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800-451-2709

SchraderAuction.com

Premier Recreational Land

249.37± Acres AUCTION

Offered in 4 Tracts Or
Any Combinations of Tracts

PIKE COUNTY, OHIO

MARCH 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



249.37± Acres

PIKE COUNTY, OH

Offered in 4 Tracts Or
Any Combinations of Tracts

- Outstanding Hunting
- Mature Timber
- Existing trail system and pole buildings
- Secluded Settings
- Tracts ranging from 28.90± acres to 135.17± acres
- County Water and Electric available

INSPECTION DATES:
THURS, MARCH 5TH
2PM-4PM
WED., MARCH 18TH
3PM-5PM
MEET A REP AT TRACT 1!

TRACTS 1-3



TRACT 4

Premier Recreational Land

AUCTION

THURSDAY, MARCH 26TH , 1PM

Auction held at Grace United Methodist Church Life Center,
104 S High St, Waverly, OH 45690

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Premier Recreational Land

Land AUCTION

THURSDAY, MARCH 26TH , 1PM

Premier Recreational Land AUCTION

PIKE COUNTY, OH

249.37± Acres

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Any Combinations of Tracts

INSPECTION DATES:

THURS, MARCH 5TH
2PM-4PM

WED., MARCH 18TH
3PM-5PM

MEET A REP AT TRACT 1!

PROPERTY LOCATION:

Tracts 1-3: Near 1453 Carrs Run Rd, Waverly, OH 45690

Tract 4: Near 3836 Straight Creek Rd, Waverly, OH 45690

DIRECTIONS TO PROPERTY:

Tracts 1-3: At the intersection of HWY 32 and CR 57 (Beaver Pike Rd) at Givens, head east on CR 57 for 2 miles, then turn left to head north on Carrs Run Rd. The property will be on both sides of the road in just over a mile.

Tract 4: At the intersection of HWY 32 and CR 57 (Beaver Pike Rd) at Givens, head east on CR 57 for about 1.5 miles, then turn left to head north on Straight Creek Rd. The property will be on the left in 2 miles.

AUCTION LOCATION: Grace United Methodist Church Life Center, 104 S High St, Waverly, OH 45690

TRACT DESCRIPTIONS:

TRACT 1: 50.82± ACRES with a good access point off of Carrs Run Rd. The topographic layout of this tract holds a large draw in the center of the property creating numerous setup sites and shooting lanes for deer hunting. Tough to find a tract of this size with this much potential!

TRACT 2: 34.48± ACRES of recreational land that also includes a 110'x40' pole building and a 60'x26' pole building. This tract contains an existing water tap and a previous electric setup that is not currently on. The combination of wooded land and outbuildings makes this tract a premier get away location with the ability to store hunting equipment, park ATVs, and more.

TRACT 3: 135.17± ACRES that is the largest individual tract in the offering. The size of this tract creates 4 primary valley draws giving flexibility on hunting areas and the opportunity to cut good access to all sides of the property. This tract has an electric connection that has been previously used.

Evaluate the future timber income as well!

TRACT 4: 28.90± ACRES that is quite possibly the most secluded offering in the sale. This tract contains a great existing trail through the center of the property allowing for good access throughout.

GENERAL PROPERTY DESCRIPTION:

This offering contains quality recreational properties located in Pike County hill country that is known to hold some of the best bucks in the state. The properties contain future income potential with the existing timber stand. County Water and electricity is available on all of the tracts. Study the tracts and be prepared to bid your price on March 26th!

