

INSPECTION DATE:
Tuesday, August 31, 3:00 - 5:00 pm
 Please meet a Schrader agent on Tract 6 where Center bend Rd. and Bakers Ln. intersect, to gain information pertaining to the property.

DIRECTIONS

TO TRACTS 1&2 from McConnellsville: Take OH-60 east out of McConnellsville. Follow OH-60 for 10.7 miles to Hackney Rd. Turn left on Hackney Rd and follow it for 1 mile to arrive at Tracts 1&2 on your left (west).

TO TRACT 3 from Tracts 1&2: Follow Hackney Rd south 1 mile to OH-60 and turn right on OH-60. Follow OH-60N for 0.8 miles to N Silyka Rd and turn right (north). Follow N Silyka Rd for 0.1 miles to N Unionville Rd and turn right. Follow N Unionville Rd 1.1 miles to Onion Run Rd. Turn right and follow Onion Run Rd for 0.5 miles to Tract 3 on your right.

TO TRACTS 4-12 from McConnellsville: Take OH-60 east out of McConnellsville. Follow OH-60 for 11.5 miles to Center Bend Rd. Turn left on Center Bend Rd. Follow Center Bend Rd for 1 mile to arrive at the Township Rd 915 accessing Tracts 4-12 on your right.

TO TRACTS 13 & 14 from Tracts 4-12: Follow Center Bend Rd south to OH-60 and turn left on OH-60. Follow OH-60 0.7 miles to Township Rd 147 (New Rd) and turn left on Township Rd 147 (New Rd). Follow Township Rd 147 (New Rd) 1 mile and tracts 13-14 will be on your left.

TO TRACT 15 from Tracts 13 & 14: Follow Township Rd 147 (New Rd) to OH-83. Turn left on OH-83. Follow OH-83 for 0.3 miles to arrive at Tract 15 on your left.

TO TRACT 16 from Beverly: Take OH-60 east out of Beverly. Follow OH-60 for 6.0 miles to Big Run Rd. Turn left on Big Run Rd. Follow Big Run Rd for 2.7 miles to arrive at Tract 16 on your left.

TO TRACT 17 from Beverly: Take OH-60 east out of Beverly. Follow OH-60 for 9.0 miles to Washington County Hwy 76A. Turn left on Washington County Hwy 76A and follow for 0.4 miles to C76/Cats Creek Rd. Turn left on Cats Creek Rd and follow for 0.4 miles to E Branch Rd. Turn right on E Branch Rd and follow for 1.5 miles to arrive at Tract 17 on both sides of E Branch Rd.

AUCTION SITE

Heck Harkins Community Center
 1685 Broadway St, Stockport OH 43787

Directions from McConnellsville: Take OH-376 S out of McConnellsville. Follow OH-376 for 9.5 miles to OH-266W / Broadway St. Turn right and follow Broadway St for 0.6 miles to South Street and turn left to arrive at the auction site.

Morgan & Washington County, Ohio
REAL ESTATE AUCTION

Great Recreational Opportunities
 Prime Wildlife Habitats
 Timber Investment Value
 Potential Building Sites with Scenic Views

513± acres
 In 17 Tracts Ranging from 6± to 76± Acres
 Offered in Individual Tracts, Combinations of Tracts and as a Whole

Wednesday, September 15 at 5pm
 held at Heck Harkins Community Center, Stockport, OH • Online Bidding Available

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September

26	27	28	29	30
19	20	21	22	23
12	13	14	15	16
5	6	7	8	9
1	2	3	4	5
Sat	Fri	Thu	WED	Tue

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Tracts 8, 11 & 12



TRACT 16: 60± acres with approx. 3400 feet of road frontage on Big Run Rd with a year round creek parallel to the property and road frontage. Adjacent to the creek are long views of meadows with rolling woods behind the meadow area.



Tract 16

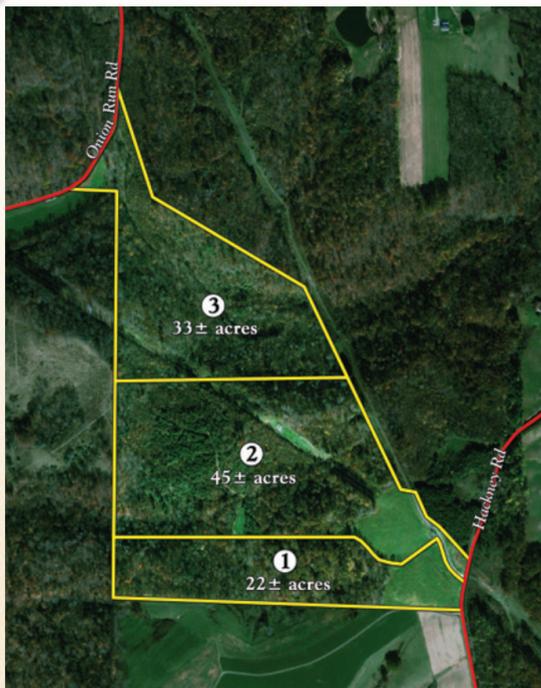


Tract 16

TRACT 17: 21± acres with East Branch Rd dividing this wooded tract in two tracts. Great opportunity for a first-time buyer. This could be the buy of this auction.



