

August 19th Real Estate Auction! 1790 Hull Road Patriot Ohio

Offered at:

1790 Hull Rd, Patriot, OH

--

2 Beds, 2 Baths, 220.69 Acres

1,120 Sq. Ft., 2 Car Garage

This is an Exquisite opportunity to own your own Southeastern Ohio Oasis!! Offered at Auction on August 19th. There will be two open house dates on July 22nd and August 13th at 1:30PM-4:00PM as well as private showings available by appointment only. Property will be offered in 3 tracts individually, then as any combination of the tracts, and as all 3 tracts combined, whichever ends up adding up to the most \$ will be presented to the seller at the auction for consideration. PERSONAL PROPERTY Auction will commence at 9:30 AM & REAL ESTATE AUCTION will commence at 12:30PM both on August 19, 2023. TRACT 1 includes 1120 sqft home with 20 x 28 attached garage, constructed in 2015, multiple barns & outbuildings (one of which is 70 x 96), and approx 40-50 acres made up of fields & wooded areas. TRACT 2 which is mostly wooded with meadows on approx 110-130 ac. of vacant land with creek frontage and approx 4000 ft of road frontage along south side of Hull Road. TRACT 3 is approx 55-75 wooded and meadow ac. of vacant land with a pond and approx 3300 ft of road frontage along the north side of Hull Road. All 3 tracts border Wayne National Forest. Full info packet avail upon request.

Listed By: Joshua Bodimer -- Wiseman Real Estate
For more information on this listing contact:



