



LAND AUCTION

61.2 ACRES NOBLE COUNTY

BID ONLINE ANYTIME!

Tract 1 is approximately 26 acres of vacant land with access along Whiskey Run Rd. Mostly wooded with approximately 5 acres of open land.

Tract 2 is approximately 16 acres of mostly wooded land with a little over 2 acres of cleared powerline easement. Access along Whiskey Run Rd.

Tract 3 is approximately 11 acres and is a good mix of woods and open land with access along Whiskey Run Rd. Electric service and a pipeline easement run through this tract.

Tract 4 is approximately 7.5 acres and is all wooded with access from Whiskey Run Rd. Electric service runs through this tract.



Property is located in Noble County, Ohio, Beaver Township, with frontage along Whiskey Run Rd. The land offers good hunting, multiple building sites, and an excellent investment opportunity in an appreciating asset. Seneca Lake is just a few miles from the property. The sellers do not own the mineral rights. This auction has a low reserve price, so do not miss your chance!

Property is located 0.3 miles South of St Rt 513 on Whiskey Run Rd.

Purchasing this property at auction is a very easy process, and lender financing is welcome. Bidding on a real estate auction is no different than making an offer on a listed property. The auction method is just a different way for sellers to procure offers on their property. This auction has an undisclosed reserve price. If the highest bids meet or exceed the reserve price, the property will sell. A 10% Buyer's Premium will be added to the highest bid price to determine the final purchase price of the property. Acceptance of auction terms is required prior to bidding.

Phone bidding available (call auctioneer to register).

Bid online anytime or place your bids in person at our Mt. Hope office on August 8th (5pm-6pm)

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**AUCTION BEGINS CLOSING:
THURSDAY AUGUST 8,
2024 AT 6:00PM**

AUCTIONEER BRIAN BAUER



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