Tracts 13 & 14



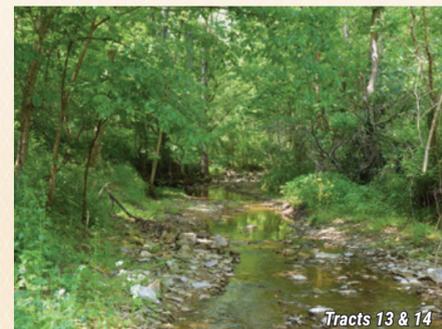
TRACT 1: 22± acres that features a mix of mature hardwood trees and a high meadow area with scenic long views. Excellent potential building site with great recreational opportunities. Don't miss this rare opportunity to purchase a scenic rural setting.

TRACT 2: 45± acres predominately featuring mixed hardwoods with scenic meadow area. An ideal hunting recreational tract offering a great potential building site for a weekend cabin in the lush meadow area.

TRACT 3: 33± acres with small meadow area bordered by a meandering creek featuring all mixed hardwood trees with road frontage on Onion Run Rd. Investigate the hunting and recreational opportunities of this tract plus the future income from timber sales. Combine Tracts 1-3 for a total of 100± acres with easy access from Hackney and Onion Run Rd.



Tract 11



Tracts 13 & 14

TRACT 11: 59± acres with approximately 12 acres of tillable farmland. This is a good hunting/recreational tract that has income earning capacity through renting of the tillable farmland. You can enjoy hunting/recreational activities, future income from timber harvest could provide cash flow to offset taxes and any other misc. expenditures.

TRACT 12: 33± acres which could be a great rural setting for a country home with the benefit of hunting and recreational adjacent to your home. Great potential building site overlooking mixed hardwood forest.

TRACT 13: 57± acres of mixed hardwood trees. Enjoy the best of nature on this rolling terrain. Investigate the timber potential on this tract combined with tract #14. Good access

from Township Rd 147 (New Rd).

TRACT 14: 29± acres, This tract has future timber value plus good hunting and recreational opportunities. Good access from Township Rd 147 (New Rd).

TRACT 15: 15± acres if you are looking for a potential wooded building site located on St Rd 83 this is a great opportunity, so be prepared to bid your price. It is difficult to find scenic wooded building sites on a good highway such as St Rd 83.



Tracts 13 & 14



TRACTS 4-7: These tracts range in size from 6± to 8.5± acres with excellent road frontage on Center Bend Rd. Plus, Tracts 6 & 7 also have frontage on Bakers Ln. These wooded country home sites are difficult to come by, so don't miss this opportunity to buy at your price. If you want larger acreage, design a combination that fits your needs.

TRACT 8: 76± acres of mixed hardwood with excellent hunting potential. This tract is somewhat isolated with access from Bakers Ln, which is ideal for private hunting. The tillable land adjacent to this tract provides food supply for game. Investigate the timber potential.

TRACT 9: "Swing Tract" 16± acres must be purchased by adjoining neighbor or in combination with Tract 8.

TRACT 10: 18± acres tract has access from Highway 83 by a 40 ft. easement.



Tract 2



Tract 3



Tracts 4-8

Terms and Conditions:

BUYER'S PREMIUM: A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price.

PROCEDURE: The property will be offered in Seventeen (17) individual tracts, any combination of two (2) or more tracts, and as one (1) entire tract at the date and time noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations, and the entire tract may compete.

DOWN PAYMENT: A ten percent (10%) down payment is required on the day of the auction with the balance due at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING SO BE SURE TO HAVE ARRANGED FINANCING, IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING BALANCE AT CLOSING.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into a Real Estate Purchase Contract at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

DEED: Seller shall provide a Limited Warranty Deed to Buyer(s) at closing.

EVIDENCE OF TITLE/CONDITION: Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review, prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent real estate taxes and assessments. Buyers will be responsible for purchasing any owner's or lender's policy required. All tracts will be sold "AS IS - WHERE IS, WITH ALL FAULTS".

REAL ESTATE TAXES: Seller will pay the current year taxes prior to closing or a credit for the current year taxes will be given to Buyer(s) at closing. If the current year taxes are undetermined, Seller shall credit Buyer(s) at closing based on the most recent ascertainable tax figures.

CLOSING: Closing shall take place on or before November 1, 2021, subject to approval by the Morgan County Engineer and Planning Commission.

POSSESSION: Possession shall be delivered at closing. Buyers may acquire a hunting lease for temporary access immediately following the Auction and expiring at the closing or termination of the transaction.

ACREAGE: All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions.

MINERALS: Seller shall convey surface, coal and hard minerals. Seller shall reserve remaining mineral interests.

SURVEY: Seller, at its sole cost and expense, may provide a new survey to the Buyer(s) for the tracts prior to closing. Any need for a new survey shall be determined solely by Seller. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. The type of survey provided shall be determined by Seller.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

AGENCY: Schrader Real Estate and Auction Company Inc., Murray Wise Associates LLC and its representatives (the "Auctioneers") are the auctioneers and exclusive agents of the Seller regarding the sale of the property.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase Contract. ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "AS IS-WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the property is made by Seller or the Auctioneers and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of Seller and the Auctioneers are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information.

SELLER: Ohio Franklin Realty, LLC

800.451.2709

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