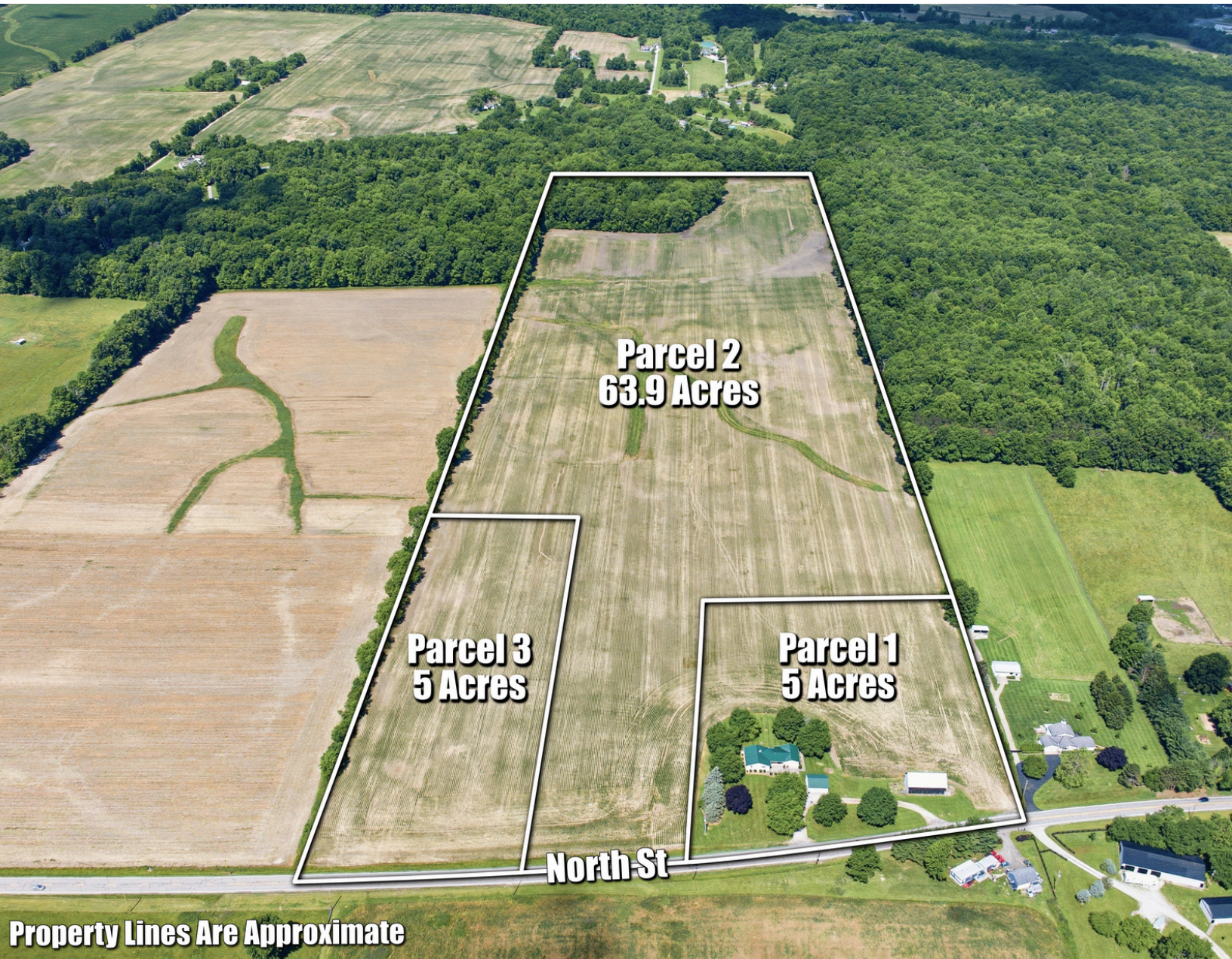


ABSOLUTE REAL ESTATE AUCTION

73.9 ACRES | LICKING COUNTY, OHIO



Property Lines Are Approximate

ABSOLUTE REAL ESTATE AUCTION

Auction Begins Closing **July 25th** at 1pm ET

BauerAuctions.com

73.9 ACRES | LICKING COUNTY, OHIO



10503 North St., Utica, Ohio. Selling to the highest bidder regardless of price! 73.9 acres being offered in 3 parcels, providing an excellent opportunity for farming, investment, and rural living. Located in northern Licking County, the property offers the privacy of the country while providing convenient access to Utica, Johnstown, New Albany, Newark, and Columbus.

Parcel 1 – 5 acres and features a 2BR, 2BA ranch home with a full basement. The main level includes a nice kitchen and dining area with a large bay window overlooking the property, a spacious living room, two bedrooms, and a full bathroom. An additional room with laundry hookups provides versatile bonus space. There is also a small enclosed rear porch. The home's full basement offers abundant storage and includes a full bathroom with a tiled walk-in shower. With its generous size, the basement provides excellent potential to be finished into additional living space. Constructed in 1960, the home features full concrete block exterior walls and has undergone numerous recent improvements, including a new roof, windows, furnace, hot water tank, stove, and leased propane tank. Propane heat and central air. Well & septic. A Generac whole-house backup propane generator is also included with the sale. Additional improvements include a 30' x 24' pole building and a historic hand-hewn log barn with a new metal roof. The property has a nice front and rear lawn along with plenty of land for hobby farming and/or livestock.

