



# LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



## 78.29 AC± | 3 TRACTS | BELMONT CO, OH

**RESERVE AUCTION: LIVE AND ONLINE AT RES.BID**

**AUCTION DATE: 5/22/25 | AUCTION TIME: 5:30 PM ET**

**AUCTION LOCATION: ON-SITE, 67739 HENDRYSBURG FREEPORT RD  
BARNESVILLE, OH 43713**

**PROPERTY PREVIEW: 5/13/25 | 5:30-7:30 PM ET**

Being offered for sale outside the family for the first time in decades, this unique and diverse property has something to offer just about anyone interested in rural land. The 1900s farmhouse has great bones with over 1,600 square feet of living space, three bedrooms, one and a half baths and a full basement. A newer metal roof and tasteful updates like a new deck make it a nice place to call home while major mechanicals such as your choice of three heat options, central a/c, a whole house backup generator and multiple water sources give you peace of mind for years to come. Located near the home are 30' x 40' and 40' x 60' connected pole buildings with lots of room for farm equipment or to store and work on your cars, boats or other hobbies. A large lean-to offers dry storage for large trailers or can function as a great run-in for livestock. Frontage on two roads provides ample access with over 1,900 feet on OH-800 and approximately 600 feet on Brooks Rd. The possibility to subdivide as a family property or as an investment is certainly there. Centrally located between Cambridge and St. Clairsville and just 4.5 miles from I-70 (Exit 202), modern conveniences are easily accessible while at the same time offering lots of privacy with over 18,000 acres of uninterrupted nature next door in the form of Egypt Valley Wildlife Area. Piedmont Lake is also just 7 miles away directly North along the state route.

Whether you are a person who wants space to grow a garden and raise your own livestock, are looking for a recreational paradise with tens of thousands of acres to explore nearby, or searching for that perfect quiet spot to build your forever home, this property is sure to exceed your expectations. Do not miss your chance to experience the definition of rural living at its finest!

**Tract 1 Description:** Three bedroom, one and a half bath farmhouse on 8.85+/- acres. Solid pole buildings with concrete floors, electric and over three acres of fenced pasture. Major mechanical upgrades include your choice of three heating options, central a/c, a whole house backup generator, three water wells and a newer metal roof. Perfect for a 4-H family, the weekend hobby farmer who wants to know where their food comes from or just a quiet home in the country with some space to breathe. Located just 4.5 miles from I-70 (Exit 202) in Barnesville EVSD.

**Tract 2 Description:** This is a rare and exciting parcel with 46.5 +/- acres adjoining Egypt Valley Wildlife Area with two points of access along OH-800 and a great cabin site. A mixture of ridges and valleys funnel deer movement and diverse cover including pines, hardwoods and thick bedding cover supports strong population numbers. Multiple ponds provide ideal water sources for the wildlife and are great spring nesting sites and fall stops for migrating waterfowl. Existing food plot locations, trails and an elevated blind make this a property that is very easy to pick up and run with going into the 2025 deer season. An impressive hunting history gives you the confidence that this tract produces! Located just 4.5 miles from I-70 (Exit 202), this property is easily accessible from major metro areas including Akron/Canton, Cleveland, Columbus and Pittsburgh without winding on rough backroads for miles. Modern conveniences are close by while over 18,000 acres of public hunting opportunities right next door are waiting to be explored. As an added bonus, Piedmont Lake is just over 7 miles away and offers great fishing, boating, a full-service marina, campground and cabins opening up another season of recreational activities for you, your family and your friends.

**Tract 3 Description:** 22.43 +/- acre building lot with a pond and a mixture of open land and woods. Multiple homesites make this the perfect place to build your dream home or a weekend cabin with your own acreage across the street from Egypt Valley Wildlife Area. Offering over 1,900 feet of road frontage on OH-800 and approximately 600 feet on Brooks Rd certainly opens the possibility to subdivide this property further as an investment. Electricity is available at the road.

<b>Taxes:</b>	\$1,413.60 of record
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession at closing
<b>Survey needed?:</b>	No survey required
<b>Brief Legal:</b>	
<b>PIDs:</b>	12-00492.000, 12-00492.001 12-00492.002 & 12-00492.004
<b>Lat/Lon:</b>	40.081418118839856, -81.20970106382245
<b>Zip Code:</b>	43713

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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**WTP: JEREMY SCHAEFER, BROKER | RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER**

**RANCHANDFARMAUCTIONS.COM | RES.BID**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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



## 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 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 chose by the Seller, however, if required as a condition of the load, the Escrow Agent shall be chosen by 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 fundings 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 damage.
- Buyer agrees to indemnify and save harmless RES, its employees, and agents, from any liability stemming from any incorrect information given or any material information
- Seller fails to disclose whether or not known by the Seller at the time of the execution of the purchase agreement.
- Property sells subject to any announcements made the day of sale.