Joshua Bodimer
Wiseman Real Estate

500 Second Ave - Gallipolis, OH 45631

Cell: (740) 645-6665 | Office: (740) 446-3644

Email: bodimer@wisemanrealestate.com

Web: www.wisemanrealestate.com

Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



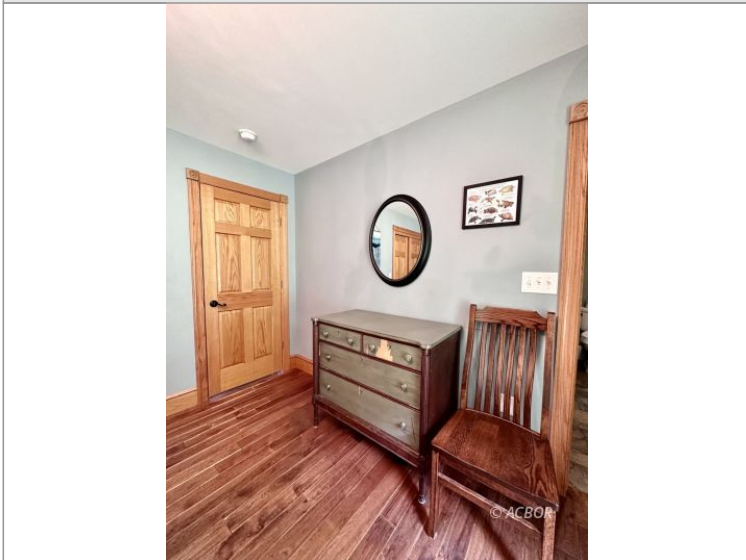
Untitled



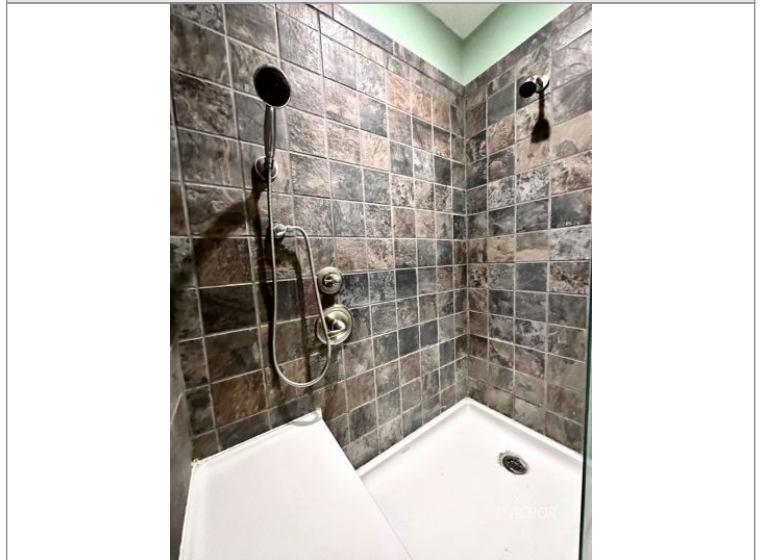
Untitled



Untitled



Untitled



Untitled



Untitled



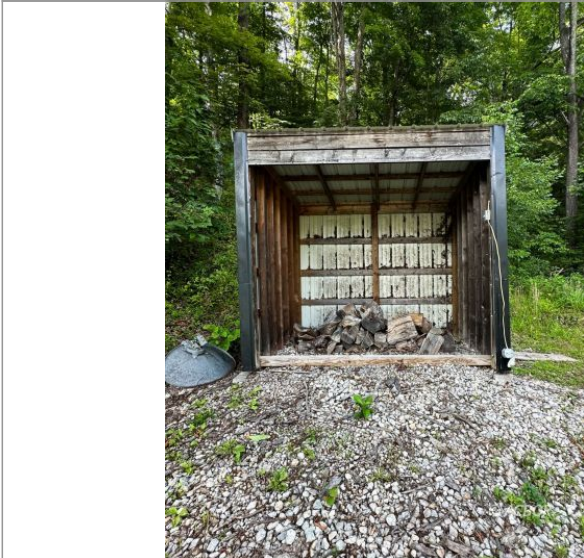
Untitled



Untitled



Untitled



Untitled



Untitled



Untitled



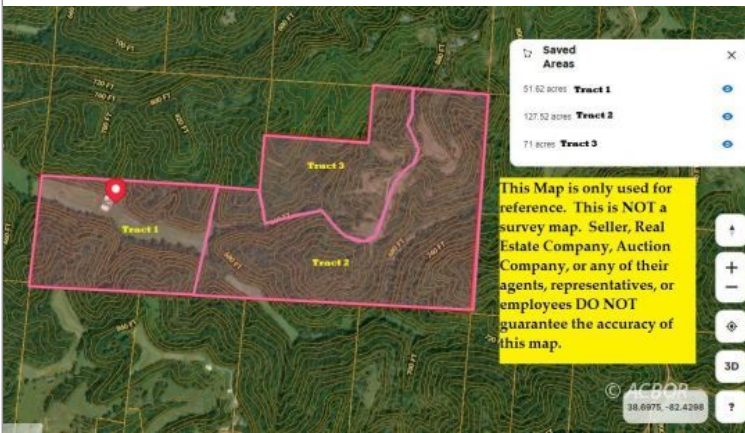
Untitled



Untitled



Map



Welcome to the auction of an extraordinary property that offers a unique opportunity for a serene and self-sustainable lifestyle. This remarkable estate is being offered in three tracts, each with its own distinct features, and can be purchased individually or combined to create your dream property.

Tract 1 spans approximately 40-50 acres and boasts a custom-built ranch-style home that exudes charm and elegance. The residence comprises two bedrooms and two baths, thoughtfully designed with an open floor plan that promotes a seamless flow throughout the living spaces. The kitchen is a culinary enthusiast's dream, featuring exquisite quartz countertops and beautiful custom oak cabinets that offer ample storage. The open living area showcases stunning slate floors and is centered around a captivating brick fireplace, creating a cozy and inviting atmosphere.

In addition to its luxurious interior, Tract 1 offers an array of outdoor amenities. Nestled within the property's wooded area, you'll discover scenic wildlife trails perfect for leisurely walks and adventurous hikes. Nature lovers will appreciate the proximity to Wayne National Forest, providing endless exploration opportunities. For those with a passion for hunting, this tract provides ample space for pursuing outdoor sports.

Tract 1 also includes multiple outbuildings designed to enhance your lifestyle. One of these structures houses a heated and cooled wood shop with hardwood flooring, allowing for creative projects or professional craftsmanship. Additionally, there is a spacious equipment storage facility to accommodate your machinery needs. Another outbuilding features a gigantic hay loft that could be transformed into a unique and versatile space, perhaps for entertaining guests or creating additional living quarters.

Agricultural enthusiasts will be delighted by the abundance of fields and/or pastures on Tract 1, providing the perfect setting for cultivating your own food. With a dedicated garden area, you can indulge in the joys of homegrown produce and embrace a sustainable lifestyle.

Whether you envision a tranquil retreat, a hobby farm, or a captivating residence surrounded by nature, this property at auction offers endless possibilities. The option to purchase individual tracts or the entire estate provides you with the flexibility to tailor the property to your specific desires. Don't miss this incredible opportunity to own a truly remarkable and versatile piece of real estate.

Tract 2 presents an incredible opportunity for outdoor enthusiasts and nature lovers. Spanning approximately 110-130 acres, this vacant land offers a diverse and captivating landscape. With creek frontage, small meadows, and approximately 4000 feet of road frontage, this tract is a haven for those seeking tranquility and natural beauty.

The topography of Tract 2 is varied and boasts multiple hunting areas, making it an

ideal location for hunters, especially during bow season. The abundant space can comfortably accommodate multiple hunters, allowing for an enjoyable and fulfilling hunting experience. The property's proximity to Wayne National Forest further enhances the hunting and hiking opportunities, granting access to vast wilderness and scenic trails.

Throughout the expansive tract, there are multiple cabin and homestead sites, providing the perfect foundation for creating your personal retreat or residence amidst the picturesque surroundings. Imagine waking up to the soothing sounds of nature and embracing the serenity of this magnificent property.

It's important to note that there is a right of way that traverses through the southwestern corner of the property, granting access to the neighboring property. This convenient access ensures ease of movement and connectivity while maintaining the privacy and exclusivity of your own land.