Parcel 2 – 63.972 acres of productive tillable land and is currently being farmed under a year-to-year lease agreement, providing annual farm income. With quality tillable acreage and income-producing potential, this parcel offers an excellent opportunity for both agricultural use and long-term investment. Approximately 10 acres of woods are located in the southwest corner of the property, providing excellent hunting and recreational opportunities. Farmer has rights to this year's corn crop.

Parcel 3 – 5 acres and is ideal to build your new country home with plenty of land. Electric service is available along the road.

The auction will begin closing on **July 25th at 1:00 PM EDT**. Bids may be placed online at any time or in person at the property on **July 25th EDT from 12:00 PM until the conclusion of the auction**. An open house will be held **July 17th EDT from 5:00 PM to 8:00 PM and July 25th EDT from 9:00 AM to 12:00 PM**. Additional showings by appointment. You may walk the property at your convenience and at your own risk. Please do not damage the planted corn.

Annual property taxes are approximately \$4,683.00 for all 3 parcels combined. AG Zoning (Agriculture). Burlington Township. Northridge Local Schools. Licking County Parcel: 006-010164-00.000.

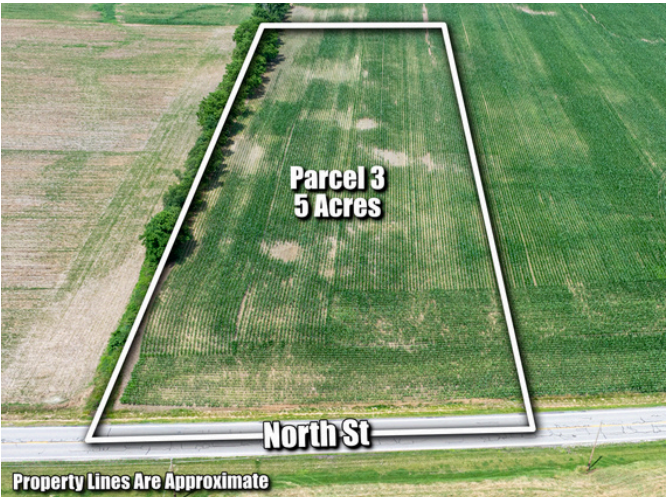
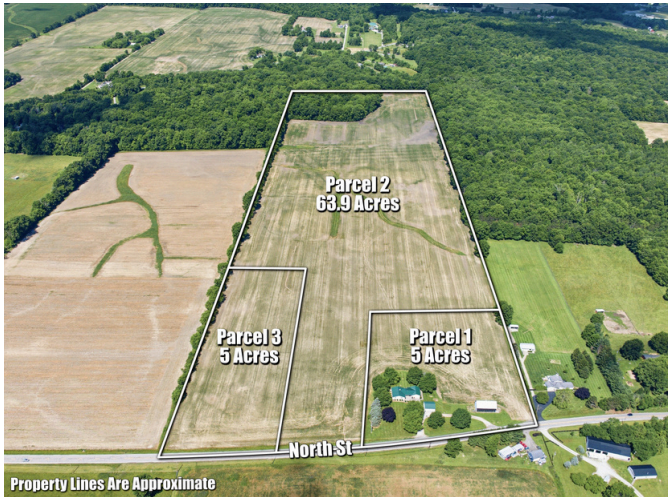
Clear title and an owner's title insurance policy will be provided to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid (gavel price) to determine the final purchase price. Acceptance of the Auction Terms and Conditions is required prior to bidding.

