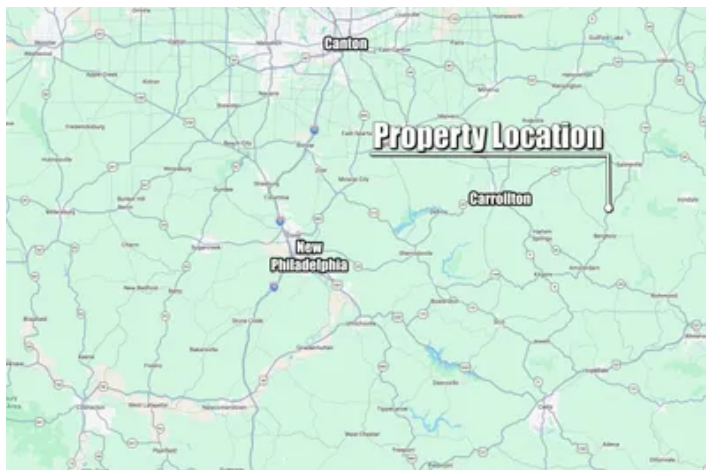
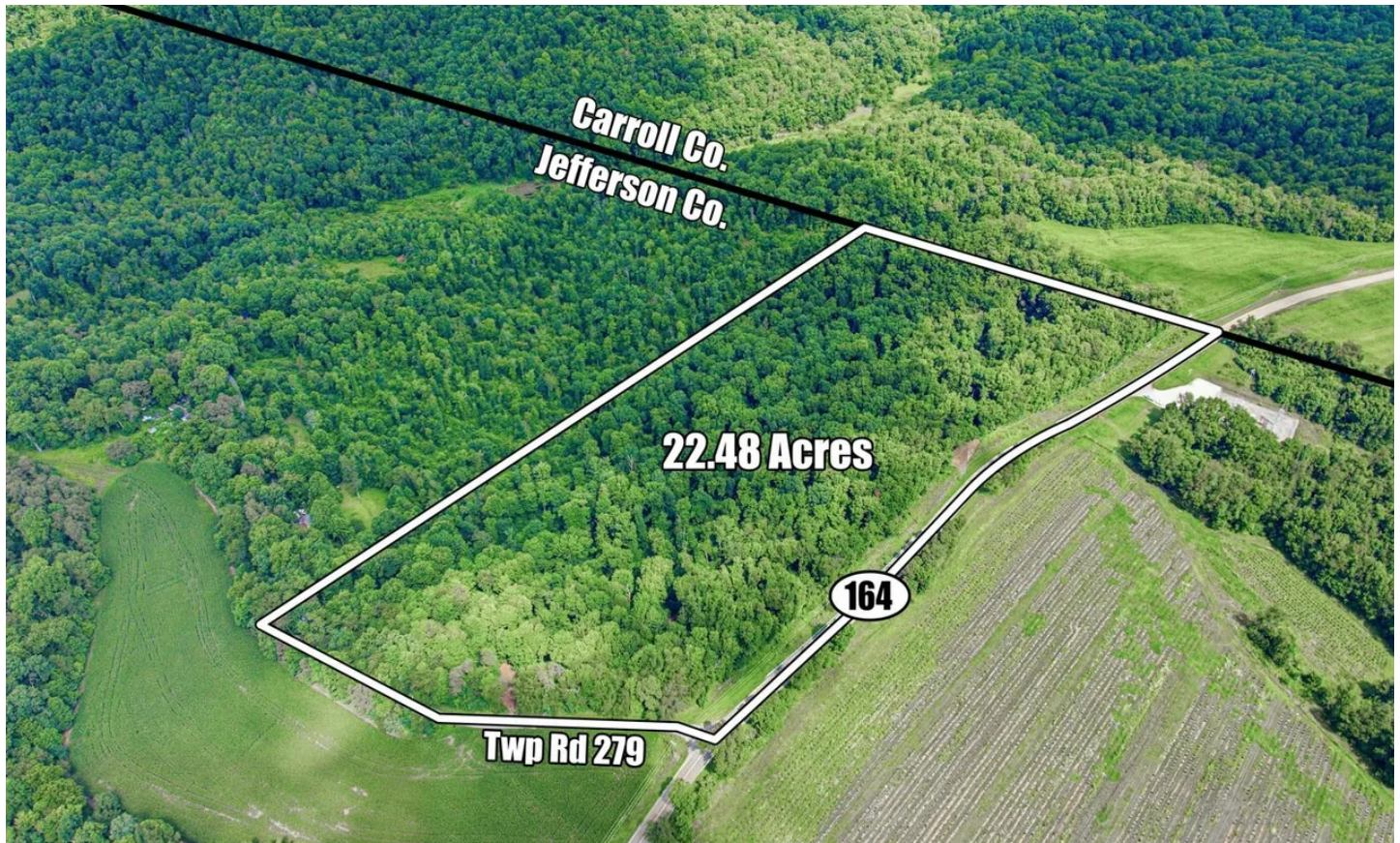


