



REAL ESTATE AUCTION

144 ACRES JACKSON COUNTY, OH

Bid online anytime

\$2K PER ACRE RESERVE!

**Walk property anytime at your
own risk and convenience**

Property Tours:

**Saturday, Sept. 27th
9 am-12 pm**



This mostly wooded property is located just 4 miles from US-35 and offers frontage along both Keystone Furnace Rd and Orpheus-Furnace Rd. The cozy 24' x 24' primitive cabin is wired for a generator and includes a water storage tank with pump system, propane wall heater, and wood burner. Dickason Creek flows through the property, and two natural springs provide additional water sources. The land is ideal for hunting, hiking, ATV riding, or simply enjoying nature. A trail system runs throughout the property and could easily be improved with brush-hogging. Several box blinds are already in place for hunting. Access into the property is from Orpheus Keystone Rd, with electric service available along Keystone Furnace Rd. The property has not been recently logged. There are no deed restrictions or zoning. The seller will be providing good clean title to the property, and the buyer will receive a general warranty deed along with a title insurance policy at closing. All of the seller's mineral rights transfer. Annual taxes are approximately \$2,752 and will be paid current at closing. Conveniently located 11 miles from Wellston, 14 miles from Jackson, 40 miles from Athens, and 80 miles from Columbus. The first bid received will meet the reserve price. Don't miss this opportunity!



**AUCTION BEGINS CLOSING:
OCTOBER 2nd AT 6:00 PM**





Auctioneer: Brian Bauer



614-949-6764



MossyOakProperties.com



bbauer@mossyOakproperties.com