

Multi-Parcel Auction New Albany OH
6837 E Walnut St.
New Albany, OH 43054

21.9± Acres
Franklin County



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

bbauer@mossyoakproperties.com | 614-949-6764

Multi-Parcel Auction New Albany OH New Albany, OH / Franklin County

SUMMARY

Address

6837 E Walnut St. null

City, State Zip

New Albany, OH 43054

County

Franklin County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

40.111818 / -82.806076

Dwelling Square Feet

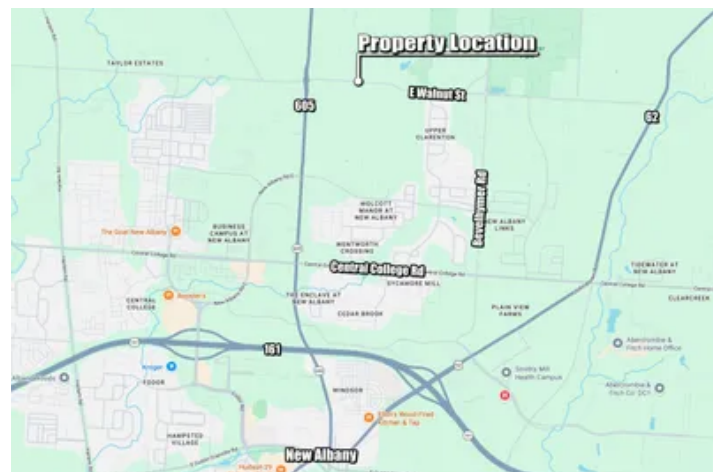
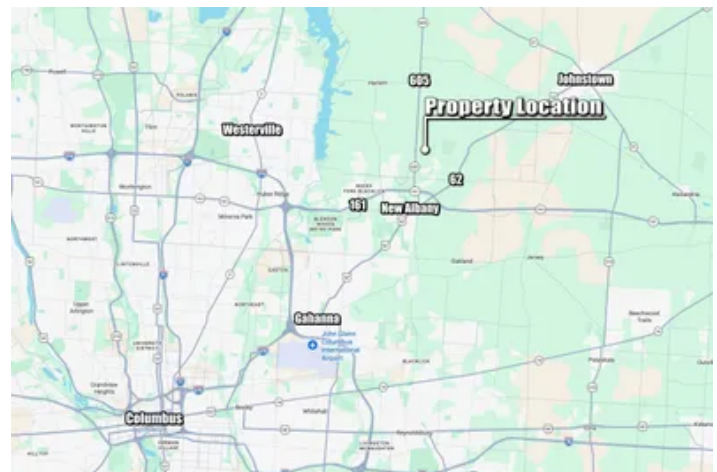
2,564

Bedrooms / Bathrooms

3 / 2.5

Acreage

21.9



Multi-Parcel Auction New Albany OH New Albany, OH / Franklin County

PROPERTY DESCRIPTION

Multi-Parcel Auction New Albany, Ohio

6837 E Walnut St. New Albany, Ohio. This 21.9 acre property is being offered in two parcels, presenting an excellent opportunity for rural living, investment, or potential future development. The property combines a quiet rural setting with convenient access to city amenities.

Parcel 1 is 6.65 acres and features a park-like setting with multiple building sites. The property is mostly wooded with a few small meadows, along with well maintained walking/riding trails throughout the property. A small creek also flows through the property. The purchaser will need to install a driveway for access. Electric service is available along the road.

Parcel 2 is 15.29 acres and includes a well-maintained, 2,564 sq ft two-story home built in 1982. The home offers three bedrooms and 2 1/2 baths. The main level features an eat-in kitchen, spacious living area, office space, and a bedroom with an en-suite bath. Upstairs are two additional bedrooms and a full bath. The extended two car heated garage includes a workshop area and half bath. Recent updates include new windows and exterior doors, a new patio, landscaping, and gutters. The water well and septic system are in good working order. The home is well kept and very ideal for entertaining both inside and out. Set approximately 300 feet from the road, the home offers a private setting with limited visibility of neighboring homes. Additional improvements include a 24' X 29' pole building and a storage shed, both with concrete floors, new exteriors and roofs. The land consists of mostly level topography and offers a good mix of woods, also with well maintained walking/riding trails, and meadows that can provide multiple types of land use, including pasture, riding, hunting, homesteading, or just enjoying the natural setting. The small creek also flows through this parcel. The southern property boundary adjoins the New Albany city limits.

