

245 WOODED ACRES – CADIZ/JEWETT AREA

GPS COORDINATES: 40.353234,-81.019761

Harrison County Land Auction

TUESDAY, AUGUST 15, 2017 – 6:00 PM



Kaufman

Realty & Auctions

(330) 403-4036

www.kaufmanauction.sale

PO Box 422, Sugarcreek, Ohio 44681



TERMS: 10% nonrefundable down payment made day of auction. Balance due at closing. Any required inspection must be completed prior to bidding. Acreage and frontages, including lot markers, are approximate and are subject to final survey. Announcements day of sale take precedence over all advertising and statements.

245 WOODED ACRES – CADIZ/JEWETT AREA

245 Wooded Acres in 3 Parcels

Archer Twp

Harrison County

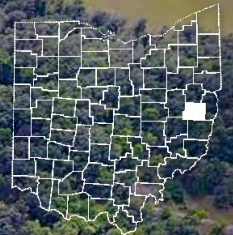
Excellent Hunting

Majority of Acreage Last
Timbered in 1985

No Mineral Rights

Tuscarawas County

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Directions: From Cadiz take SR 9 north approx. 6 miles to Hanover Ridge Rd. east ½ mile to property. From the west edge of Jewett, on SR 151, take SR 9 south 1 mile to Hanover Ridge Rd. east ½ mile to property. Signs Posted.

A larger tract of land with excellent wildlife habitat. If you are an outdoor recreational enthusiast don't pass this one up! Parcel 1 was mostly clear cut several years ago, but has good regrowth present. The remaining 200 acres was not timbered since 1985. Has several ATV paths and food plot acres. Be sure and inspect this property at your convenience.

Parcel 1: 45.8 acres. 3,185 ft. of frontage on Hanover Ridge Rd.

Parcel 2: 92.3 acres. 933 ft. of frontage on Hanover Ridge Rd.

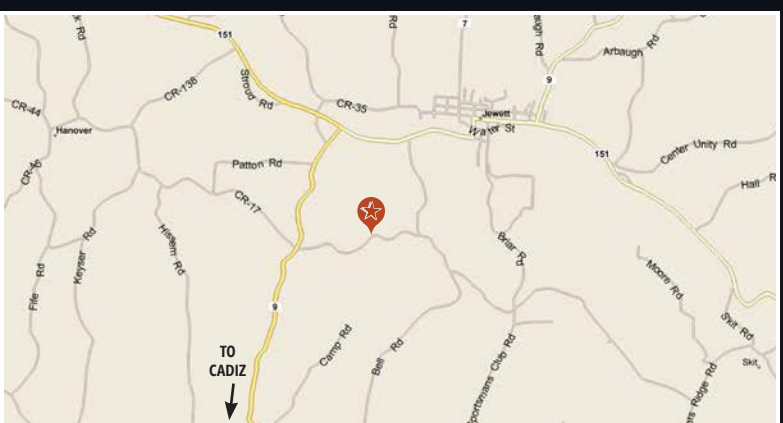
Parcel 3: 107.8 acres. 1950 ft. of frontage of Hanover Ridge Rd.

The "Buell Well" pad is located on parcel 3. Will be offered in parcels and combined. Mineral rights, have been previously retained, and do not convey. All surface and pipeline easement rights will convey to buyers. Sells at 6:00 p.m. Call Jr. Miller for more information.

Taxes and Legal: Harrison County Parcel numbers are 010000233000 and 0100002340000. Taxes are currently \$1,465.95 per ½ year for entire farm.

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Owners: Kenneth J. Buell



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Jr. Miller | Realtor, Auctioneer
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