Absolute Land Auction - 22 acres
St Rt 164
Bergholz, OH 43908

22.48± Acres
Jefferson 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

Absolute Land Auction - 22 acres
Bergholz, OH / Jefferson County

SUMMARY

Address

St Rt 164

City, State Zip

Bergholz, OH 43908

County

Jefferson County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

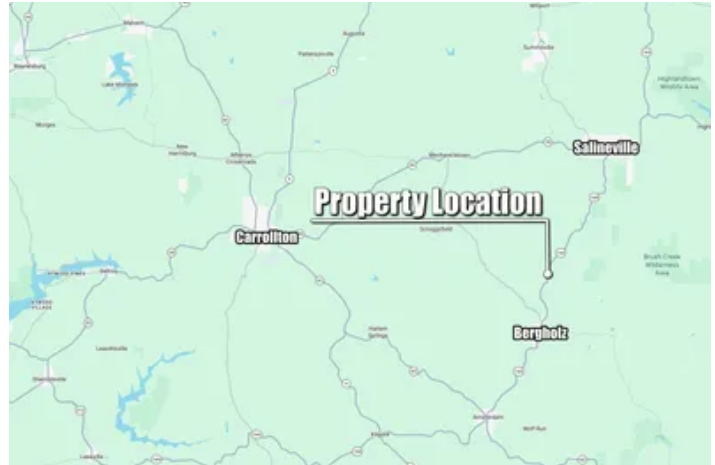
40.553691 / -80.881233

Acreage

22.48

Property Website

<https://www.mossoakproperties.com/property/absolute-land-auction-22-acres-jefferson-ohio/114611/>



Absolute Land Auction - 22 acres
Bergholz, OH / Jefferson County

PROPERTY DESCRIPTION

Absolute Land Auction
Jefferson County, Ohio

St Rt 164, Bergholz, Ohio 43908. Online bidding is now open! Selling to the highest bidder regardless of price! 22.48 mostly wooded acres offering over 2,000' of road frontage and access along St Rt 164 and Twp Rd 279. Recently cleared trails provide excellent ATV access throughout the majority of the property. A good amount of young timber offers future timber sale potential. Several possible building and cabin sites add to the property's potential. Electric service (Carroll Electric) is available along St Rt 164. A natural spring is located on the property and could potentially be developed as a water source. The property's northern boundary is the Jefferson & Carroll County line. Annual property taxes are approximately \$56.34. Oil & Gas rights are not included with the sale. Springfield Township. Jefferson County parcel number 34-00468-002. Do not miss this opportunity to purchase an excellent hunting & recreational property with strong potential for long-term land appreciation and future timber value!

[Click Here For Directions To Property.](#)

Auction begins closing **September 11th at 6:00 PM**. Our auction team will be onsite from **5:00 PM** until the auction's conclusion to assist with online bidding.

ATV Property Tours: **September 5th, 10:00 AM - 12:00 PM** and **September 11th, 3:00 PM - 5:00 PM**.

