LAND & HOME AUCTION

60.56 AC± | 5 TRACTS | CARROLL CO, OH

RES AUCTION SERVICES

10% BUYERS PREMIUM | LIC. #2022000271

ABSOLUTE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 10/22/26 **AUCTION TIME:** 5:30 PM ET

AUCTION HELD AT: ON-SITE, 940 PERRON RD SE, CARROLLTON, OH 44615

PROPERTY PREVIEW: 10/14 | 5 PM - 7PM AT 940 PERRON RD SE, CARROLLTON, OH 44615

ABSOLUTE AUCTION

Live and Online at RES.bid

Area Features:

• Leesville Lake https://www.mwcd.org/places/leesville-lake/ • Atwood Lake https://www.mwcd.org/places/atwood-lake-park/

Included Parcel numbers:

Tract 1 33-0001501.000
Tract 2 33-0001503.000
Tract 3 33-0001278.002
Tract 4 33-0001504.000
Tract 5 33-0001505.000

Overall Property Description:

This unique 60± acre property south of Carrollton offers a fantastic combination of comfortable residential space, outdoor recreational opportunities, and income potential, all in a private country setting near Leesville and Atwood lakes. With frontage on two roads, no zoning restrictions, a stocked pond, picnic pavilion, two garages, creek, wooded acreage, hidden fields, and abundant deer sign, this property provides endless possibilities that appeal to just about anyone interested in rural land.

The 1,848 square foot ranch style home features three bedrooms and two full bathrooms, both with walk-in tile showers. The large great room is a standout feature, offering tons of natural light and a wood-burning stove that creates a comfortable gathering space that flows out onto a multi-level composite deck overlooking the pond. Large closets throughout the home provide plenty of storage, while the kitchen is equipped with stainless Frigidaire Professional appliances and solid surface countertops, providing a functional space for both everyday use and entertaining.

The property also includes a 50x 25 garage with an attached in-law suite providing additional living space for guests or multi-generational arrangements. As an added bonus, a partially finished upstairs area and full bathroom provide additional space that could be used for storage, recreation, a home office, or other needs.

Take a quick walk to explore the rest of the property, and you will find numerous elements that make it well-suited for recreational pursuits. A one-acre stocked pond offers great fishing and is overlooked by a picnic pavilion that provides a place to host cookouts with friends and family. Multiple hidden fields create ideal locations for food plots and complement the destination ag fields and surrounding bedding areas that are home to strong deer and turkey populations. The acreage is bordered by larger parcels, adding to the surrounding rural setting and creating additional habitat for wildlife.

The property is located just seven miles from Leesville Lake and 12 miles from Atwood Lake, offering access to over 5,000 acres of public hunting and fishing, and would make a great home base to explore the surrounding outdoor recreational opportunities or a short-term rental for those traveling to the area.

For those interested in a more investment-minded approach, the property has over 20 acres of tillable ground providing existing cash rent from a local farmer. Most notably, all sellers' oil/gas/mineral rights are also available, subject to existing leases. The combination of open ground, wooded areas, water, and surrounding larger parcels creates a diverse property with multiple potential uses. With frontage on two roads and no zoning, buyers have the flexibility to explore the property's full potential to fit their needs, subject to applicable laws, regulations, and permits. Contact us today to learn more about this amazing opportunity!





Tract #:	2, 3 & 4
Deeded Acres:	Tract 2 5.5±, Tract 3 8.55±, Tract 4 20.39±
FSA Farmland Acres:	Tract 2 5.5±, Tract 3 6.49±, Tract 4 9.48±
Soil Types:	Westmoreland-Coshocton silt loams and Rigley sandy loam
Lease Status:	Leased for the 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
PIDs:	Tract 2 33-0001503.000, Tract 3 33-0001278.002, Tract 4 33-0001504.000
Lat/Lon:	40.5014642922524, -81.08146765374502
Zip Code:	44615

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

WHITETAILPROPERTIES.COM

IN COOPERATION WITH WHITETAIL PROPERTIES | 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 usance 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.