[**Click Here For Auction Website**](#)

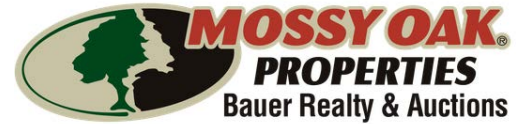
[**Click Here For Interactive Aerial Maps**](#)

[**Click Here For All Property Documents**](#)

PROPERTY PHOTOS



AUCTION TERMS



The following is a summary of the Terms and Conditions for this online auction of real estate located at and/or identified as 10503 North St. Utica, Ohio 43080 (the "Property"), Licking County parcel 00601016400000 being 73.972 acres.

By participating in this auction, the Bidder acknowledges, agrees, and accepts that the Bidder has fully read, understands, and consents to be bound by all of the following Terms and Conditions.

This is an ABSOLUTE real estate auction. The property will sell regardless of price. The highest bidder will execute the real estate purchase agreement. **The Real Estate Purchase Agreement and title documents are available for review prior to bidding under the "Documents" tab of the auction website.** No revisions to the Purchase Agreement will be permitted.

AUCTION PROCEDURE: All bids are legally binding for 24 hours following the close of the auction. The auction will begin closing on July 25th, 2026, at 1:00 PM EDT. Bidding will remain open on this property until 5 minutes have passed without receiving a bid. This soft close ensures fairness and allows the highest bidder to win. Auctioneer reserves the right to shorten or extend this time. You are NOT bidding by the acre. Bidding is for a lump sum total dollar amount for the property.

BUYER'S PREMIUM & PURCHASE PRICE. A 10% Buyer's Premium will be added to the winning bid to calculate the Total Purchase Price. All bid amounts displayed online DO NOT include the Buyer's Premium. If Bidder's bid is accepted, Bidder is legally bound to purchase the Property and agrees to pay the Total Purchase Price, consisting of: Winning Bid amount, Plus 10% Buyer's Premium, Plus 50% of the standard title company closing fees, Plus 50% of the Owner's Policy of Title Insurance.

NON-REFUNDABLE DEPOSIT. The winning bidder(s) shall tender a non-refundable deposit equal to ten percent (10%) of the Total Purchase Price via electronic transfer or other method specified by the Auctioneer within one (1) business day of the conclusion of the auction. **If Parcel 1 sells individually, the required non-refundable deposit on Parcel 1 shall be three percent (3%) of the final purchase price.** If the winning bidder fails to tender the required non-refundable deposit in accordance with these auction terms, such failure shall constitute a material default under Ohio law, and the Auctioneer and/or Seller may pursue damages and all other remedies available by law. If the winning bidder fails to close the transaction, through no fault of the Seller, the non-refundable deposit shall be retained by the Auctioneer and Seller as liquidated damages.

