



AUCTION

LEADING THE INDUSTRY SINCE 1945

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Saturday – September 30, 2023 – 10:00 AM

**10.682 Acres Mostly Wooded Land W/ Cabin
Close To Atwood Lake – Deer And Turkey – No Zoning!
ROSE TWP. - CARROLL COUNTY – SANDY VALLEY LSD**

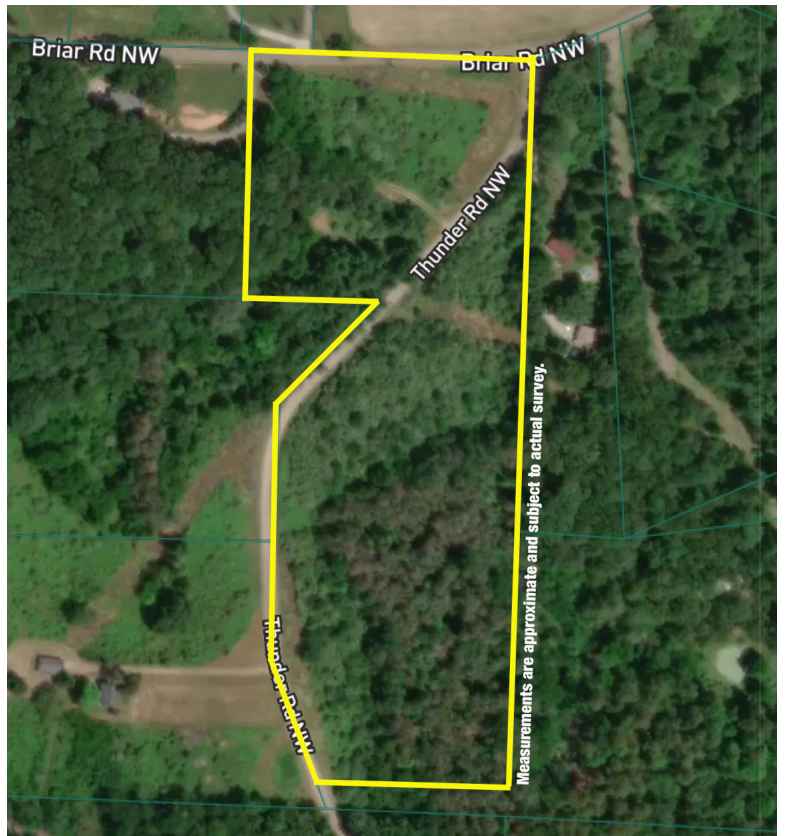
Absolute auction, all sells to the highest bidder on location:

Briar and Thunder Rd. NW, Magnolia, OH 44643

Directions: Take Rt. 542 south of Magnolia or north of Atwood Lake to Briar Rd. and go west to Thunder Rd. to property or take New Cumberland Rd. north of Rt. 212 to Briar Rd. and go east to Thunder Rd. Watch for KIKO signs.

Real Estate: 10.682 acres mostly wooded land with cabin close to Atwood Lake. Whether you're looking for that ideal getaway to enjoy nature or looking for a place to build, this property has it all. The 12' x 28' cabin is a perfect place to retreat from the busyness of life. This newer cabin has open space with loft, Glee mini split AC/heating unit, electric and a covered porch. The property has open woods consisting of mature pine and poplar trees along with younger oak, cherry, hickory, and a thick bedding area perfect for the hunter looking to harvest that big buck. Walk the property at your leisure and pick out the perfect spot to build your home or hang a deer stand. Half year taxes are \$201.77. Immediate hunting rights with good down payment! Contact auctioneer for more information or help with financing.

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®

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