The auction will begin closing on **August 15th at 1:00 PM EDT**. Bids may be placed online at any time or in person at the property on **August 15th from 12:00 PM EDT until the conclusion of the auction**. An open house will be held **August 8th from 10:00 AM to 1:00 PM EDT** and **August 15th from 9:00 AM to 12:00 PM EDT**. Additional showings by appointment.

Approximate annual property taxes are \$122 for Parcel 1 and \$9,622 for Parcel 2. Parcel 1 is zoned **SER** (Suburban Estate Residential), and Parcel 2 is zoned **R** (Rural District). Plain Township. Plain Local School District. Franklin County parcel numbers: Parcel 1: 220-002036 Parcel 2: 220-000395 and 220-000596

Without annexation, Souder Road is not a legal access to the property. Sellers shall retain possession of the home for 30 days after closing. Clear title and an owner's title insurance policy will be provided to the buyer/s at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid (gavel price) to determine the final purchase price. Acceptance of the Auction Terms is required prior to bidding.

Auctioneer

Brian Bauer

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

bbauer@mossyoakproperties.com

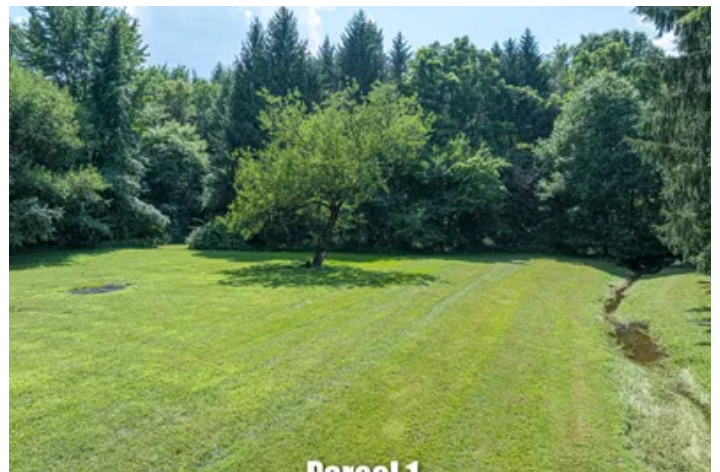
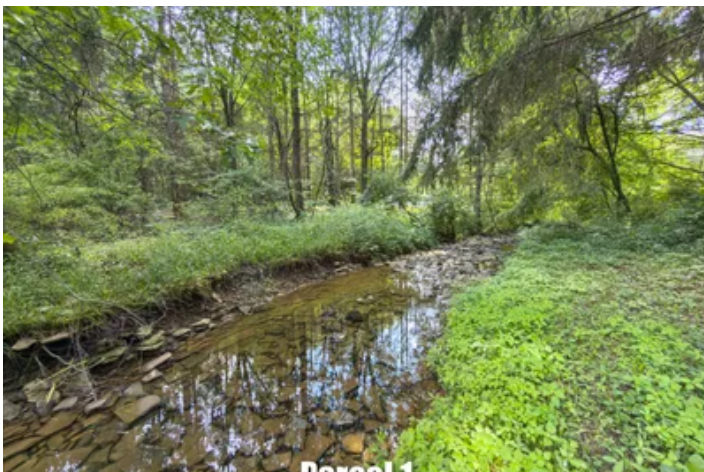
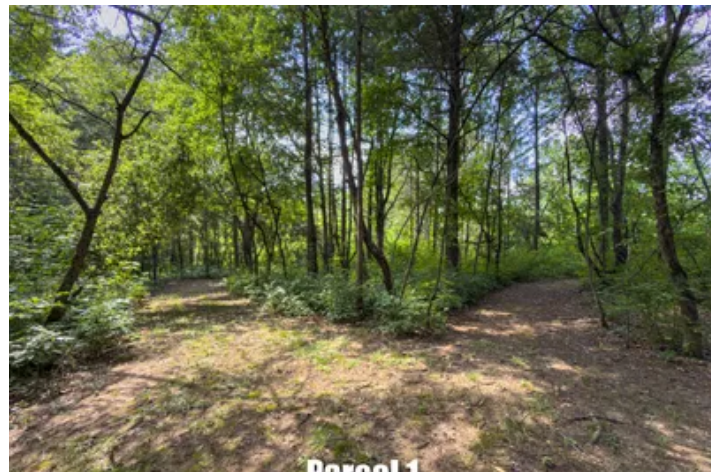
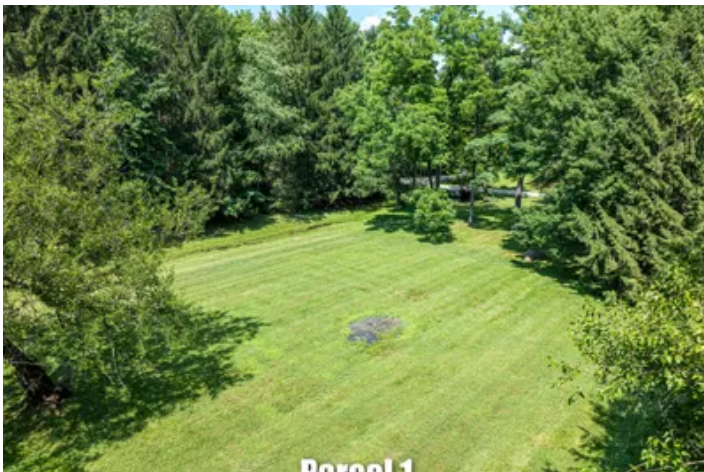
Agent

