for residential home construction. Each parcel has approximately 270± feet of frontage along Springdale Road.

Parcel 4 - 84± Acres

Approximately 50± tillable acres with the remainder in woods. Ideal for an investment parcel and farming with prime hunting opportunities. Approximately 280± feet of frontage along Springdale Road.

Parcel 5 - 10± Acres

Level farmland ideal for residential home construction with a small amount of woods along the west property line. Approximately 425± feet of frontage along Springdale Road.

Parcel 6 - 12.5± Acres

Level farmland ideal for residential home construction with a small amount of woods along the west property line. Approximately 530± feet of frontage along Springdale Road.

Parcels 7 & 8 - 5± Acres Each

Level farmland ideal for residential home construction. Each parcel has approximately 270± feet of frontage along Springdale Road.

Parcel 9 - 42± Acres

Large barn in need of demolition or extensive rebuild. Excellent investment parcel with approximately 34± acres of tillable land and a 3.5± acre woodlot along the north property line. Approximately 430± feet of frontage along Springdale Road.

Parcel 10 - 5± Acres

Level farmland ideal for residential home construction. Approximately 270± feet of frontage along Springdale Road.

Parcel 11 - 49± Acres

Ideal for investment, development, and farming. Nice woodlot on the eastern end of the property. Approximately 3,890± feet of frontage along Springdale Road and Hinton Mill Road.

Parcel 12 - 5± Acres

Ideal for residential home construction in an all-wooded setting. Approximately 485± feet of frontage along Hinton Mill Road.

Parcel 13 - 236.5± Acres

Incredible investment opportunity. Approximately 129± acres of productive tillable land featuring three pole buildings, one of which is finished as a cabin with water, septic, and electric. The property also includes mature woodlands and approximately 4,350± feet of Mill Creek frontage, offering exceptional recreational opportunities including water sports and waterfowl hunting. This property presents an excellent opportunity for an executive home site combined with a premier outdoor recreational setting. Approximately 345± feet of frontage along Watkins Road.

Parcel 14 - 5± Acres

Level farmland ideal for residential home construction. Approximately 350± feet of frontage along Watkins Road.

Parcel 15 - 6.5± Acres

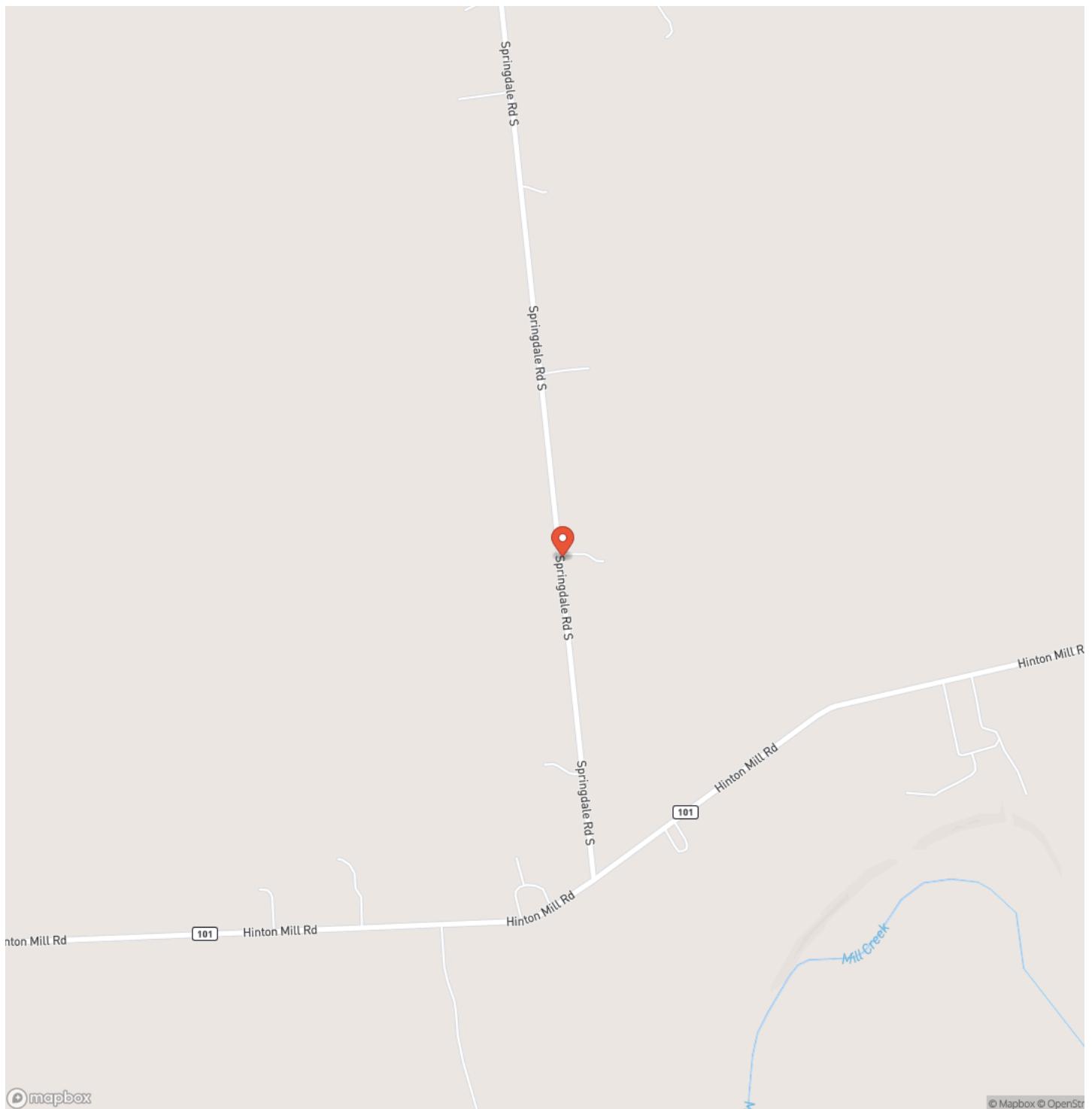
Level farmland ideal for residential home construction. Approximately 250± feet of frontage along Watkins Road.