PROPERTY CONDITION & INSPECTIONS. The property is offered and sold **AS-IS, WHERE-IS, WITH ALL FAULTS**, and without any representations, warranties, guarantees, or assurances of any kind, express or implied, by Seller or Auctioneer, including but not limited to soil conditions; septic system feasibility or approval; water availability; access to or availability of public or private utilities; environmental conditions; or suitability for any intended use. Seller and Auctioneer shall make no repairs, improvements, or concessions of any kind. **All due diligence is the sole responsibility of the bidder and must be completed prior to bidding.** Any inspections are conducted at the bidder's sole risk and expense. **This sale is not contingent upon inspections, financing, appraisals, septic approval, utility access, or any other condition.**

FINANCING. The winning bidder may choose to finance their purchase; however, this sale is NOT contingent upon the buyer obtaining financing. Buyers are advised to obtain lender pre-qualification prior to bidding. Buyer assumes responsibility for any appraisal gaps or lender valuation discrepancies. The closing shall not be delayed due to any delays with Buyers lender.

SURVEY. 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 will be surveyed as a single parcel. All acreage amounts are approximate. The final purchase prices shall be based upon the completed survey of the parcels sold and adjusted on a per-acre basis using the Gavel Price (winning bid) of the auction parcel.

CLOSING. Closing shall take place on or before August 24th, 2026, or following the completion of all required surveys and county approvals. Sellers will convey title by General Warranty Deed. Closing will be conducted by: First American Title. Phone: 740-258-6596.

BIDDER INFORMATION & PRIVACY. By bidding on any of our auctions, you agree that Bauer Realty & Auctions, LLC has the right to share your name and phone number with the winning bidder/s only. Our bidding process is very transparent, and upon the winning bidder's request, we may provide our bidder's list to the winning bidder/s at the auctioneer's discretion.

BIDDER ELIGIBILITY. Bidders must be 18 years of age or older. Only the actual buyer may register and bid; no proxy or third-party bidding is permitted. All bidders are subject to approval at the Auctioneer's sole discretion. Auctioneer reserves the right to request proof of funds or a lenders pre-qualification letter before allowing participation or acceptance of any bid.

AGENCY RELATIONSHIP: Bauer Realty & Auctions LLC and its brokers, salespersons, auctioneers, agents, and employees represent the Seller exclusively.

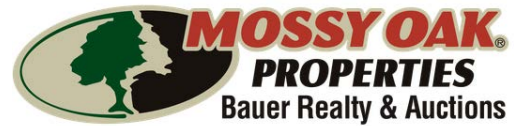
BID RIGGING - FEDERAL LAW. Bid rigging is a federal felony under Title 15, Section 1 of the U.S. Code (Sherman Antitrust Act). Any agreement or understanding between bidders to restrict or suppress competitive bidding is illegal. Violations may result in: Fines up to \$100,000,000 for corporations. Fines up to \$1,000,000 for individuals. Imprisonment up to ten (10) years. **The Auctioneer reserves the right to report suspected violations to the FBI or other applicable authorities for investigation and prosecution.**

TECHNICAL ISSUES. In the event of any technical difficulties involving servers, software, internet, or auction platform systems, the Auctioneer reserves the right to extend, pause, resume, or close the auction as deemed appropriate. Neither the Auctioneer nor the software provider shall be liable for any missed bids or platform malfunctions.

