

**ABSOLUTE 38+/- ACRE HIGH END HOME**

**AND BUILDING REAL ESTATE AUCTION**

37.59+/- ACRES – 2 TRACTS – 4BR 4.5BA CUSTOM BUILT HOME – 5200 SQ. FT. 4 BAY STEEL BUILDING - DUAL ACCESS – PRIVATE GATED ENTRANCES – 18' X 24' DETACHED GARAGE – 8 MILES TO I-70 - SPENCER TOWNSHIP – GUERNSEY COUNTY – CUMBERLAND, OHIO – OPPORTUNITY KNOCKS!!!

THURSDAY, DECEMBER 15TH-2022 @ 6:00 P.M.

-AUCTION TO BE HELD INSIDE 5200 SQ. FT. BUILDING-

ADDRESS: 4763 CRANE RUN RD. – CUMBERLAND, OHIO 43732

**DIRECTIONS:** From I-77 South exit 37/OH Rt. 313 W. 7.7 miles turn left onto Hendershot Rd., then left on Crane Run Rd., 0.3 miles property on the left. From New Concord take St Rt. 83 South approx. 7.5 miles, turn left onto Crane Run Rd, 1 mi property on left. Signs will be posted.



**Opportunity Knocks** w/ this approximate 37.59 +/- acre property. This property will be offered in 2 tracts. **TRACT #1** features a custom-built home that features over 5000 sq. ft. of finished living space on over 17 acres of property. This home features an open concept design with both the main floor and basement being fully finished. The main floor of this ranch-style home features a large family room that is open to the kitchen and dining area and also offers a walk-in pantry. Also on the main floor is an executive style office complete with hard wood floor and custom built in bookcases. Off of the family room is an 18' x 20' All-Season room to enjoy nature's beauty year-round. Also on the main floor is two master bedrooms each having their own bath and access to the wrap-around deck. The main floor also has a half bath, laundry room and a two-car attached garage that was converted to a storage area. Lower level is completely finished and has two master bedrooms each w/ a full bathroom and access to a cover patio. There is a great room, exercise room and another office. This home was built with high quality materials and is truly an exceptional home. Home is accessed by a gated entrance where the drive is lined with trees. Also on this property is a 24' x 32' garage/pole type building for more storage. This property truly is exquisite as every detail was well thought out. If you are in the market for a home – check this one out. Opportunity Knocks!!!

**TRACT #2** is an approximate 20+/- acre parcel of land that features a 50' x 104' (5200 sq. ft.) building with 4 bays. Building is insulated, and plumbed with sink, shower, and commode. This property has a septic system with aerator that recently passed yearly inspection, and 2 – 2500-gallon underground water tanks. Field is currently used for hay. This property also has a private gated entrance. This building has so many uses. It is an exceptional offering. Property will be offered in two tracts and as a whole – whichever way brings the most money is the way it will be sold. Minerals have previously been conveyed, and will not transfer. **Opportunity Knocks!!!**

**INSPECTION DATES**

SUNDAY, DECEMBER 4TH FROM 1:00 TILL 3:00 P.M.

SUNDAY, DECEMBER 11TH FROM 1:00 TILL 3:00 P.M.

**PROPERTY CAN ONLY BE VIEWED DURING INSPECTION PERIODS AND/OR BY APPOINTMENT-**

**TERMS ON REAL ESTATE:** There will be a 10% Buyer's Premium added to the final bid price to determine the contract price. Successful purchaser will be required to deposit a 10% non-refundable down payment the day of the auction, with the balance due at closing (within 45 days). This property will sell Absolute with no minimums or reserves. This property will sell "AS-IS, WHERE-IS, w/ no warranties implied or expressed. Property will sell with no contingencies, financing or otherwise. Acreage amounts are approximate, and the purchase price maybe adjusted at closing to reflect actual acreage amounts at closing. Minerals have previously been conveyed and will not transfer. Secure Title will handle 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.

**OWNER: PC FLYER TRUST**  
**AUCTION CONDUCTED BY:**  
**ED AND BEN SCHAFFER AUCTIONEERS, LLC.**  
**BEN SCHAFFER REALTY**

**CARLA WICKHAM/LISTING AGENT**  
740-581-8454 carla@benschaferrealty.com

**BEN SCHAFFER/AUCTIONEER/BROKER**  
740-584-7253 benschaferauctioneer@yahoo.com  
[WWW.EDANDBENSCHAFFER.COM](http://WWW.EDANDBENSCHAFFER.COM)  
740-305-5054

**Auctioneer's Note:** Auction will be held inside the 5200 square foot building that is located on Tract #2. If you are in the market for a home, land, and/or a workshop/building – this place needs to be on your radar. Hope to see you Thursday, the 15th of December

