

ABSOLUTE REAL ESTATE & COTTAGE STOTTTS ESTATE AUCTION
45+/- ACRES-FERTIL/TILLABLE RIVER CROPLAND-MUSKINGUM RIVER FRONTAGE-STATE ROAD FRONTAGE-
WOODED-RECREATIONAL-HUNTING- 2 STORY OLDER FARMHOUSE-PUBLIC
WATER-WASHINGTON TWP-MUSKINGUM COUNTY-OHIO-TRI VALLEY SCHOOL DIST. - TRACTORS-
EQUIPMENT-COLLECTIBLES-MORE...OPPORTUNITY KNOCKS!!!

SATURDAY, DECEMBER 11, 2021 @ 10:30 A.M.
REAL ESTATE TO SELL @ HIGH NOON

3725 NORTH RIVER ROAD EAST (STATE ROUTE 666), ZANESVILLE, OHIO 43701



DIRECTIONS: from Zanesville take state route 666 north, travel approx. 3.5 miles to auction. Signs will be posted.

OPPORTUNITY KNOCKS WITH THIS EXCEPTIONAL OFFERING OF REAL ESTATE SELLING TO THE HIGHEST BIDDER. CONSISTING OF 45+/- ACRES ON THE MUSKINGUM RIVER FRONTAGE. 3.5 MILES FROM ZANESVILLE, OHIO ON STATE ROUTE 666 IN WASHINGTON TOWNSHIP, TRI-VALLEY SCHOOL DISTRICT. 2312+/- FT. OF STATE ROAD FRONTAGE, PLUS 2125+/- FT. MUSKINGUM RIVER FRONTAGE. The lower ground features fertile & tillable acreage. While the upper road frontage has two story older farmhouse w/3 bedrooms, 1 bath, 1441 Sq. Ft. of living space, partial basement, and slate roof (This house is structurally sound BUT needs Remodeled). Public water and Gas. Nice size yard with a Muskingum River view. Out buildings with other potential building lots. This property offers exciting possibilities for recreational and hunting purposes with great habitat for wildlife as well as camping, ATV and boating activities. Your possibilities are endless. Home sites, cropland for income, with being located just minutes from Zanesville's many benefits and amenities.

FEEL FREE TO WALK THIS PROPERTY AT YOUR OWN CONVENIENCE AND AT YOUR OWN RISK.

TERMS OF REAL ESTATE: There will be a 10% Buyer's Premium added to the final bid price to determine the contract price. Successful purchaser(s) will be required to deposit 10% of the contract price as a non-refundable down payment the day of the auction, with the balance due at closing (within 45 days). This property will sell "as-is, where-is," w/ no warranties implied or expressed. Property will sell with no contingencies, financing or otherwise. **Secure Title will manage the closing. All information contained herein was derived from sources believed to be correct, but not warranted. Any announcements on the day of auction will take precedence over any and all printed material. Not responsible for loss or accidents.** **TRACTORS-EQUIPMENT-GENERATOR & MISC.:** Excellent TC-30 4 WD NEW HOLLAND Tractor w/7308 Loader (338 hrs); 4000 FORD Tractor (as-is); 4000W electric generator; King Craft power washer; 3 pt rear blade; Woods 3 pt 5' finish mower; Boom pole; 18' trailer (needs new floor); 2002 Sunfire(as-is); Fuel tanks; Shell Lake 16' boat w/trailer; Honda 3-wheeler (as-is); 12' aluminum boat; Metal roofing; Tools; Steel traps; Ladders...and more! **ANTIQUES & COLLECTIBLES:** Misc. Houseware items; Lg. Step-back cupboard; CI scalding kettle; Blanket chest; Hall-tree; Croyler Floor lamp; Sm. Amount costume jewelry; Few primitive items; Oak dressers; Treadle sewing machine; Camel-back trunk; Depression & carnival glass; Pottery Pig bank & more... **FIREARMS & RELATED ITEMS:** Remington Gamemaster Model 7060 30-06 w/scope; W.S. 30ml Caliber carbine; 22 Single-shot rifle; 12 Gauge Pump shotgun; Gun cases; Misc. Ammo.

TERMS ON CHATTELS: CASH OR GOOD CHECK W/ PROPER ID DAY OF SALE.

SALE ORDERED BY: THE ESTATE OF ARLENE STOTTS-CYNTHIA L. GILL, ADMINISTRATOR
MUSKINGUM COUNTY PROBATE CASE # 20201046

AUCTION CONDUCTED BY: ED AND BEN SCHAFER AUCTIONEERS
BEN SCHAFER REALTY • DEAN L. BLACKBURN – AUCTIONEER/AGENT
740-621-1576 dean@benschaferrealty.com

WWW.EDANDBENSCHAFER.COM • 740-305-5054 740-584-SALE

AUCTIONEERS NOTE: DO NOT OVERLOOK this opportunity to purchase this property on The Muskingum River. Chatteles to sell at 10:30 a.m. with Real Estate to sell at HIGH NOON. Food and port-a-let on site. HOPE TO SEE YOU THERE!