Whether you're an avid hunter, an outdoor enthusiast, or simply seeking a peaceful sanctuary, Tract 2 offers an abundance of possibilities. The combination of creeks, meadows, road frontage, and proximity to Wayne National Forest creates an idyllic setting that beckons exploration and adventure.

Don't miss the chance to own this remarkable tract of land, where you can immerse yourself in nature, create lasting memories, and enjoy the freedom of designing your own retreat.

Tract 3 is a captivating parcel of land, spanning approximately 50-70 acres, and is a nature lover's paradise. With a mix of wooded areas, meadows, a picturesque pond, and some mature timber, this tract offers a diverse and enchanting landscape. Boasting approximately 3000 feet of road frontage along Hull Road, Tract 3 provides convenient access to the property while preserving its privacy and seclusion.

One of the standout features of this tract is the presence of multiple cabin and homesite options. Among these, there is a particularly remarkable location situated on one of the highest points of the property. From this vantage point, you can revel in breathtaking views of the surrounding wooded forest, creating a truly awe-inspiring setting for your dream home or cabin.

Tract 3 is not only visually stunning but also offers excellent recreational opportunities. With its wooded areas, you can explore and hike to your heart's content, immersing yourself in the tranquility of nature. Hunting enthusiasts will appreciate the abundance of wildlife and the potential for a fulfilling hunting experience. The proximity to Wayne National Forest further expands the possibilities for outdoor activities, providing access to even more trails and natural wonders.

Whether you envision a secluded retreat, a private hunting haven, or a place to build your dream home with stunning views, Tract 3 offers a remarkable canvas to bring your vision to life. The combination of wooded areas, meadows, and a serene pond creates a harmonious and idyllic setting that will truly captivate your senses.

Don't miss the opportunity to own this exceptional piece of land that borders Wayne National Forest, allowing you to embrace the beauty of nature while enjoying the comforts of a private sanctuary. With Tract 3, you can create a haven that perfectly balances tranquility, adventure, and natural splendor.

Make sure you visit one of our open houses held on July 22nd & August 13th both at 1:30-4:00PM or schedule a private showing.

a. **Terms and Conditions of the Auction:**

- I. **Procedure:** Tracts will be offered by public outcry auction method in the following manner:
1. Tract 1 which includes 1120 square foot home with 20 x 28 attached garage constructed in 2015, multiple barns (one of which is 70 x 96), outbuildings, and approximately 40-50 acres made up of fields and wooded areas. The road frontage is located to the north and south sides along Hull Road;
 2. Tract 2 which is mostly wooded with meadows on approximately 110-130 acres of vacant land with creek frontage and approximately 4000 foot of road frontage along south side of Hull Road;
 3. Tract 3 is approximately 55-75 wooded and meadow acres of vacant land with a pond and approximately 3300 foot of road frontage along the north side of Hull Road;
 4. And any combinations of these tracts 1-3;
 5. And the properties in their entirety of all three tracts together.
 6. All final bids of individual tracts, any combinations of these tracts, and all tracts in their entirety will be presented to the seller and if accepted will sell to the highest bidder(s).
 7. This is a Real Property auction conducted through the multi parcel method of real estate auctions and is being conducted as a Reserve auction. Definition of a Reserve Auction as in Section 4707.01 Part (F) means an auction in which the seller or an agent of the seller reserves the right to establish a stated minimum bid, the right to reject or accept any or all bids, or the right to withdraw the real or personal property at any time prior to the completion of auction by the auctioneer.
 8. The successful bidder for each property shall execute an auction "Purchase & Sale Agreement" for each property immediately after being declared the successful bidder by Auctioneer. Copies of this agreement are available for review prior to the auction.
- II. **Down Payment:** Successful bidders shall deliver on **day of sale** to Wiseman Real Estate & Josh Bodimer Auctioneering Co. **\$10,000 per tract USD** non-refundable as an escrow deposit via cash, cashier's check, or pre-approved personal check. Personal checks should be accompanied by a bank letter stating "_____ is a customer of this bank and we guarantee payment of checks written on account number _____ up to _(\$10,000)_ dollars for purchase at the auction being conducted by Wiseman Real Estate/ Josh Bodimer Auctioneering on August 19, 2023."
- III. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** If a successful bidder fails to close within the specified time, Seller shall have the right to terminate the Purchaser Agreement and retain the down payment as liquidated damages in addition to other legal remedies or at Seller's option, extend the closing past the designated closing date, however, a charge of 1.5% of the contract price will be charged to the Buyer per month until closing.
- IV. **Evidence of Title:** The Sellers agree to furnish bidders a preliminary Owner's title insurance commitment to review prior to Auction. The cost of the insurance, if the Purchaser elects to have the title commitment executed, will be responsibility of the Purchaser. Seller agrees to provide marketable title in fee simple free and clear of all liens and encumbrances excepting (a) those created or assumed by Buyer; (b) those specifically set forth in this Contract; (c) zoning ordinances; (d) legal highways; and (e) covenants, restrictions, conditions and easements of record which do not unreasonably interfere with present lawful use.
- V. **Real Estate Taxes:** At closing, all real estate taxes shall be prorated, paid by the Seller, and prorated on the most current data the Gallia County Treasurer has available at time of closing.
- VI. **This is a list of the liens known by Seller on the property, including all lien holders, contact information, and all amount owed:**
- VII. **Closing:** Closing shall take place within 60 days after the auction day, or as soon thereafter as Seller's applicable closing documents are completed and survey's completed.
- VIII. **Possession:** Possession shall be immediately upon closing and verification of funds received by the seller.
- IX. **Maps & Pictures:** Maps are available on www.wisemanrealestate.com and are only used for reference they are not survey maps and the seller, nor Real Estate company, Auction company, or any of their agents, representatives, or employees do not guarantee the accuracy of the maps.