TRACTS 1-3

TRACT 4

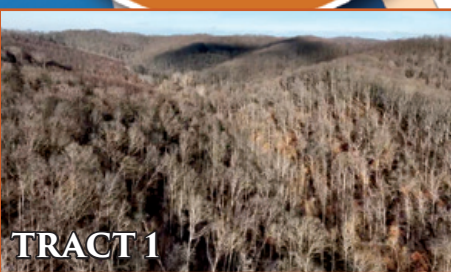
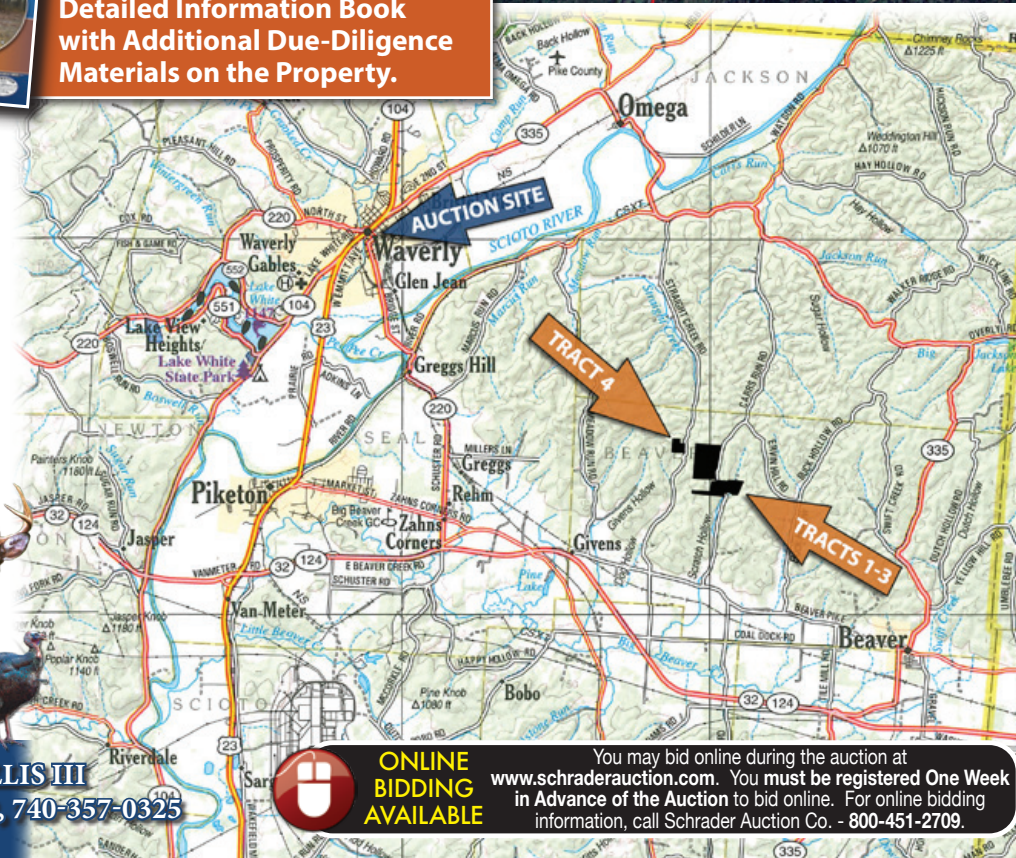
THURSDAY, MARCH 26TH 1PM



TRACT 4



Contact Auction Company for
Detailed Information Book
with Additional Due-Diligence
Materials on the Property.



TRACT 1



TRACTS 2 & 3

SCHRADER
Real Estate and Auction Company, Inc.

—In-Cooperation-With—
BREWSTER
REAL ESTATE & AUCTION Co. LLC
Phone Direct: 740-357-0325
Office: 740-357-7517
226 S. Central Ave.
Waverly, OH 45690
Email: tommy@brewsterandco.com
Website: www.auctiongroup.com

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SELLER: JONATHAN MARK TEETERS & GIL WILLIS III
AUCTION MANAGER: TOMMY BREWSTER, 740-357-0325

ONLINE
BIDDING
AVAILABLE

You may bid online during the auction at
www.schraderauction.com. You must be registered One Week
in Advance of the Auction to bid online. For online bidding
information, call Schrader Auction Co. - 800-451-2709.

AUCTION TERMS & PROCEDURE:

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 249.37± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller(s) shall provide the appropriate Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction.

POSSESSION: Possession will be delivered at closing.
REAL ESTATE TAXES / ASSESSMENTS: Taxes shall be prorated to the date of closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions and GIS measurements.

SURVEY: It is not anticipated that any survey work will be done on the tracts. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes and its real estate taxes have been levied and paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify with the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for and pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express 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, inquiries, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

STOCK PHOTOGRAPHY: Deer photos are for illustrative purposes only and are not of the auction property.