



**MOSSY OAK**  
**PROPERTIES**  
Bauer Real Estate Company



# 263 ACRES COLUMBIANA COUNTY

## ONLINE AUCTION

This 263.72 acre property offers excellent investment opportunities! The property is being offered in 8 tracts and boasts multiple building/development sites, marketable timber, mineral rights with no active leases, no deed restrictions, and excellent hunting! A new survey will be provided to buyer/s.

**Tract 1** - 39 acres with 15 acres of tillable land, 16 acres of woods with marketable timber, with the remainder being wetlands. Over 1,400' of road frontage along Heck Rd.

**Tract 2** - 23 acres with 10 acres of tillable land with the remainder being wooded with marketable timber. A gravel drive provides access into property from Heck Rd. Over 550' of road frontage along Heck Rd.

**Tract 3** - 49 acres with 35 acres of tillable land on both sides of Heck Rd. 7 acres of this tract is wooded with some marketable timber. This tract surrounds a 1 acre home that is not included in this sale. Over 1,200' of road frontage along Heck Rd.

**Tract 4** - 49 acres with 44 acres of tillable land, a small amount of woods, a gravel drive for access, and a 40' X 112' building with concrete floor and electric service. Over 1,100' of road frontage along Heck Rd.

**Tract 5** - 38.5 acres of mostly tillable land. Over 900' of road frontage along Heck Rd.

**Tract 6** - 43 acres with approximately 9.5 acres of tillable land, with the remainder of the land being mostly wetlands. This tract has over 3,000' of road frontage along Heck and Bull Creek roads.

**Tract 7** - 6.5 acres with a small amount of tillable and a small pond. This would be an ideal homesite. Over 950' of road frontage along Heck Rd.

**Tract 8** - 15 acres with 10 acres of tillable land and the remainder of the land being wooded. Over 2,200' of road frontage along Lippy and New Castle roads. Tract is in Mahoning County.

This property is not located within the city limits of Columbiana. Tenant farmer has rights to this year's planted crop. Acceptance of auction terms is required prior to bidding.

**Annual taxes:** \$11,413.00 for the entire property.  
TBD for new lots.

**Columbiana Co. Parcels:** 1700099000 (102 acres)  
1700098000 (48.106 acres) 1700261000 (98.61 acres)

**Mahoning Co. Parcel:** 021990001000 (15 acre split)

**Columbiana Co. Township:** Fairfield

**Mahoning Co. Township:** Springfield

**Township Zoning Columbiana Co.:** Yes  
(see map and resolution under "Documents")

**Township Zoning Mahoning Co.:** No

**CAUV:** No

**AUCTION BEGINS CLOSING:**  
**THURSDAY, SEPTEMBER 28, 2023 AT 6:00 PM**

**PROPERTY TOUR: SATURDAY, SEPTEMBER 23, FROM 12:00 TO 3:00 PM**

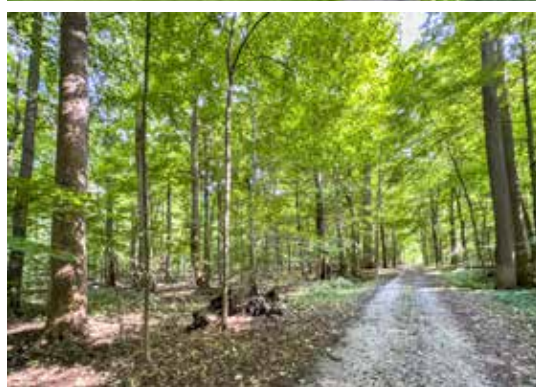
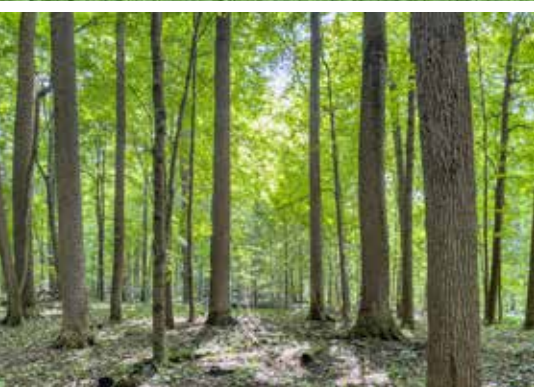


Photo taken on the property 8/26/2023



**MOSSY OAK<sup>®</sup>**  
**PROPERTIES**

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Contact auctioneer Brian Bauer anytime:

☎ 614-949-6764 ✉ [bbauer@mossyoakproperties.com](mailto:bbauer@mossyoakproperties.com)

**MossyOakProperties.com**

*Join us at our Bid Center located at 105 St.  
Andrews Dr. Columbiana, OH 44408  
(Riser Tavern) on September 28th from  
3 PM to 6 PM to submit your bids in person!*



**Address:** 0 Heck Rd, Columbiana, OH 44408

**GPS:** Lat. 40.895093 Long. -80.643054

You may walk the property anytime at your own risk and convenience. Property corners at roads are marked with pink ribbon.

