

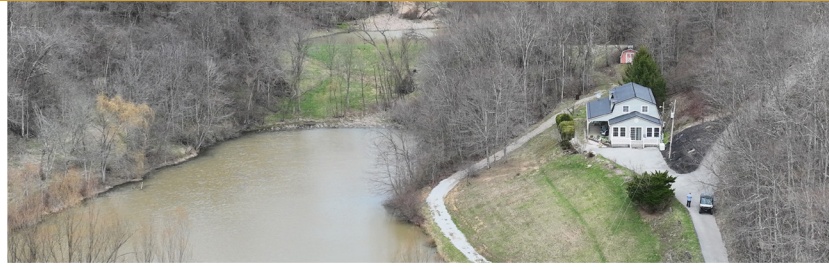
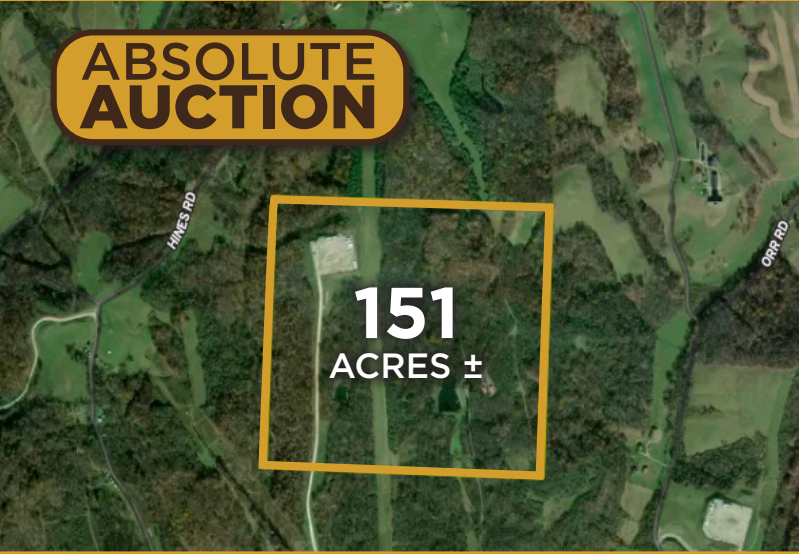


WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

# LAND/MINERALS AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



## 151 AC± | HARRISON CO, OH

LIVE AUCTION WITH ONLINE BIDDING AT RES.BID

**AUCTION DATE:** 5/16/26 **AUCTION TIME:** PERSONAL PROPERTY AT 10 AM ET | REAL ESTATE AT 12 PM ET

**AUCTION HELD AT:** ON-SITE, 39000 LEES RUN RD, CADIZ, OH 43907

**PROPERTY PREVIEW:** 5/2/26 FROM 10 AM TO 2 PM AT 39000 LEES RUN RD, CADIZ, OH 43907

Starting at 10 AM, the chattel, equipment and guns will be sold. Items of mention include a John Deere 3046R compact tractor and compatible Frontier attachments, Frontier RC2072 Rotary Cutter, 3 point disc, 2 bottom plow, 1 bottom plow, small trailers, Can Am Defender XT HD8, electric and manual hoists, Stihl, Troy-Bilt, Echo and Toro lawn and garden equipment, a 12' john boat, Craftsman woodworking equipment, Dewalt compressor, tools and more. Guns to sell are Remington 12 ga, Remington 1187 tactical 12 ga with snake skin stock, Winchester Model 70 30-06 bolt with Bushnell scope, 44 cal black powder revolver, Bersa semi auto 40 cal, Ithica SKB semi auto 20 ga full choke, and a cowboy pistol and lever action rifle includes 38 and 357 ammo.

Located at 39000 Lees Run Rd in Cadiz, this 151+/- acre property offers the kind of ground that draws hunters and outdoor enthusiasts to this part of Eastern Ohio. The land sits in a quiet rural pocket of Harrison County near Deersville and Tappan Lake In an area known for strong deer and turkey populations, where rolling hardwood ridges, draws, and natural travel corridors create excellent wildlife habitat.

The diverse terrain provides a perfect variety of mixed hardwood timber with income potential, thick bedding cover and terrain changes that grow and hold big bucks and trophy toms. Several ridge tops and benches offer ideal locations for stand setups, food plots and are ideal for turkey roosts. Whether you prefer early archery season mornings or late season muzzleloader hunts, the layout provides multiple access options to help you approach stands with the wind in your favor.

Lees Run Road provides convenient access while still maintaining a private, tucked-away feel once you reach the comfortable home nestled over 1,700 feet back off the road overlooking the largest of three ponds on the property. Beyond hunting, the acreage offers opportunities for trail riding, fishing, hiking, or simply enjoying time outdoors. Many buyers appreciate properties where they can slow down and spend time outside. Imagine starting the day with a cup of coffee, overlooking the wooded ridges as the fog lifts from the valley. Cadiz is only a short drive away for supplies, restaurants, and fuel. Local spots like Sally Buffalo Park, Tappan Lake and Clendening Lake are also nearby when you want to enjoy additional year-round outdoor recreation with friends or family.

Last but certainly not least, don't miss a very rare opportunity to add to your current holdings or diversify your investment portfolio with active, royalty-producing oil and gas rights. This property features a well pad with six Point Pleasant formation deep wells with a strong history of generating lucrative annual returns. Whether you're searching for a hunting retreat, recreational getaway, or a long-term land investment in eastern Ohio, this Harrison County property deserves a closer look. Call today to learn more about this rare opportunity and to see it for yourself!

**Taxes:** \$2,722.26  
**Lease Status:** Oil & Gas Production Leases in Place  
**Possession:** Immediate possession at closing  
**Survey needed?:** No

**Brief Legal:** R5 T10 S34 NE 111.00A, R5 T10 S35 SE 40.00A  
**PIDs:** 04-000001.000 & 04-000002.000  
**Lat/Lon:** 40.756049537998194, -82.55140265553753  
**Zip Code:** 43907

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](http://www.RES.bid)

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

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**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



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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.