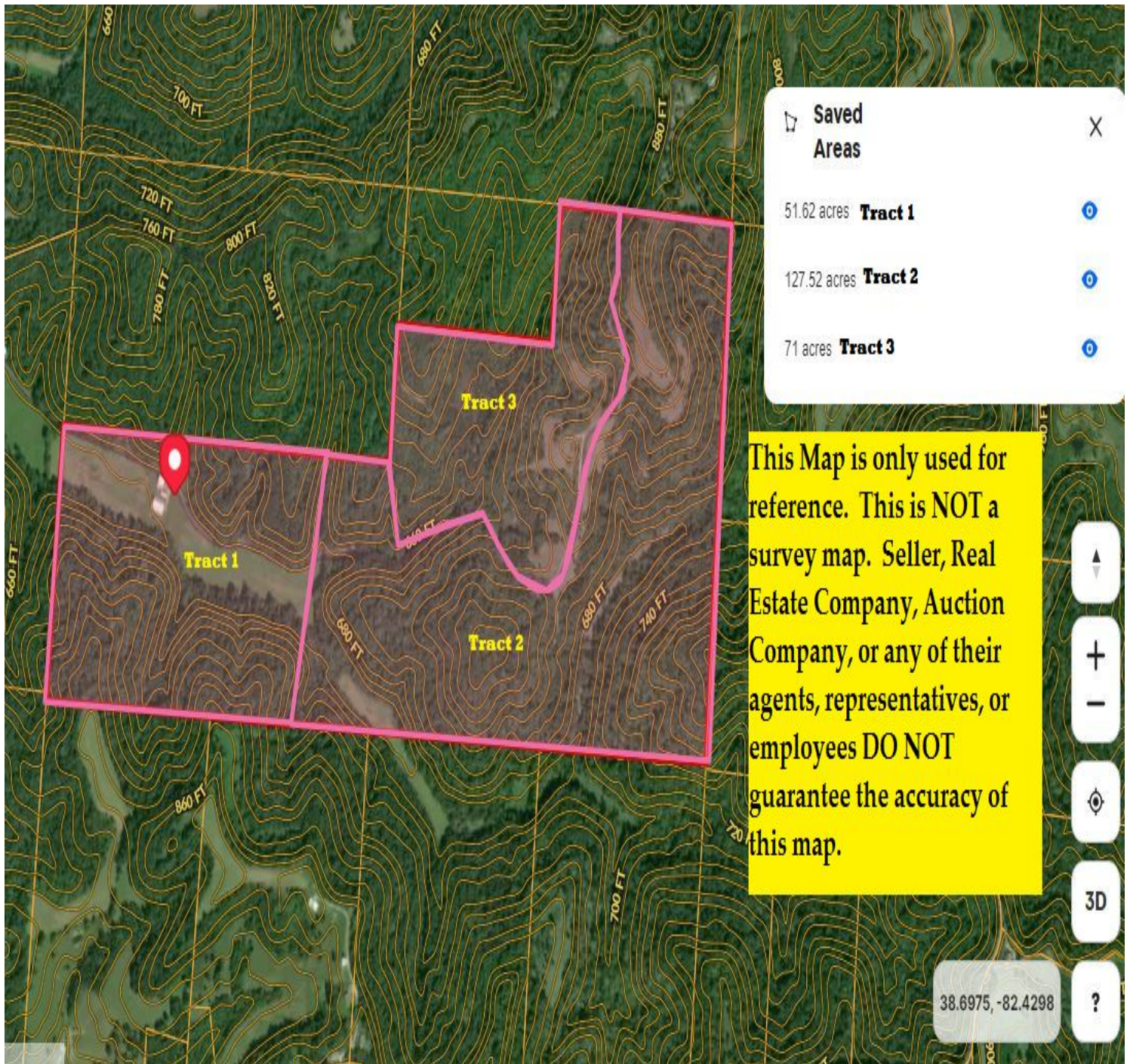
- X. **Survey:** If survey is conducted, the survey will be paid for by the seller and conducted by Licensed Ohio Surveyor, and subject to approval by the Gallia County Engineer, Gallia County Planning commission, Gallia County Flood plane office, Gallia County Health Department, and the Gallia County Auditor of the survey(s) prior to closing. Parcel number(s) to be assigned by the Gallia County Auditor. If the survey reveals any encroachments on the real property or on a neighboring property, the seller will make reasonable efforts to correct such encroachment prior to closing. IF ANY TRACTS ARE SOLD AS INDIVIDUAL OR COMBINATION, ONLY THE CORNERS OF THE PERIMETER WILL BE SURVEYED & PINNED. NO "POINT ONLINE" PINS WILL BE SET. IF THE PROPERTY IS SOLD IN ITS ENTIRETY, NO SURVEY WILL BE CONDUCTED AND WILL SELL AS DESCRIBED IN VOLUME 569 PAGE 300-304 RECORDED AT THE GALLIA COUNTY COURT HOUSE.
- XI. **Property Inspection:** Each potential bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquires, and due diligence concerning the property. Inspections of the property to be by appointment only or at the open house dates. Prospective buyer(s) will be required to sign a release of liability, injury, or death as a result of independent inspections of the property at their own risk.
- XII. **Mineral Rights:** Sales shall include 100% mineral, oil & gas rights owned by seller as of record.
- XIII. **Agency:** Wiseman Real Estate does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but WISEMAN REAL ESTATE and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side of the other. WISEMAN REAL ESTATE will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.
- XIV. **Buyer Agent Representation:** Wiseman Real Estate does offer Buyer agent commission compensation to any Brokerage licensed in the State of Ohio in the amount of 2% of the purchase price if their clients become a successful bidder. This commission will be paid at closing under the following terms; 1) buyer must register their agent as a buyers agent prior to the day of auction (contact auctioneer for buyer agent registration), 2) the buyer's agent must accompany their client(s) on all onsite inspections of the property and the day of the auction through the contract signing at the auction.
- XV. **Disclaimer and Absence of Warranties:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlines in the Agreement to Purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches, acreages and dimensions in this brochure and other information provided by the Auction Company are approximate. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, financial ability, etc. All decisions of the Auctioneers are final.
- XVI. **For Continual updates on this auction, please visit: www.wisemanrealestate.com or www.auctionzip.com**

