



LAND AUCTION

212 AC± | 5 TRACTS | MONROE CO, OH



10% BUYERS PREMIUM | LIC. #2022000271

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 9/8/26 AUCTION TIME: 5:30 PM ET

AUCTION HELD AT: ON-SITE, 50768 STATE ROUTE 556, CLARINGTON, OH 43915

PROPERTY PREVIEW: BY APPOINTMENT

**ABSOLUTE
AUCTION**

Live and Online at RES.bid

Located just three miles from Clarington, Ohio, on OH-556, this unique Monroe County property combines a well-equipped commercial facility with a substantial amount of wooded recreational acreage in southeastern Ohio. Situated just minutes from OH-7 and less than three miles from the Ohio River, the property offers convenient access while providing a private setting surrounded by rolling hardwood forests.

The commercial improvements include approximately 17,800 square feet of office, conference, warehouse, and support space designed to accommodate a variety of commercial or industrial operations. Constructed using a combination of concrete block and red iron framing, the building is finished with metal siding and roofing to help minimize exterior maintenance.

The office portion of the building encompasses approximately 4,800± square feet and includes six private offices, two conference rooms, five restrooms, and a break room. Recent updates include floor coverings, paint, and lighting, creating clean and functional workspaces. Individual heat pump systems provide heating and cooling throughout the office and conference room areas for year-round comfort.

The warehouse consists of approximately 13,000± square feet with ceiling heights ranging from 16 to 24 feet, allowing flexibility for equipment storage, manufacturing, distribution, or other commercial applications. Propane-fired radiant ceiling heat serves the warehouse, providing efficient heating during colder months.

Utilities include county water, South Central three-phase electric service, septic systems, and broadband internet. The property also features concrete and gravel parking areas to accommodate employees, visitors, equipment, and deliveries, while an additional 24 x 40 garage space provides supplemental storage or workspace. The main facility is fully fenced and gated for controlled access and security.

Across the road, a large fenced and gated storage or laydown yard provides additional outdoor storage space. A tunnel beneath State Route 556 connects the upper yard to the main facility, allowing equipment and personnel to move safely between the two areas without crossing the highway at grade.

Beyond the commercial improvements, the balance of the property is primarily wooded and features the rugged topography southeastern Ohio is known for. High ridges, deep valleys, mature hardwood timber, and varied terrain create an attractive recreational landscape. The area supports strong populations of white-tailed deer and wild turkey, among other native wildlife, making the acreage suitable for outdoor recreation, wildlife observation, hiking, or hunting.

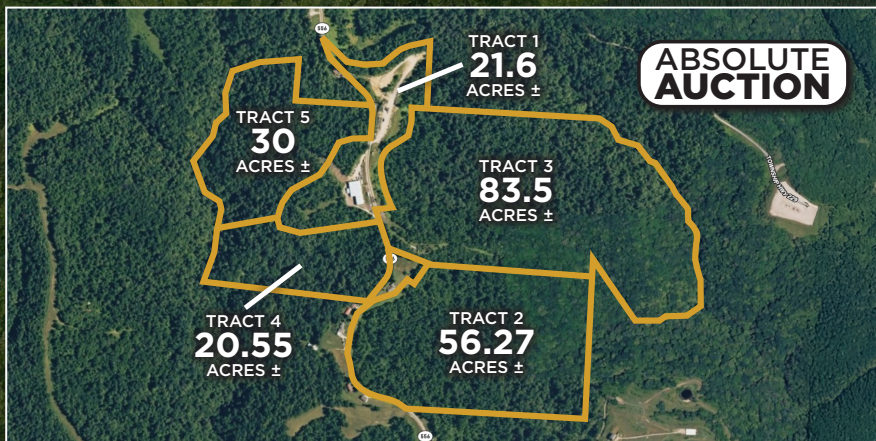
The property's location places it within approximately six miles of Sunfish Creek State Forest, which offers 637± acres of public hunting and fishing opportunities. Its proximity to the Ohio River also provides convenient access to boating, fishing, and additional outdoor recreation.

Transportation access is another notable feature. The property is only minutes from OH-7 and provides convenient travel to WV-2 and Interstate 70, making it accessible from eastern Ohio, northern West Virginia, and southwestern Pennsylvania.

This offering presents an opportunity to acquire a commercial facility with extensive office and warehouse space, together with wooded recreational acreage in one location. Buyers should independently verify zoning, utility availability, permitted uses, acreage, and all other property information prior to purchase.

Nearby Communities

- Woodsfield, OH: 25 miles
- Moundsville, WV: 28 miles
- Wheeling, WV: 42 miles
- St. Clairsville, OH: 37 miles
- Washington, PA: 67 miles
- Pittsburgh, PA: 79 miles



Tract 1 Description: 21.6± acres with 17,800± square foot commercial building and large laydown yard.

Tract 2 Description: 56.27± all wooded acres with approximately 1,245 feet of frontage on OH-556

Tract 3 Description: 83.5± all wooded acres with approximately 365 feet of frontage on OH-556. Established paved/gated driveway. Hidden food plot locations.

Tract 4 Description: 20.55± all wooded acres with approximately 800 feet of frontage on OH-556

Tract 5 Description: 30± all wooded acres with approximately 300 feet of frontage on OH-556

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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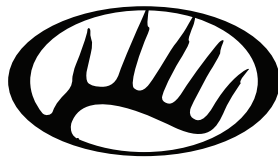
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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Zimmerman, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.705.2567 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction

Sellers will provide a marketable deed and convey the property as per the terms of the Real Estate Purchase Agreement

Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment, if any, due and payable after deed conveyance

Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title. The Escrow Agent shall be chosen by the Seller; however, if required as a condition of the loan, the Escrow Agent shall be chosen by the Buyer's Lender

Seller shall pay for the cost of the title search, deed preparation and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for use of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing.

Earnest Money Deposit is NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the funding to close. In the event Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damages.

Buyer agrees to indemnify and save harmless RES, Whitetail Properties, and its employees, and agents, from any liability stemming from any incorrect information given or any material information

Seller fails to disclose whether or not it is known to the Seller at the time of the execution of the purchase agreement.

The property sells subject to any announcements made on the day of sale.