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

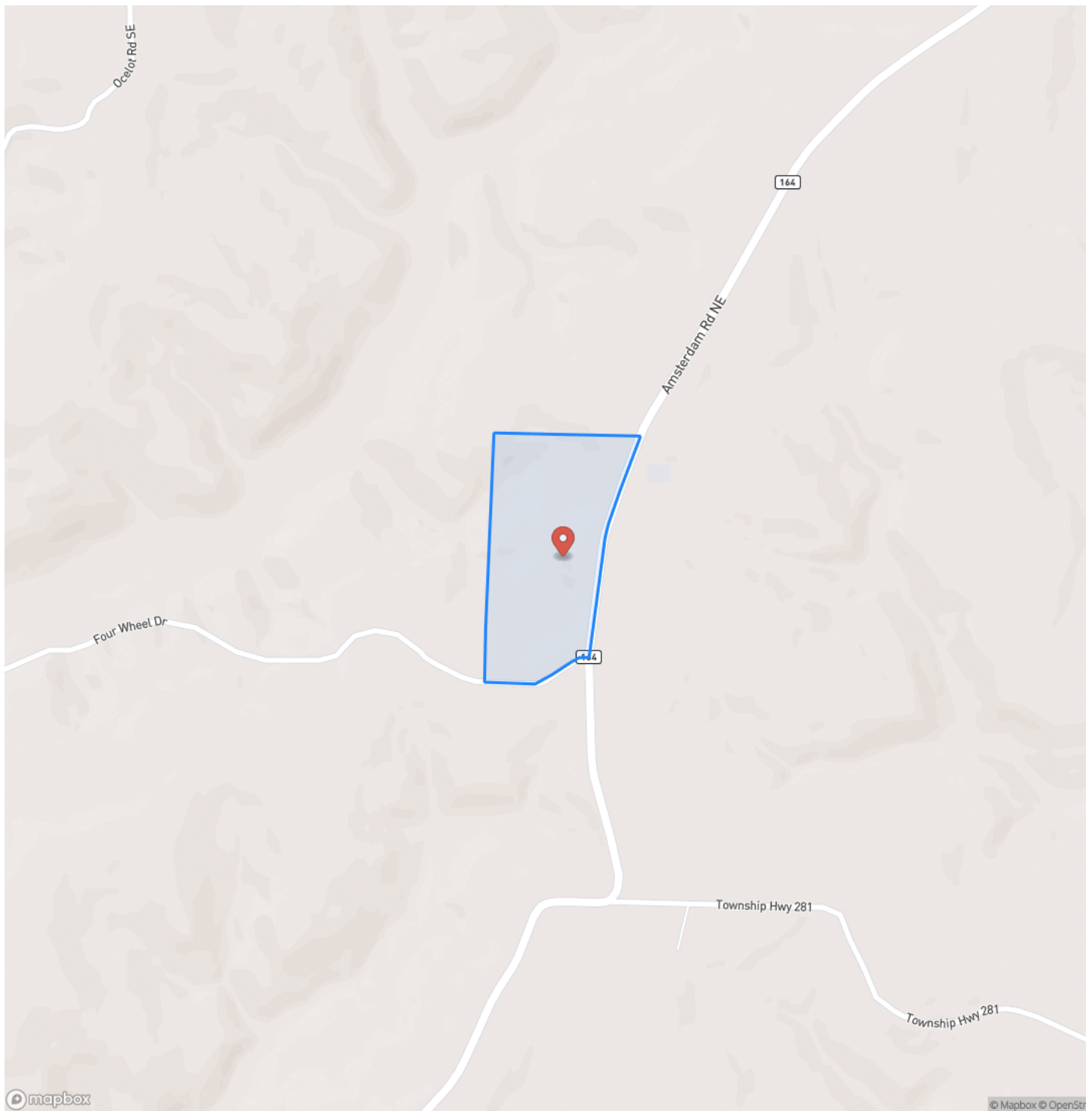
Clear title and an owner's title insurance policy will be provided to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid (gavel price) to determine the final purchase price.