Special Notes from terms and conditions of auction

- **Procedure:** Tracts will be offered by public outcry auction method in the following manner:
 - Tract 1 which includes 1120 square foot home with 20 x 28 attached garage constructed in 2015, multiple barns (one of which is 70 x 96), outbuildings, and approximately 40-50 acres made up of fields and wooded areas. The road frontage is located to the north and south sides along Hull Road;
 - Tract 2 which is mostly wooded with meadows on approximately 110-130 acres of vacant land with creek frontage and approximately 4000 foot of road frontage along south side of Hull Road;
 - Tract 3 is approximately 55-75 wooded and meadow acres of vacant land with a pond and approximately 3300 foot of road frontage along the north side of Hull Road;
 - And any combinations of these tracts 1-3;
 - And the properties in their entirety of all three tracts together.
 - All final bids of individual tracts, any combinations of these tracts, and all tracts in their entirety will be presented to the seller and if accepted will sell to the highest bidder(s).
- **Down Payment:** Successful bidders shall deliver on **day of sale** to Wiseman Real Estate & Josh Bodimer Auctioneering Co. **\$10,000 per tract USD** non-refundable as an escrow deposit via cash, cashier's check, or pre-approved personal check. Personal checks should be accompanied by a bank letter stating "_____ is a customer of this bank and we guarantee payment of checks written on account number _____ up to (\$10,000) dollars for purchase at the auction being conducted by Wiseman Real Estate/ Josh Bodimer Auctioneering on August 19, 2023 "
- **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** If a successful bidder fails to close within the specified time, Seller shall have the right to terminate the Purchaser Agreement and retain the down payment as liquidated damages in addition to other legal remedies or at Seller's option, extend the closing past the designated closing date, however, a charge of 1.5% of the contract price will be charged to the Buyer per month until closing.
- **Survey:** If survey is conducted, the survey will be paid for by the seller and conducted by Licensed Ohio Surveyor, and subject to approval by the Gallia County Engineer, Gallia County Planning commission, Gallia County Flood plane office, Gallia County Health Department, and the Gallia County Auditor of the survey(s) prior to closing. Parcel number(s) to be assigned by the Gallia County Auditor. If the survey reveals any encroachments on the real property or on a neighboring property, the seller will make reasonable efforts to correct such

encroachment prior to closing. IF ANY TRACTS ARE SOLD AS INDIVIDUAL OR COMBINATION, ONLY THE CORNERS OF THE PERIMETER WILL BE SURVEYED & PINNED. NO "POINT ONLINE" PINS WILL BE SET. IF THE PROPERTY IS SOLD IN ITS ENTIRETY, NO SURVEY WILL BE CONDUCTED AND WILL SELL AS DESCRIBED IN VOLUME 569 PAGE 300-304 RECORDED AT THE GALLIA COUNTY COURT HOUSE.

