



Also Selling Onsite

- New Holland Workmaster 35 Tractor W/ Bucket, Bought New Sept. 2024, Only 170 Hours
- Kubota RTV-40 Side-By-Side, 575 Hours, One Owner
- Kubota BX 2370 Tractor W/ Belly Mower
- Brush Hog HDTH Finish Mower, New 2025, Lightly Used
- 16' PACE Enclosed Trailer
- 18' Flatbed Trailer
- Shelving, Warehouse Racking, 8' Plastic Folding Tables
- Tools & Many Additional Items

Terms On Chattels: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

ABSOLUTE AUCTION

FRIDAY, SEPTEMBER 25, 2026, 12:00 PM
REAL ESTATE SELLS AT 12:30 PM



INVESTMENT
OPPORTUNITY



**LIVE ONSITE WITH ONLINE BIDDING
ON REAL ESTATE**

20-ACRE COUNTRY RETREAT WITH FINISHED 4,800 SQ. FT. BUILDING

Tractor, Side-By-Side,
Equipment, Tools & More

AUCTION HIGHLIGHTS

- 20.57 Rolling Acres
- Two Spring-Fed Stocked Ponds
- 120' x 40' Finished Pole Building
- 24' x 48' Pole Building
- 16' x 24' Gazebo Overlooking Ponds
- No Zoning

Also Selling Description:

- New Holland Workmaster 35 Tractor W/ Bucket
- Kubota RTV-40 Side-By-Side
- Kubota BX 2370 Tractor
- Brush Hog HDTH Finish Mower
- 16' PACE Enclosed Trailer
- 18' Flatbed Trailer



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders.*



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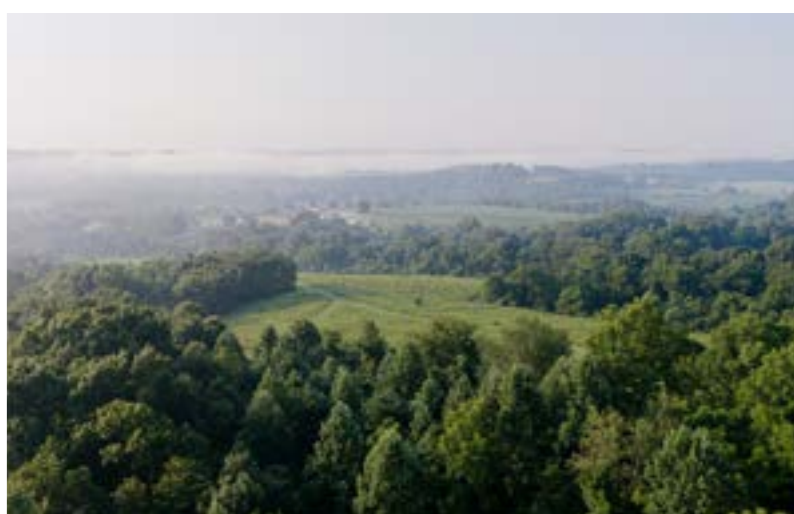
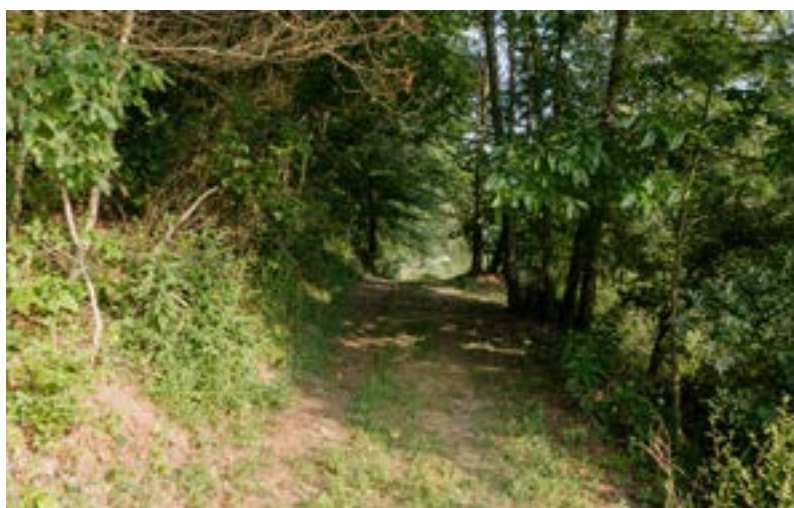
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Real Estate: Exciting opportunity! 20.57 rolling acres of wooded and open ground, with two spring-fed ponds and countryside views in every direction. Mature timber, prime wildlife habitat, and a quiet setting with convenient access. Whether you're picturing a hobby farm, an event venue, a business site, or a family retreat, this property gives you the setting to make it happen — scenic, private, and full of potential.

Property Improvements

- 120' x 40' Finished Pole Building — Insulated Interior, Two Restrooms, Tandem Furnace & Central Air
- Public Water Available
- Ample Aggregate On-Site Parking
- 24' x 48' Pole Building
- 16' x 24' Gazebo Overlooking Ponds
- Two Beautiful Spring-Fed, Stocked Ponds
- Wooded & Open Acreage — Hunting, Fishing, Hiking, Off-Grid Camping
- Potential Building Sites
- No Zoning
- Conveniently Located Just Off State Highway 93, Minutes From Zanesville And Roseville With A Peaceful Country Setting
- Muskingum County Parcel #47-70-21-01-000
- Half Year Taxes \$3,292



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.