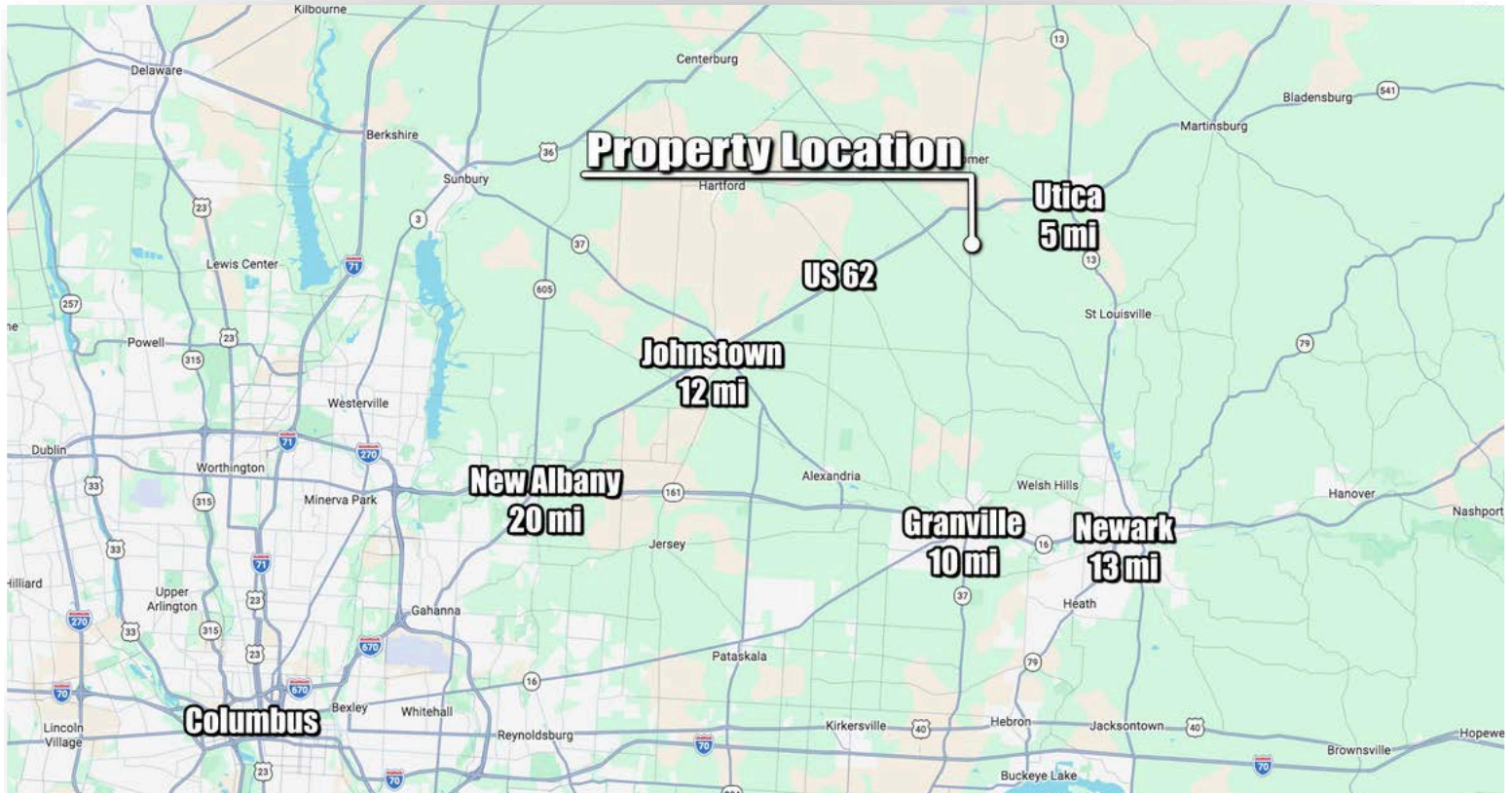
ANNOUNCEMENTS. All oral announcements and online postings made by the Auctioneer shall take precedence over any previously printed or published materials.

DEFAULT & ENFORCEMENT. Should Bidder fail to comply with these Terms and Conditions, Auctioneer and/or Sellers may pursue all legal remedies available, including recovery of actual damages, court costs, and reasonable attorney's fees incurred to enforce these terms.

73.9 ACRES | LICKING COUNTY, OHIO



Bid online anytime or place your bids in person at the property on JULY 25th from 12pm ET to conclusion of Auction



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