- **Property Inspection:** Each potential bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquires, and due diligence concerning the property. Inspections of the property to be by appointment only or at the open house dates. Prospective buyer(s) will be required to sign a release of liability, injury, or death as a result of independent inspections of the property at their own risk.
- **Maps & Pictures:** Maps are available on www.wisemanrealestate.com and are only used for reference they are not survey maps and the seller, nor Real Estate company, Auction company, or any of their agents, representatives, or employees do not guarantee the accuracy of the maps.

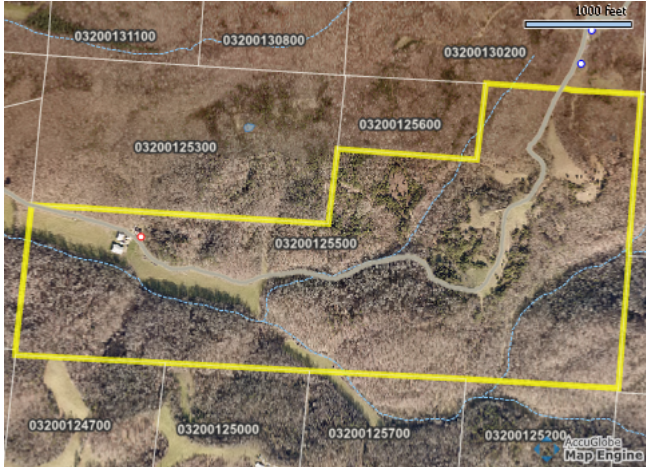


Gallia County, Ohio - Property Record Card

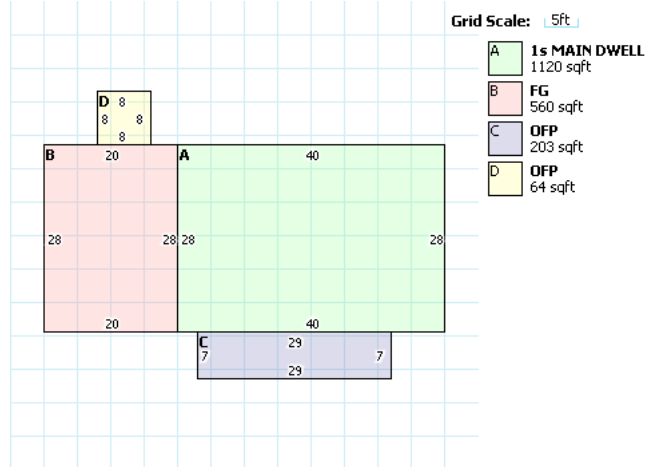
Parcel: 03200125500 Card: 1

Owner NEWLAND ROBERT R & PATRICIA A ETAL
Address 1790 HULL RD
Land Use (101) A - CASH GRAIN OR GENERAL FARM
Class AGRICULTURAL
Legal Description E SIDE MID S PT SURFACE V569 P300

MAP



SKETCH



RESIDENTIAL

Building Style	OTHER	FullBaths	2
Sq.Ft.	1120	Half Baths	0
Year Built	2015	Basement	CRAWL
Stories	1	Basement Area	0
Exterior Wall	ALUMINUM/VINYL	Rec Room Area	0
Rooms	6	Heat Fuel Type	GAS
Bedrooms	2	Heat/Cool	CENTRAL AIR CONDITION
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	1	N/A	\$10,500.0
2	0	0	20.5	N/A	\$36,900.0
4	0	0	199.19	N/A	\$189,230.

TENTATIVE 2011 VALUATION

	Appraised	Assessed
Land Value	\$236,630.00	\$82,820.00
Building Value	\$124,850.00	\$43,700.00
Total Value	\$361,480.00	\$126,520.00
CAUV Value	\$65,260.00	
Taxable Value	\$66,540.00	

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	AP1 - FOUR	1987	70x96	\$4,880.00

SALES

Date	Buyer	Seller	Price	Validity
6/2/2015	NEWLAND ROBERT R &		\$0.00	4 RELATED
5/7/2010	HORSEFIELD NOELLE M	NEWLAND ROBERT R	\$0.00	2 NOT OPEN
7/1/1985			\$78,000.00	0 VALID

Doc ID: 000765910005 Type: DEED
Recorded: 05/02/2015 at 11:50:18 AM
Fee Amt: \$52.00 Page 1 of 5
Gallia County, Ohio
Roger Walker Recorder
File# 15-1319
BK 569 PG 300-304

ADDRESS APPROVED 4/15 DATE
STEVE MCGHEE SM
GALLIA COUNTY TREASURER

Conveyance has been examined and the grantor
has complied with section 519.02 of the revised code
Fee \$
Exempt ✓ TR 4/15/15
LARRY M. BETZ County Auditor
B>

THIS DEED, made this, the 12TH day of MAY, 2015, by and between NOELLE M. HORSFIELD AND SAMUEL SCOTT HORSFIELD, HER HUSBAND parties of the first part, ROBERT R. NEWLAND AND PATRICIA A. NEWLAND, parties of the second part and NOELLE M. HORSFIELD AND SAMUEL SCOTT HORSFIELD, HUSBAND AND WIFE, for and during their joint lives with the remainder in fee simple to the survivor, parties of the third part.

