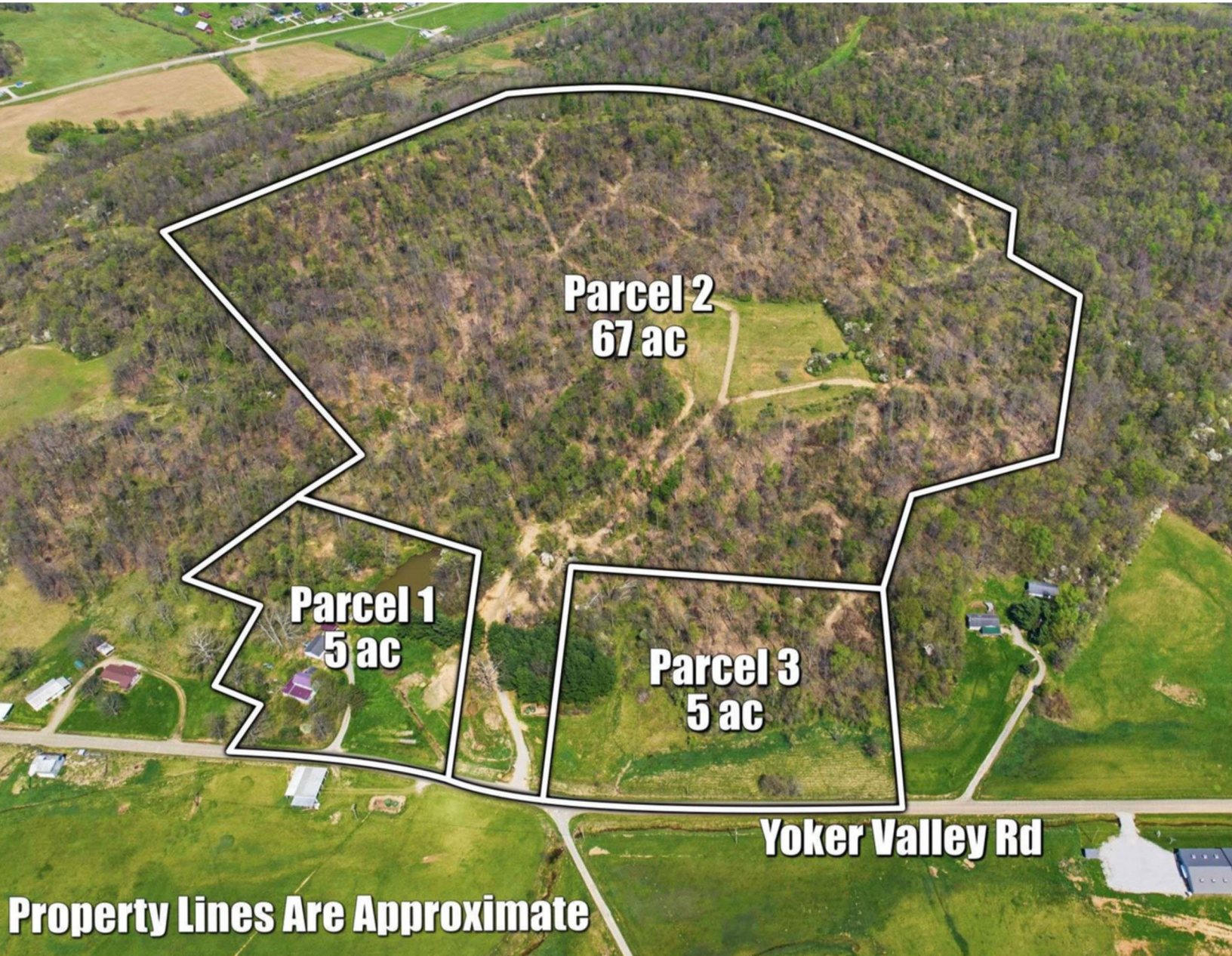


REAL ESTATE AUCTION

77 ACRES | GUERNSEY COUNTY, OH



MULTI-PARCEL AUCTION

Auction Begins Closing **June 6th at 1pm EST**

BauerAuctions.com

77 ACRES | GUERNSEY COUNTY, OH



59674 Yoker Valley Rd. Quaker City, Ohio 43773. Located just south of Quaker City and only 8 miles from Interstate 70, this 77.35 acre property is being offered in 3 parcels and provides an excellent opportunity for rural living, recreation, and hunting.

