

Foreclosure  
Sale!

# Real Estate Auction

By Order of:  
Common Pleas Court  
Athens County Ohio  
Case No. 01CI233

232 Acres - Buchtel, Ohio 45716  
Partially Completed 18-Hole Golf Course



232 Acres, York & Dover Townships, Athens County, Ohio

**Real Estate:** 232.2 Acres, York and Dover Townships, Athens County, Ohio. The property is located between Athens and Lancaster, approximately 65 miles southeast of Columbus and 12 miles northwest of Athens in the Wayne National Forest. Property is rolling open and wooded land with streams, ponds, meadows and stately trees with an abundance of wildlife. Improvements consist of a partially completed 18-hole golf course with water features, greens, rough and finish shaping and bunkers that have grown back over the past few years and possible single line irrigation system. Other potential uses include development, recreation or agriculture. Utilities in the area include LeAx water, County Sewer north of the Snow Fork bridge in Buchtel. Athens County Real Estate Parcel No.'s: P01-00100797-00; P01-00100814-00; P01-00100812-00; P01-00100629-00; P01-00100790-00; P01-001-00789-00. ...POTENTIAL DEVELOPMENT PROPERTY

**TERMS OF SALE:** Ten percent (10%) cash or certified check at the time of sale. Balance due upon delivery of the deed within thirty (30) days after confirmation of the sale. Said Premises are appraised at \$220,000.00 and can not be sold for less than two-thirds (2/3rds) of that amount. AUCTION TO BE CONDUCTED AT THE PREMISES - Happy Hollow Road aka County Road 1A just south of Buchtel, Ohio near the York Township Cemetery.

**BAMBECK AUCTIONEERS**  
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