

**57+ WOODED ACRES – CELL TOWER RIGHTS
64+ NET MINERAL ACRES**

**11000 FALLSBURG ROAD NE
FRAZEYSBURG, OHIO 43822**



Kaufman

Realty & Auctions

(330) 403-4036

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PO Box 422, Sugarcreek, Ohio 44681

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ALLIANCE**



TERMS: 10% nonrefundable down payment, balance at closing within 45 days, no financing contingencies. In bidding, buyer is asserting that they will have the funds to close. 5% buyer's premium. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate but is not guaranteed. Buyer must independently investigate and confirm any information or assumptions on which any bid is based. Parcels 1 & 2 will be offered choice by the acre and then combined. Parcel 3 will be sold separately. See website for online bidding terms.

**ABSOLUTE Garber
Live & Online Auction**

THURSDAY, AUGUST 31, 2017 – 6:00 PM

57+ WOODED ACRES – CELL TOWER RIGHTS – 64+ NET MINERAL ACRES

- 57.518 Surface Acres
- 64.373 Net Mineral Acres
- Fallsbury Township - Licking County
- No Current or Active Leases
- Verizon Cell Tower Rights
- Owned Gas/Oil Well Income
- Mineral Rights
- Wooded Land w/ Timber
- Proven Hunting
- Secluded Setting

**11000 Fallsburg Rd. NE
FRAZEYSBURG, OH
Licking County**

GPS Coordinates:
40.1934432983398 - 82.2602920532227



**ABSOLUTE Garber
Live & Online Auction**

THURSDAY, AUGUST 31, 2017 – 6:00 PM

Directions: From Newark & Rt. 16 take SR 79 north 13 miles to Fallsburg Rd. to farm. From SR 541 midway between Martinsburg & Coshocton take SR 79 south 11 miles to Fallsburg Rd. to farm. Watch for signs!

A great recreational property that provides an immediate return on investment with substantial income from a cell tower lease & an owned gas/oil well. The property also is not under any current or active leases for oil & gas. This farm is located on a dead end road and the trees create a natural barrier providing a very secluded setting. The land is mostly wooded with some mature timber. The cell tower produces \$9,349.67/year (with a renewal and increase in October). The gas/oil well has been producing an average of \$13,807.11/ year in the last 3 years in oil. This is one of those rare opportunities to invest in rural acreage that has a built in cash flow of this significance! For maps, parcel information, title opinion, & cell tower lease please visit our website www.kaufmanauction.sale or contact Curt.

Parcel 1: 57.518 Acres. Includes all surface rights.

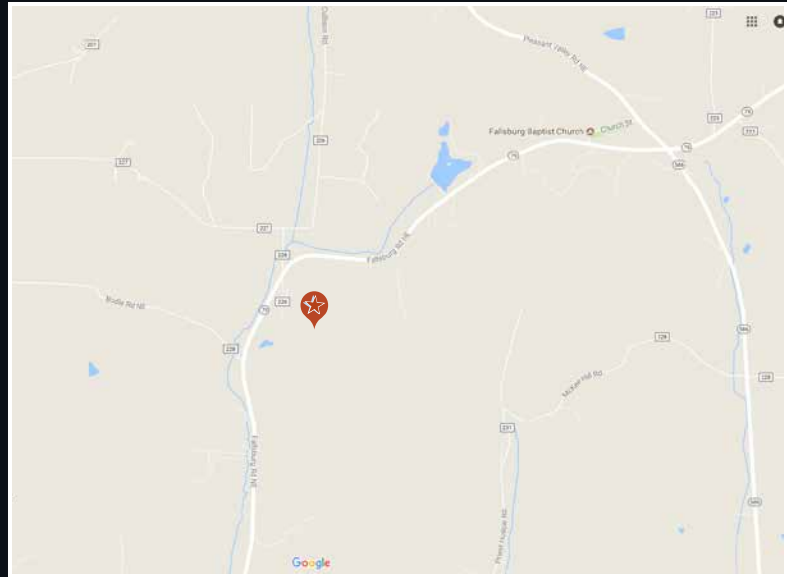
Parcel 2: 64.373 net mineral acres of Mineral Rights and existing owned gas/oil well. No current or active leases.

Parcel 3: Cell tower rights & current lease with Verizon.

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Legal: Parcel # 014-032040-00.000 located in Fallsbury Twp. of Licking County and the Riverview LSD. Taxes are \$1,034.22 per half year, based on CAUV, any recoupment will be the responsibility of the buyer.

Auction by order of: Marvin Garber



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