



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

LAND AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



73.57 AC± | 1 TRACT | CLERMONT CO, OH

LIVE AND ONLINE AT RES.BID

AUCTION DATE: 4/29/26 AUCTION TIME: 5:30 PM ET

AUCTION HELD AT: ONSITE, 9999 TAYLOR PIKE, BLANCHESTER, OH 45107

Don't miss the opportunity to own this 73.57± acre tract of highly versatile land offering income potential, recreation, and numerous possible build sites—all in an incredible location with a quiet country setting. Rarely do properties like this become available, just 7.5 miles to Fayetteville and 38 miles to Cincinnati.

Approximately 41± acres of income-generating tillable ground will give you an opportunity for a smaller farming operation or cash rent, providing solid ROI potential. The balance of the property offers excellent wildlife habitat, with a proven history of quality whitetail deer hunting, making it an ideal setup for the outdoor enthusiast!

With its scenic setting and multiple potential build sites, this property is well-suited for a private residence, weekend retreat, or a custom barndominium.

All owned mineral rights will transfer with the property, adding additional long-term value and investment appeal.

Whether you're an investor, farmer, or outdoorsman, this property offers a rare combination of income, privacy, and long-term upside in a highly desirable area.

Taxes: \$1,451.86
Lease Status: TBD
Possession: At closing
Survey needed?: No
Brief Legal: 9999 Taylor Pike, Blanchester, Ohio
PIDs: 49-34-07A-038
Lat/Lon: 39.19985, -84.04495
Zip Code: 45107

The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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 | Adam Hayden, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 513.814.1987 | Brandon Massner, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 513.940.6009 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



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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, 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.

