

**DODSON ABSOLUTE REAL ESTATE AUCTION
AND PERSONAL PROPERTY AUCTION
SATURDAY, AUGUST 14TH AT 10:00 AM
HOUSE/RETREAT 53+- ACRES IN 3 TRACTS
LOCATED AT 2800 STINE RD. ZANESVILLE, OH**

TRACT 1: House/retreat and 2 large shop buildings to include 6+- acres of large yard and woods. Welcome Home! This tract boasts a beautiful "unfinished" retreat-home with so many options. Your imagination will go wild. Enjoy the large kitchen/dining area downstairs including bath. As you move upstairs you will love the master suite with vaulted ceilings, a floor to ceiling looking glass wall peering out into a gorgeous back yard full of wildlife. Here's an opportunity to finish an already nice project home into your dream place. 2 out buildings 36'x80' pole barn w/heat and a 29'x54' w/16'x40' lean-to.

TRACT 2: 21.6+- acres mostly wooded. Opportunities include hunting, future building sites, some timber income. Over 1000 ft. of blacktop road frontage included in this tract.

TRACT 3: 26.2+- acres mostly wooded. Very similar to Tract 2. Hunting, some timber income, building sites, blacktop road frontage.

Real Estate sells first. Feel free to walk the property at your leisure. Call auctioneer with any questions.

TERMS: Sale will start with the 3 tracts of real estate. Tracts 2 and 3 will sell by the acre and tract 1 will sell by the total dollar amount. Tract 1 will be offered by itself then choice of tract 2 and 3. Once we arrive at a price we will be combining all tracts and offering the real estate in its entirety. 10% nonrefundable deposit down time of auction. Balance due at time of closing not to exceed 45 days. Taxes to be prorated to date of closing. No contingencies in contract. Any announcement day of sale takes precedence over printed material. Any mineral rights owned by the seller, IF ANY, will transfer to new owner.

PERSONAL PROPERTY:

TRUCK: 1967 Ford dump truck, manual transmission, runs, drives and operates as it should.

TRACTOR: John Deere 4210 utility tractor w/300x loader. 4x4, 60" mower deck and quick hitch included.

SAW MILL: Wood-Mizer super hydraulic portable saw mill w/Kubota 3 cyl. Diesel engine and extra blades. Showing 2702 hours. Runs and operates as it should.

TRAILERS: 4 flatbed trailers all bumper pull

WOOD TOOLS AND SHOP ITEMS: Oxygen/acetylene torch set, Coleman generator, extension cords, nails, screws, sawzalls, drills, circular saws, battery powered tools, grinders, edging tools, router, jig saws, angle grinders, several wood drill bits, Troy built tiller, wet saw, Stihl 039 chain saw, socket sets, elec. finish nail gun, sanders, air nailers, Cub Cadet edger, portable air tank, metal detector, pipe wrenches, battery charger, cast iron bell, Craftsman upright tool box, free standing cut off saw, shop vac, extension ladders, Craftsman air compressor, log chains, several handle tools, wrought iron gates, 3 large fuel tanks, concrete mixers, several woodworking items not mentioned. Also selling a large variety of lumber precut and uncut.

GUNS: Stevens 12 gauge shot gun, air rifle

HOUSEHOLD GOODS: Side by side refrigerator freezer, double bed and headboard, TV and stand, OS chair, OS couch, flat wall cupboard.

TERMS ON PERSONAL PROPERTY: Cash, Good Check, or Credit Card. Positive ID required. 3% buyer's premium will be waived for cash or good check.

Visit www.peddlicordrice.com for photos and more information.

Estate of Raymond Dodson

Executor Ryan Dodson

Muskingum County Case #2021118

Attorney Steve Baldwin

Auctioneers: Ryan LePage 740-627-0133

Greg Rice 740-502-3111

