



LAND AUCTION

34.95 AC± | 1 TRACT | JEFFERSON CO, OH



10% BUYERS PREMIUM | LIC. #2022000271

ONLINE ONLY AT RES.BID

AUCTION DATE: 9/25/26

BIDDING ENDS AT: 5:30 PM ET

AUCTION HELD AT: ONLINE ONLY

**ABSOLUTE
AUCTION**

Online Only at RES.bid

Selling ABSOLUTE - ONLINE ONLY: Located along County Road 36 in Jefferson County near Bloomingdale, Ohio, this wooded recreational property offers a combination of water, diverse wildlife habitat, and convenient access in one of eastern Ohio's premier outdoor recreation areas. With more than 2,600 feet of road frontage and over 3,100 feet of Salem Creek flowing through the property, this tract provides a blend of natural beauty and recreational opportunities. The rock-bottom creek creates the perfect setting for enjoying time outdoors with friends and family during the warmer months while serving as a dependable year-round water source for wildlife. The creek corridor enhances the property's natural character and supports a variety of native species. The timber consists of a healthy mix of hardwoods, including young oak stands, along with established conifer thickets that provide valuable thermal cover during the winter months. Thick vegetation throughout the creek bottom creates excellent bedding habitat for deer and other wildlife, while the varying timber types provide diversity across the landscape.

Deer sign is abundant throughout the property, including numerous heavily traveled trails, bedding areas, rubs, and scrapes. The property's combination of cover, water, and natural travel corridors contributes to the area's reputation for quality whitetail and turkey hunting.

The terrain includes several topographical features that strongly influence wildlife movement. A creek channel swing bluff creates a prominent ridgetop pinch point funneling deer right where you need them for the moment of truth, while the surrounding ridges and draws provide additional travel corridors throughout the property. Additionally, this property is surrounded by large tracts with destination ag fields and borders a church camp with over 600 acres of no hunting, providing an incredible sanctuary environment. Gas and electric transmission rights-of-way cross portions of the property, creating established clearings that may be suitable for wildlife habitat improvements, food plots, or other approved uses, subject to the applicable easement agreements. These open corridors complement the surrounding hardwood timber and provide additional diversity across the acreage.

Being located just three miles off US-22, this property offers convenient access while maintaining a private, wooded setting. The combination of extensive road frontage, a year-round creek, mature timber, and varied terrain provides flexibility for buyers seeking recreational acreage, hunting land, or a potential future building site, subject to local zoning and permitting requirements. Whether your interests include hunting, hiking, wildlife photography, splashing in the creek with the kids, or simply enjoying the outdoors, this Jefferson County property offers a diverse landscape that can be enjoyed throughout the seasons.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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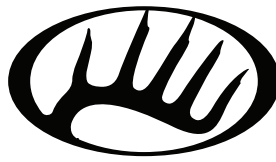
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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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.