Parcel 1 – 5 acres with a 2-story farmhouse built in 1878 with 5 bedrooms and 1 full bath. Large kitchen with oak cabinets and appliances. New family room addition with wood stove. Partial basement. Large covered rear porch. Gas heat and central air. Well and septic system. 28' x 36' garage. Stocked pond with a duck shed.

Parcel 2 – ±67 acres with great access. Nice mix of meadows and woods. Ideal for food plots. Multiple building sites. Excellent hunting!

Parcel 3 – 5 acres offering an ideal building lot. Partially wooded.

The seller does not own the mineral rights. Select timber harvest completed in 2025. The auction will begin closing on June 6th at 1:00 PM EST. Bids may be placed online at any time or in person at the property on June 6th from 12:00 PM until the auction's conclusion. Property tours will be held May 30th from 9:00 AM to 12:00 PM and June 6th from 9:00 AM to 12:00 PM. You may walk the property at your own risk and convenience.

Guernsey County parcel numbers 23-0000724.000 and 23-0000585.000. Millwood Township. Approximate annual property taxes are \$1,750.00 (all parcels combined). If sold in parcels, individual tax amounts are to be determined. East Guernsey Local School District.

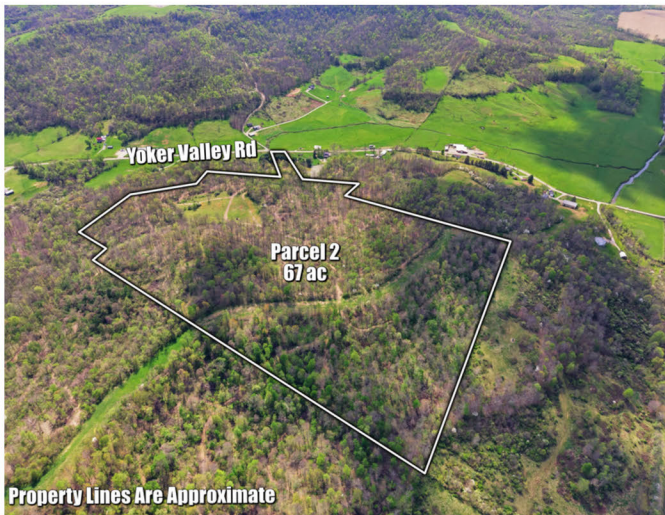
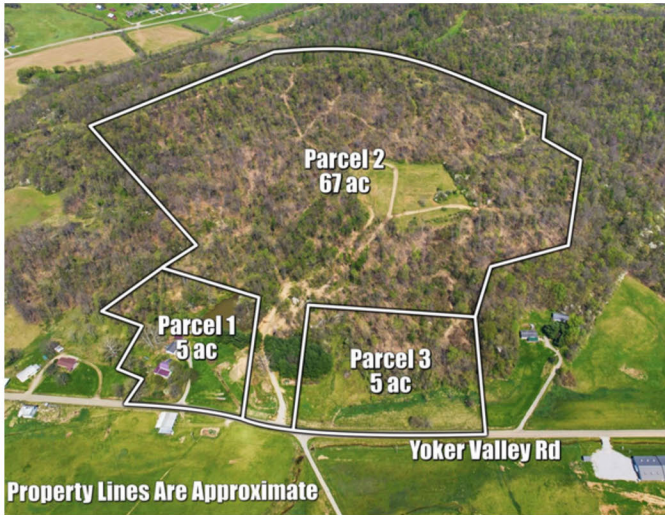
Clear title and a title insurance policy will be issued to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid price (gavel price) to determine the final purchase price. Acceptance of auction terms is required prior to bidding.

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

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

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

AERIAL MAPS



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 59674 Yoker Valley Rd. Quaker City, OH 43773 (the "Property"), Guernsey County parcels 23-0000724.000 and 23-0000585.000 being 77.35 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 auction has an undisclosed reserve price. If the highest bid meets or exceeds the reserve 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 June 6th, 2026, at 1:00 PM EST. 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 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. No new survey will be provided if all parcels sell to the same Buyer. All acreage amounts are approximate. The final purchase price/s shall be based upon the completed survey (if applicable) 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 July 6th, 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: Northwest Title. Crissa Felkner. Phone: 740-994-4466.

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.

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.

77 ACRES | GUERNSEY COUNTY, OH



Bid online anytime or place your bids in person at the property on June 6th from 12:00pm - 1:00pm EST



BRIAN BAUER | 614-949-6764
Auctioneer & Agent
bbauer@mossyoakproperties.com

SCOTT BARE JR. | 740-404-8915
OH & WV Agent
sbare@mossyoakproperties.com



BauerAuctions.com