Scott Bare

[740-404-8915](tel:740-404-8915)

sbare@mossyoakproperties.com

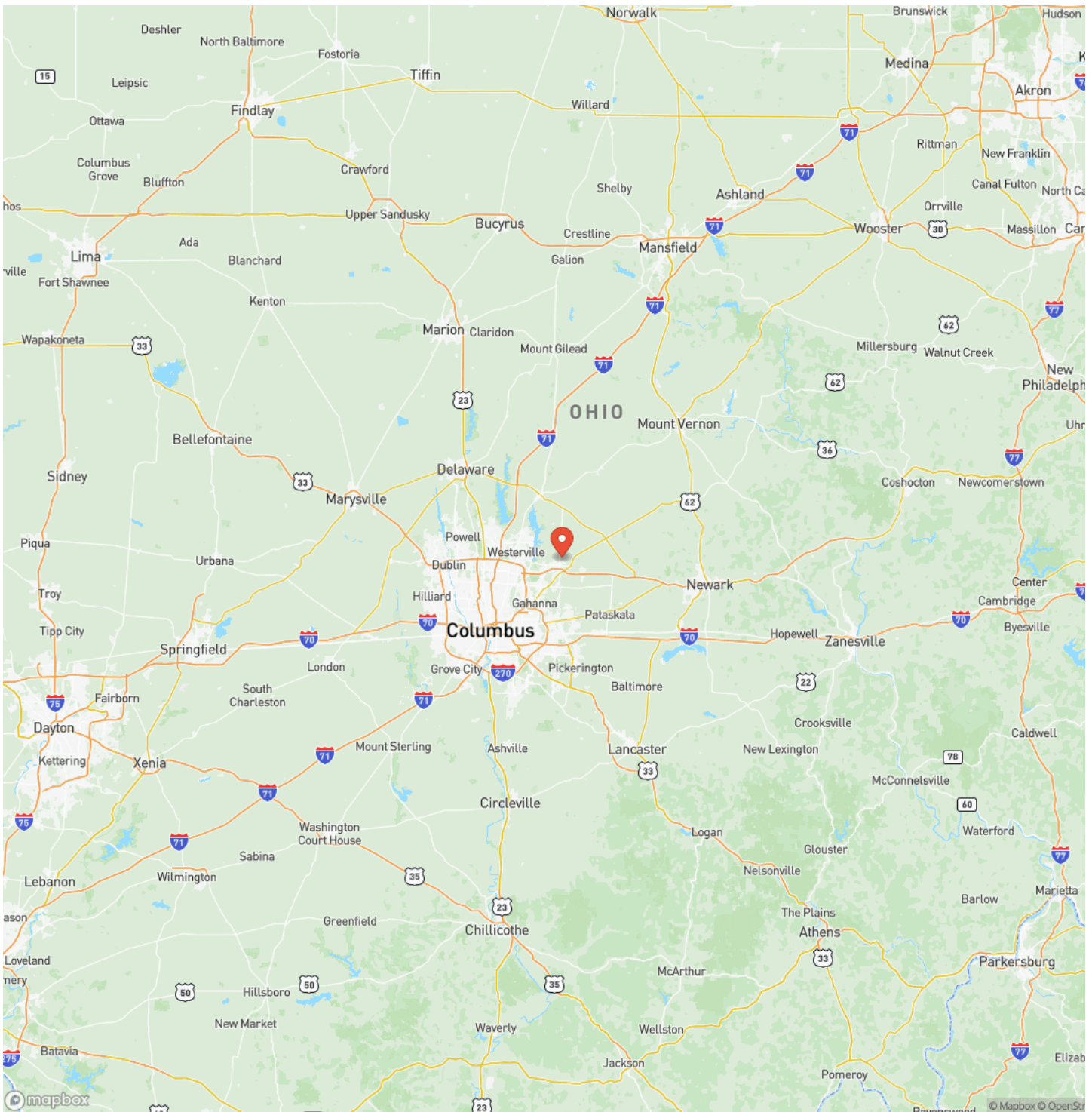
Multi-Parcel Auction New Albany OH
New Albany, OH / Franklin County