WITNESSETH: That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said parties of the first part do hereby GRANT and CONVEY unto the said parties of the second part, a life estate in and to the hereinafter described real estate for the life of each of them and the survivor, and the said parties of the first part do hereby GRANT and CONVEY the hereinafter described real estate unto the said parties of the third part, for and during their joint lives with the remainder in fee simples to the survivor, subject, however to the life estate hereinabove conveyed to the parties of the second part.

Situate in the County of Gallia, State of Ohio and in the Township of Walnut, to-wit:

The southeast quarter of the northwest quarter of Section 32, Township No. 4, Range No. 16, containing 40 acres, more or less; also, the southwest quarter of the northwest quarter of said Section 32, Township No. 4, Range No. 16, containing 40 acres, more or less; also, the northwest quarter of the southeast quarter of Section 32, Township No. 4, Range No. 16, containing 40 acres, more or less.

ALSO, the following real estate situated in the County of Gallia, in the State of Ohio and in the district of lands subject to sale at Chillicothe and bounded and described as follows: Being a part of the Southwest quarter of the southeast quarter, commencing at the northeast corner of said lot; thence running West 80 rods to the corner of said lot; thence South 9-1/2 rods to the road; thence a little south of east with the road to the line; thence North 35 rods to the place of beginning of section No. 32, Township No. 4, Range No. 16, containing 18 acres, more or less.

ALSO, the South half of the northeast quarter of Section 32, Township 4, Range 16, containing 80 acres more or less; also, the northeast quarter of the northeast quarter of Section 32, Township No. 4, Range No. 16, containing 40 acres, more or less.

ALSO, the South half of the northwest quarter of the northeast quarter of Section 32, Township 4, Range 16, containing 20 acres, more or less.

ALSO, commencing in the center of the public road leading from Mt. Zion M.E. Church to Waterloo at or near the dwelling house owned by now or formerly Harry Lumen, formerly owned by Clarence Luman and J. W. Hall and running South the center of private road to the section line on the North side of Section 32, Township 4, Range 16, a distance of 46 rods a strip of land one rod in width, containing 23/80 of an acre, more or less, for a private road and containing in all of the above described land 278 and 23/80 acres, more or less.

EXCEPT all the coal, oil, gas, fire clay, building stone and other minerals in and on and underlying all the above described real estate, together with easement and surface rights, all as conveyed by W.D. hall to Symmes Valley Coal Company by deed of date January 26, 1905 of record at page 269, Volume 79, Deed Records of Gallia County, Ohio, to which reference is made for a full particular description of said exception.

EXCEPTING from the above described real estate, the following described real estate situate in the Township of Walnut, in the County of Gallia and State of Ohio, to-wit: The northwest quarter of the southeast quarter of Section 32, Township No. 4, Range No. 16, containing 40 acres, more or less. Also the following real estate situate in the county of Gallia, in the State of Ohio and in the District of lands to sale at Chillicothe, and bounded and described as follows, viz: being a part of the southwest quarter of the southeast quarter, commencing at the northeast corner of said lot; thence running West 80 rods to the corner of said lot; thence South 9-1/2 rods to the road; thence a little South of East with the road to the line; thence North 35 rods to the place of beginning of Section 32, Township No. 4, Range No. 16, containing 18 acres, more or less.

EXCEPT all the coal, oil, gas, fire clay, building stone and other minerals in and on and underlying all the above described real estate, together with easement and surface rights, all as conveyed by W.D. hall to Symmes Valley Coal Company by deed of date January 26, 1905 of record at page 269, Volume 79, Deed Records of Gallia County, Ohio, to which reference is made for a full particular description of said exception.

ALSO, a right of way over the lands of grantors herein described as follows: BEGINNING at the northwest corner of the northwest quarter of the southeast quarter of Section No. 32, Township No. 4, Range No. 16; thence in a westerly direction along the foot of the hill 40 rods, more or less; thence North 35 rods, more or less, to the hall Hollow Township Road. Said right of way one rod in width throughout.

Subject to all legal easements, leases and right of way of record.

PARCEL NO. 032-001-255-00


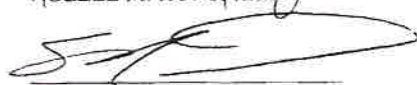
LAST SOURCE OF TITLE: Deed Volume 384, at Page 875

This conveyance is made subject to any and all covenants, restrictions, easements and reservations which may be a matter of record in the Recorder's office of the aforesaid County and running with the land.

And the said parties of the first part do hereby covenant to and with the said parties of the second part that they will WARRANT GENERALLY the title to the property hereby conveyed, except as to taxes for the current year, which are to be pro-rated by and between the parties hereto.

Under penalty of fine and imprisonment, the undersigned hereby declares that this is a transfer without consideration from child to parents and from wife to husband and therefore is exempt from transfer tax.

