

GARBER AUCTION

57 Wooded Acres

Cell Tower Rights - Mineral Rights

Location: 11000 Fallsburg Rd. NE Fazeysburg OH 43822

GPS Coordinates: 40.1934432983398, -82.2602920532227

Directions: From Newark & Rt. 16 take SR 79 north 13 miles to Fallsburg Rd. to farm. From SR 541 midway between Martinsburg & Coshocton take SR 79 south 11 miles to Fallsburg Rd. to farm.

Watch for signs!

Thurs. August 31st, 2017 • 6 PM

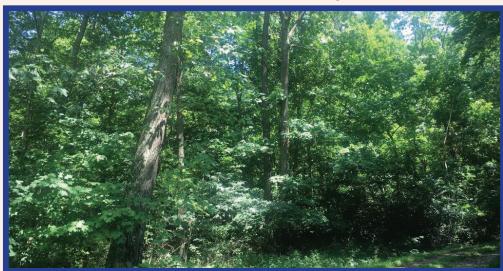
* 57.518 Acres * Fallsburg Township * Licking County

* No Current or Active Leases * Cell Tower Rights

* Owned Gas/Oil Well Income * Gas/Oil Rights

* Wooded Land w/ Timber * Proven Hunting

* Secluded Setting *



A great recreational property that provides an immediate return on investment with substantial income from a cell tower lease & an owned gas/oil well. The property also is not under any current or active leases for oil & gas. This farm is located on a dead end road and the trees create a natural barrier providing a very secluded setting. The land is mostly wooded with some mature timber. The cell tower produces \$9,349.67/year (with a renewal and increase in October). The gas/oil well has been producing an average of \$13,807.11/ year in the last 3 years in oil. This is one of those rare opportunities to invest in rural acreage that has a built in cash flow of this significance! For maps, parcel information, title opinion, & cell tower lease please visit our website www.kaufmansale.com or contact Curt.

Parcel 1: 57.518 Acres. Includes all surface rights.

Parcel 2: 57.518 net mineral acres of Gas/Oil Rights and existing owned gas/oil well. No current or active leases.

Parcel 3: Cell tower rights & current lease.

Terms: 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. Any required inspections must be completed prior to bidding. 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 # 014-032040-00.000 located in Fallsburg Twp. of Licking County and the Riverview LSD. Taxes are \$1,034.22 per half year, based on CAUV, any recoupment will be the responsibility of the buyer.



Auction by Order of:

Marvin Garber

Kaufman LLC
Realty & Auctions

Kaufman Realty and Auctions, LLC

www.kaufmansale.com or (866) 782-8172

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