



LAND AUCTION

145 AC± | 2 TRACTS | ROSS CO, OH



10% BUYERS PREMIUM | LIC. #2021003258

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 10/6/26 **AUCTION TIME:** 5 PM ET

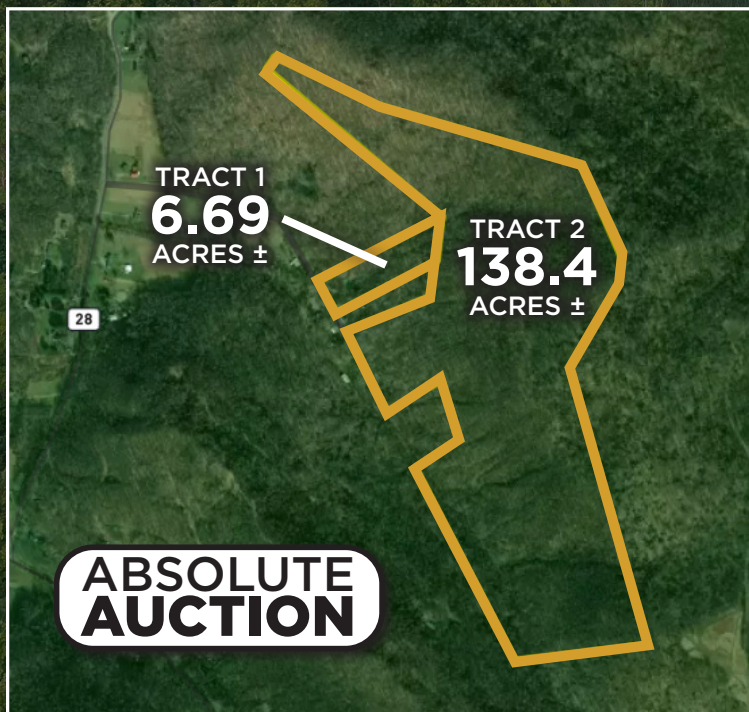
AUCTION HELD AT: BAINBRIDGE COMMUNITY CENTER, 113 DEWEY AVE, BAINBRIDGE, OH 45612

PROPERTY PREVIEW: 9/12 | 11 AM - 2 PM AT
329 KINZER ROAD, BAINBRIDGE, OH 45612 OR BY APPOINTMENT

**ABSOLUTE
AUCTION**

Live and Online at RES.bid

Properties that combine a comfortable home, substantial acreage, and exceptional recreational opportunity are becoming harder to find. Located just outside of town in Ross County, this 148± acre tract offers the kind of versatility that works equally well as an everyday home, a weekend retreat, or a private hunting getaway for the entire family. The property features a cozy 3-bedroom, 2-bath home set in a quiet country setting, providing a comfortable place to settle in while still being conveniently close to town. Just off the front porch, a pond creates a peaceful setting to relax, enjoy your morning coffee, or spend an afternoon fishing. It is the kind of simple outdoor amenity that adds character to the property and makes the home feel like a true country retreat. Beyond the home, the acreage is timbered with a diverse mix of age classes, including some marketable, providing a potential future ROI. The combination of mature timber, younger growth, cover, and secluded acreage creates excellent habitat for wildlife. The property is loaded with deer and turkey and offers the potential for exceptional hunting, including trophy-quality whitetail deer. With tons of land to explore, there is plenty of room for hunting, hiking, recreation, and simply enjoying the outdoors. Whether you are looking for a large-acreage property to call home or a private weekend destination where family and friends can gather, this Ross County property offers a rare combination of comfort, privacy, recreation, and convenience just outside of town!



TRACT 1- 6.69± WITH HOME

If you have been searching for a comfortable country home with room to enjoy the outdoors while remaining conveniently close to town, this property deserves a look. Situated on just under 7 acres in Ross County, the property features a cozy 3-bedroom, 2-bath home sitting in a quiet and peaceful setting. Just off the front porch, a pond creates the perfect place to relax with a morning cup of coffee, spend an afternoon fishing, or simply enjoy the tranquil views. The surrounding acreage provides open space, privacy, and a true country atmosphere while still offering the convenience of nearby amenities. Whether you are looking for an everyday residence, a weekend retreat, or a place where family and friends can gather, this property offers an appealing combination of comfort, privacy, and country living just outside of town.

TRACT 2- 138.4± ACRES

Conveniently located just outside of town and offering numerous potential build sites, this 138± acre tract offers the rare opportunity to own a substantial recreational property while remaining close to everyday amenities. The property offers a diverse mix of all-aged timber, including some marketable timber for potential future ROI. The combination of mature timber, thick cover, numerous topography changes, and areas for potential food plots, this property has tons of potential to produce trophy quality whitetail on a yearly basis. With tons of land to explore, there is plenty of room for hunting, hiking, recreation, and simply enjoying the privacy this property provides. Loaded with deer and turkey, this is a true "blank slate" giving you the opportunity to turn this into your very own hunting haven! Be sure to check out the recent trail camera images! Whether you're looking for a serious hunting property, timber investment, or private weekend retreat, this Southern Ohio tract deserves a closer look!

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

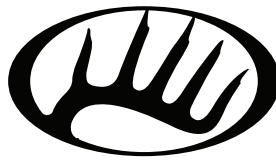
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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

WHITETAILPROPERTIES.COM RES.BID

IN COOPERATION WITH WHITETAIL PROPERTIES | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, 216.406.3757, License # 2021003258 | Adam Hayden, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 513.814.1987 | 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 and Whitetail Properties Real Estate, 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.