Auctioneer can provide additional details regarding the remainder of the improved portions of the Dorral Farm that are being offered separately from the auction, including an event center with a history of hosting weddings, a custom-designed single-family residence, multiple ponds, and substantial outbuildings.

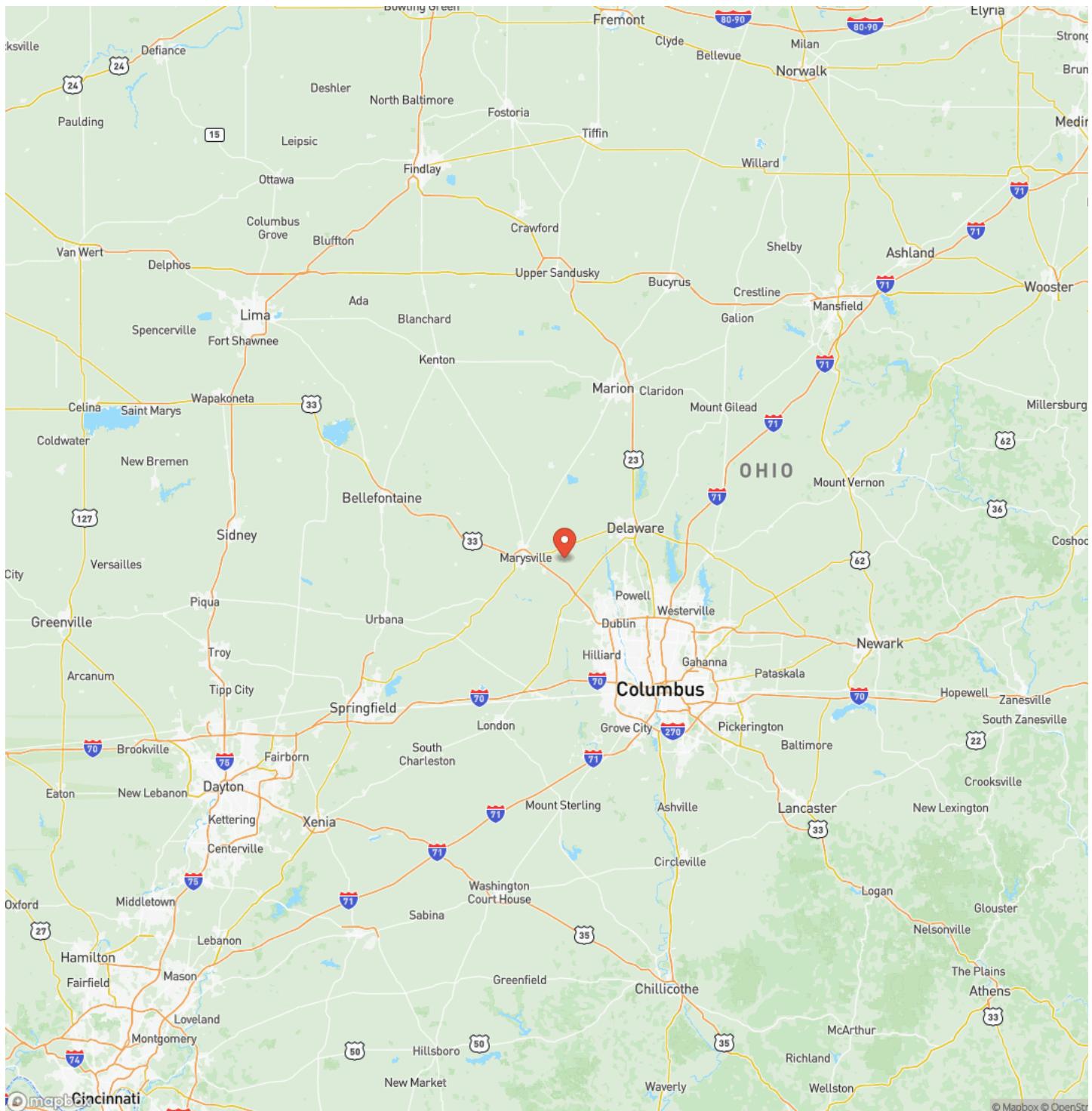
**480 Acre Land Auction! Union County, Ohio
Marysville, OH / Union County**



Locator Map



Locator Map



Satellite Map



480 Acre Land Auction! Union County, Ohio Marysville, OH / Union County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bauer

Mobile

(614) 949-6764

Email

bbauer@mossyoakproperties.com

Address

PO BOX 896

City / State / Zip

NOTES



NOTES

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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