WITNESS, the following signatures:

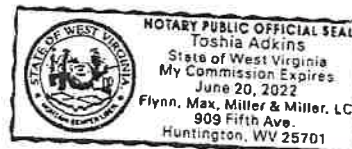

NOELLE M. HORSFIELD

SAMUEL SCOTT HORSFIELD

STATE OF WV
COUNTY OF Cabell, TO-WIT:

The foregoing instrument was acknowledged before me this 20th day of May, 2015, by NOELLE M. HORSFIELD AND SAMUEL SCOTT HORSFIELD, HER HUSBAND.

My commission expires June 20, 2022
Toshia Adkins
NOTARY PUBLIC

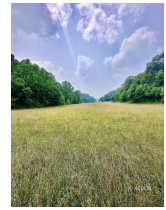
(AFFIX NOTARIAL SEAL)
This instrument was prepared by
Flynn, Max, Miller & Miller, L.C.
HORSFIELD.DEED.5.15-0621



1790 Hull Rd - Patriot, OH 45658 -

MLS: 2430986 - SF - Active - \$1,111

MLS #: 2430986 **File #:**
Status: Active **Status Changed:** 07/11/2023
List Price: **\$1,111** **Org. List Price:** \$1,111
Listing Type: Auction (08/19/2023 12:30pm) **Style:** 1 story above ground, Ranch
Property Type: Single Family **Zoning:**
Classification: SF-Site Built, Resale Home, Farm & Acreage
HOA/Month: 0.00 -- Includes:



General Listing Information:

Beds: 2	Sq Ft Total: 1,120	Acres: 220.69
Baths: 2	Sq Ft Main: 1,120	Lot Sq Ft: 9,613,256
Full Baths: 2	Sq Ft Level 2: 0	Lot Dim:
1/2 Baths: 0	Sq Ft Lower: 0	Frontage:
1/4 Baths: 0	Sq Ft Other: 0	Depth:
# Garage: 2 Attached	Sq Ft Unfinished: 0	Yr Built: 2015
# Carport: 0	Sq Ft Source: County Records	Yr Remodeled:
Main Bdrm Lvl: Main	Bsmt Type: None	
Total Rooms: 5		

Floorplan & Room Dimensions:

Location Information:

Address: 1790 Hull Rd - Patriot, OH 45658	School District: Symmes Valley LSD
County: Gallia	
Section:	Subdivision:
Taxes/Yr.: \$1,670.82	Township: Walnut
GPS: N38° 41.536' W82° 26.745' -- Lat: 38.69227150, Lng: -82.44574270	Range:
Directions:	

Construction Information:

Construction: Siding-Vinyl	Roof Type: Architectural Shingle	Foundation: Concrete Block, Crawl Space
Heating: Forced Air-Electric, Forced Air-Propane, Furnace- Electric, Furnace-Outdoor Wood, Woodburning Stove		
Cooling: Central Air		

Comments/Remarks: August 19th Real Estate Auction! 1790 Hull Road Patriot Ohio

Public Descr.: This is an Exquisite opportunity to own your own Southeastern Ohio Oasis!! Offered at Auction on August 19th. There will be two open house dates on July 22nd and August 13th at 1:30PM-4:00PM as well as private showings available by appointment only. Property will be offered in 3 tracts individually, then as any combination of the tracts, and as all 3 tracts combined, whichever ends up adding up to the most \$ will be presented to the seller at the auction for consideration. PERSONAL PROPERTY Auction will commence at 9:30 AM & REAL ESTATE AUCTION will commence at 12:30PM both on August 19, 2023. TRACT 1 includes 1120 sqft home with 20 x 28 attached garage, constructed in 2015, multiple barns & outbuildings (one of which is 70 x 96), and approx 40-50 acres made up of fields & wooded areas. TRACT 2 which is mostly wooded with meadows on approx 110-130 ac. of vacant land with creek frontage and approx 4000 ft of road frontage along south side of Hull Road. TRACT 3 is approx 55-75 wooded and meadow ac. of vacant land with a pond and approx 3300 ft of road frontage along the north side of Hull Road. All 3 tracts border Wayne National Forest. Full info packet avail upon request.

Utilities Services:

Utilities: Power: Buckeye Rural, Power: Generator, Propane, Satellite Dish, Septic: Aeration, Water: Water Company

Features:

Features Prop.: Barn, Borders Stream, Deck(s), Fenced- Part, Garden Area, Gas Well On Property, Gutters & Downspouts, Out Building, Pole Barn/Building, Pond, Porch- Covered, Storage Shed, Timber, Trees, Work Shop

Features Int.: Ceiling Fans, Countertops- Quartz, Fireplace- Wood, Flooring- Stone, Flooring- Wood, Wheelchair Accessible, Windows- Double Pane

Appliances: Dishwasher, Oven/Range- Gas, Refrigerator, W/D Hookups, Water Heater- Electric

Listed By: Joshua Bodimer - Wiseman Real Estate

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact: Josh Bodimer
740-645-6665



Joshua Bodimer
Wiseman Real Estate
500 Second Ave
Gallipolis, OH 45631

Cell: (740) 645-6665
Office: (740) 446-3644
Fax: (740) 446-3725
bodimer@wisemanrealestate.com
www.wisemanrealestate.com

