



PRSRT STD
U.S. POSTAGE PAID
DOVER OH
PERMIT #380



MARKNET ALLIANCE
THE AUCTION MARKETING NETWORK



GUERNSEY CO. OHIO LAND & MINERAL AUCTION

47+ WOODED ACRES, OIL AND GAS RIGHTS SELLING

ABSOLUTE AUCTION

WEDNESDAY, JUNE 26, 2013 • 6:00 PM

CALDWELL ROAD, QUAKER CITY, OHIO 43773

GPS COORDINATES: 40.05022, -81.314903

Located 1 mile South of I-70 at Exit #193. *From Cambridge, OH:* take I-70 East 15 miles to Quaker City exit then south on SR 513 to Caldwell Road where property begins. Then East along front of property. *From St. Clairsville:* take I-70 West 22 miles then South on SR 513 to Caldwell Road.

**OIL & GAS
RIGHTS IN THE
HEART OF THE
UTICA SHALE
DEVELOPMENT**

47.7 ACRES WOODED LAND
EXCEPTIONAL ACCESSIBILITY
1-MILE FROM INTERSTATE
DEER IN ABUNDANCE
WOODED HOME SITES
42 MILES FROM CABELAS
MINERAL RIGHTS TRANSFER
GUERNSEY COUNTY
OXFORD TOWNSHIP
EAST GUERNSEY SCHOOLS

KAUFMAN REALTY & AUCTIONS, LLC • (330) 852-4111 • (888) 852-4111 • www.kaufmanrealty.com
JASON L. MILLER - CAI, AUCTIONEER • (740) 541-7475 • jason@kaufmanrealty.com
D. ANTHONY KAUFMAN - CAI, BROKER • (330) 231-4211 • anthony@kaufmanrealty.com

AUCTION BY ORDER OF:
ROBERT & MARIANNA MILLER

A rare opportunity to purchase land and Oil/Gas rights in Oxford Township of Guernsey County! Offering 48 Acres of wooded hunting ground in 2 parcels. Property is wooded and features several streams, springs and an abundance of road frontage. If you are in the market some rural acreage for recreational purposes or a wooded building site with ample elbow room, make the drive out to view these 2 parcels. The oil & gas rights are also selling and are subject to an existing lease to Oxford Oil Company. 2012 landowner royalties were approximately \$100.

This property is approximately 12 miles from Salt Fork State Park, 25 miles from The Wilds 40 miles from Cabala's in Wheeling WV. and only 1 mile South of I-70. Property was been select cut in 2008, and tree tops offer prime bedding areas to improve an already exceptional whitetail hunting experience. Have your inspections complete and your financing secured as the property sells to the highest bidder with no financing or inspection contingencies whatsoever.

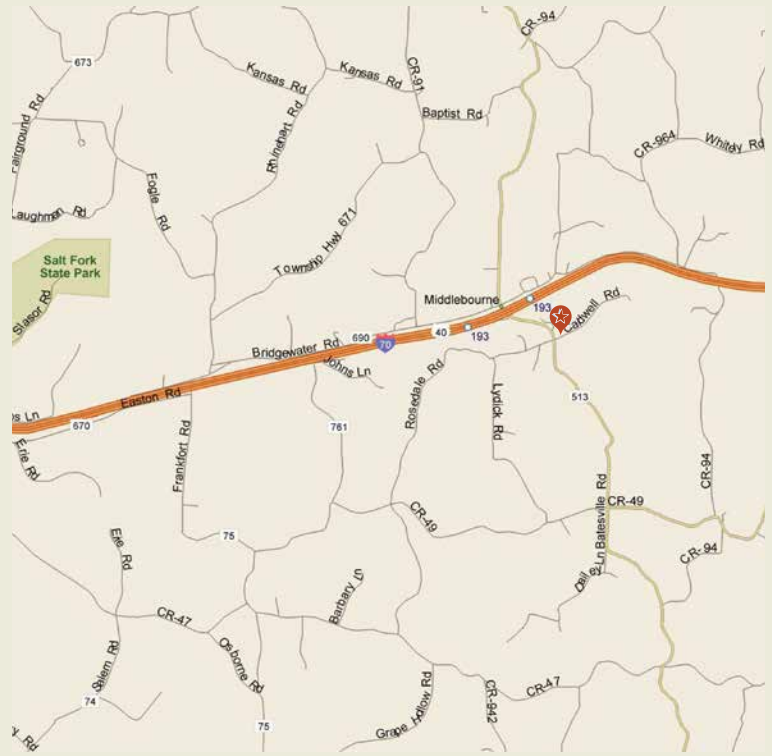
PARCEL 1: 26.8 Acres Wooded

PARCEL 2: 20.9 Acres Wooded

PARCEL 3: 47.7 Acres of Oil & Gas Rights HBP

REAL ESTATE TERMS: Absolute auction. 10% nonrefundable down payment, balance at closing, no financing contingencies. In bidding buyer is asserting that they will have the funds to close. 10% buyer's premium will be added to highest bid price to determine final contract price. All information gathered from sources deemed accurate but is not guaranteed. Buyer must independently investigate and confirm any information or assumptions on which any bid is based.

LEGAL: Parcel 280000295001 in Oxford Township of Guernsey County and the East Guernsey LSD. Taxes are \$154 per half yr, to be prorated to time of closing.



www.kaufmanrealty.com