Contact auctioneer Brian Bauer anytime at [614-949-6764](tel:614-949-6764) or bbauer@MossyOakProperties.com

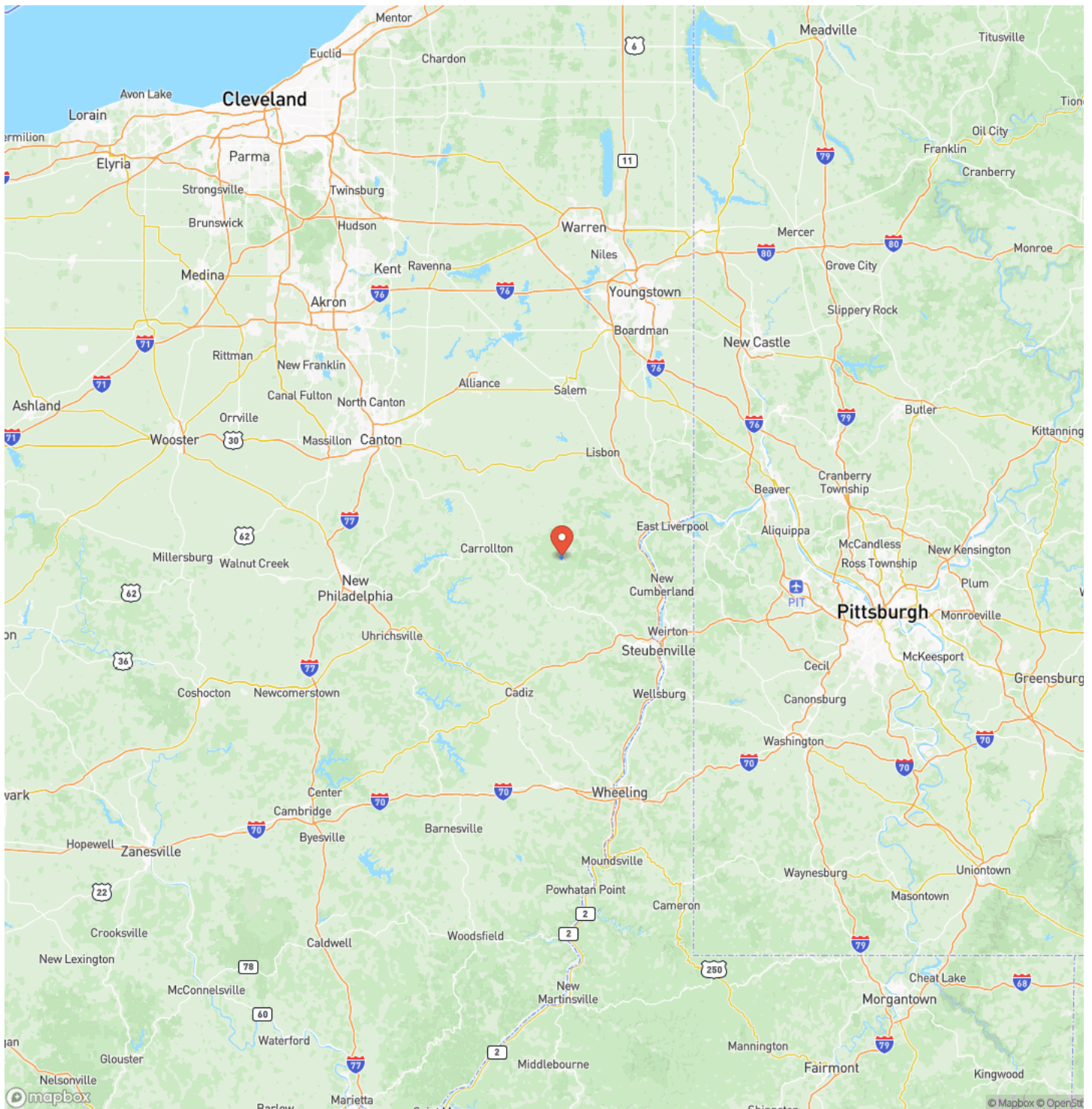
Absolute Land Auction - 22 acres
Bergholz, OH / Jefferson County



Locator Map



Locator Map



Satellite Map



Absolute Land Auction - 22 acres Bergholz, OH / Jefferson 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.

[illegible]

<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

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