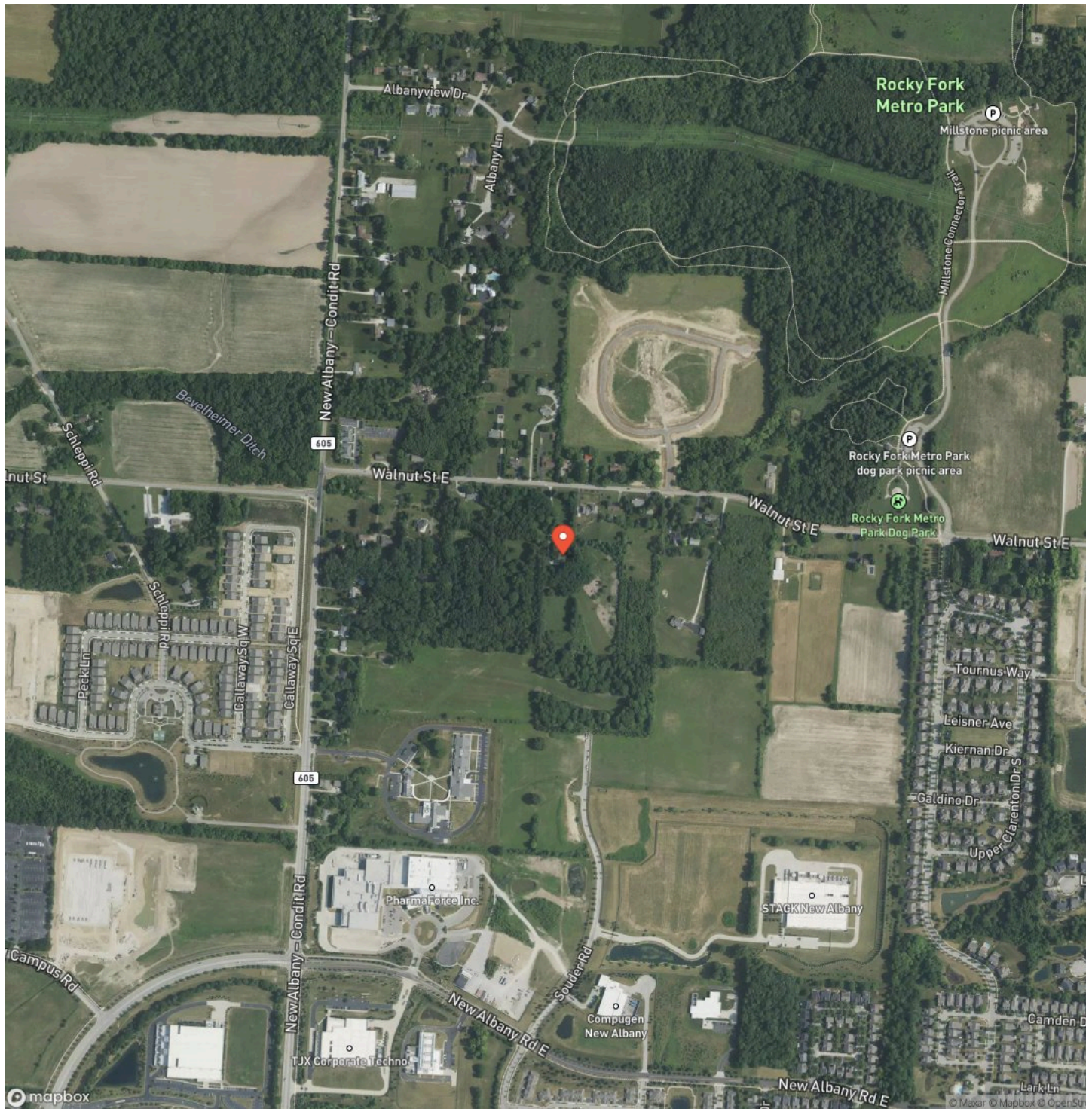
Locator Map



Locator Map



Satellite Map



Multi-Parcel Auction New Albany OH

New Albany, OH / Franklin 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

Pickerington, OH 43147

NOTES

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

This image shows a blank 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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

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

