

Rear Plot Block

12/04/25 4:21 PM



Tom Food Plot

04/08/26 2:18 PM

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Balance due within 45 days. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: TB Hunters Lodge, LLC.



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**REALTORS
 AUCTIONEERS
 ADVISORS**

*Information is believed to be accurate but not guaranteed.
 KIKO Auctioneers*



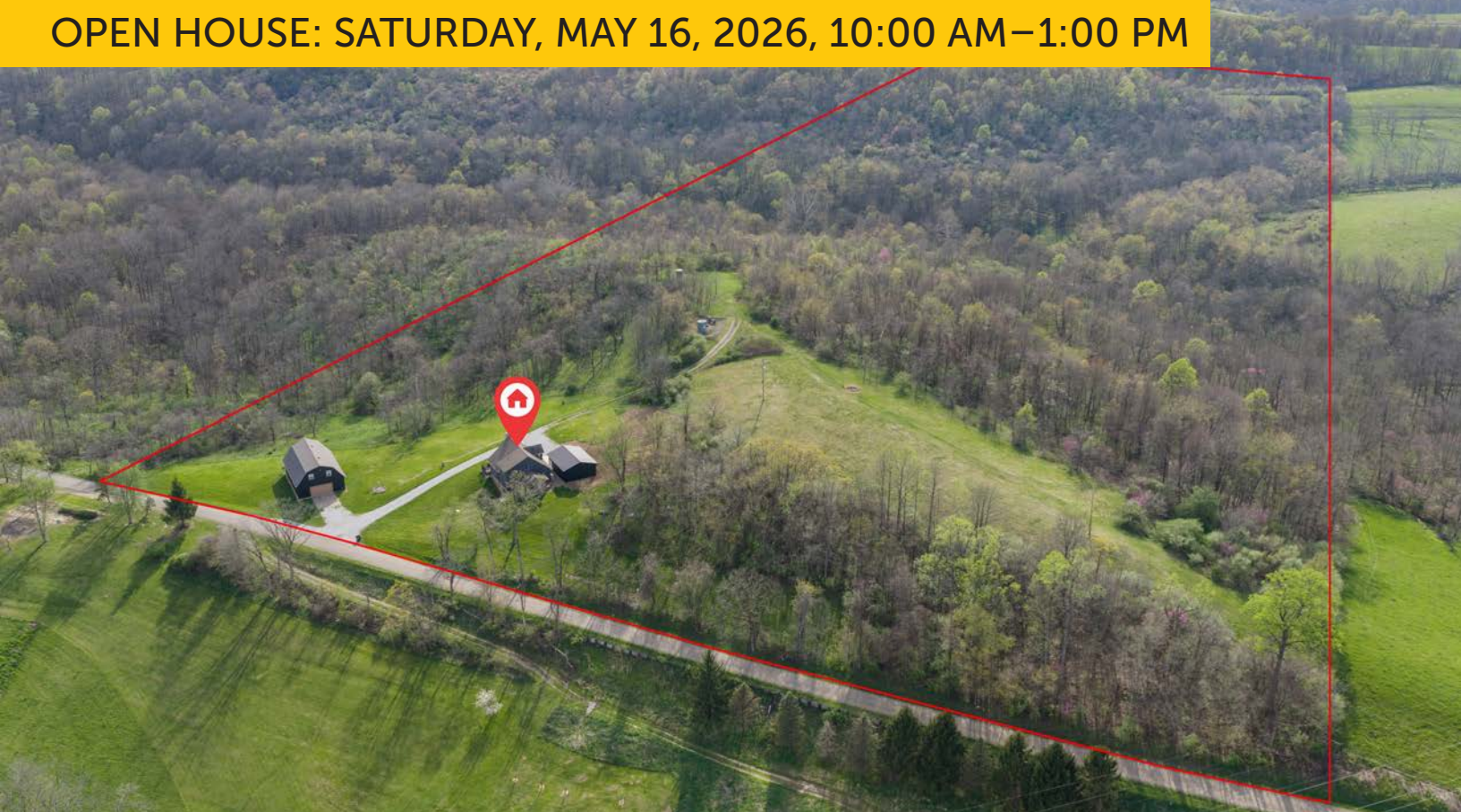
ABSOLUTE AUCTION

SATURDAY, MAY 30, 2026, 11:00 AM
LIVE ONSITE AUCTION WITH ONLINE BIDDING



REAL ESTATE

OPEN HOUSE: SATURDAY, MAY 16, 2026, 10:00 AM–1:00 PM



QUALITY HOME ON 50+ ACRES W/ HUNTING LODGE/ DETACHED GARAGE

Managed For Trophy Deer/Turkey
Hunting, Trails, Free Gas!
Minutes From Tappan
And Clendening Lakes
Nottingham Twp., Harrison Hills Schools,
Harrison Co.

81910 OURANT RD.,
CADIZ, OH 43907

Real Estate: A sportsman's dream property! 50.115 acres of rolling mostly wooded land located in well-known trophy buck and healthy turkey area w/ developed trails, food plots and managed for trophy deer and turkey hunting. This is a must see property with much opportunity located close to Tappan & Clendening Lakes and recreation areas. Owners used property for personal use and hunting with friends and family. Rented main home for additional income. Current rent is \$1,650.00 per month w/ tenant paying 100% of the electric. For more information or help with financing contact auctioneers.



Scan for auction
details, including
directions.

*Absolute Auction.
All sells to the
highest bidders.*



BASEMENT



1ST FLOOR



2ND FLOOR

Home: Featuring a beautiful three-bedroom home w/ new two-car garage. Home has an open kitchen w/ stainless steel appliances and spacious living room with large stone gas fireplace reaching up to the vaulted hardwood ceilings. Two bedrooms, den/office w/ sliding door to back deck, first floor laundry and full bath w/ tiled floors making up balance of first floor. Upstairs loft master bedroom w/ full bath and large walk-in closet. Full walk-out 13 course basement w/ electric heat pump furnace & air, 200-amp electric, Generac backup generator system, water conditioning system, Diebold safe, and utility area w/ commercial stainless double sink.

Recent Updates To Home Include:

- Two-car garage finished 2026
- Heat pump 2025
- Water well and holding tank system 2024
- New steel siding 2024

Recent Updates To Lodge Include:

- Heat pump 2024
- Hot water tank 2023
- New roof April 2026

Lodge/Detached Garage: 32'x48' detached hunting lodge/garage featuring open kitchen and living room, 4 bedrooms, full bath, laundry nook, deck overlooking property, and knotty pine floors & woodwork throughout. Downstairs having two overhead garage doors, walk-in cooler, electric heat pump furnace & air, fully insulated and own septic system.



For more info on local lakes visit: <https://www.mwcd.org/places/tappan-lake/> and <https://www.mwcd.org/places/clendening-lake/>

Property is located:

7.5 miles to Tappan Lake Marina
 10.4 miles to Clendening Lake Marina
 8.5 miles to Cadiz, OH
 26 miles to New Philadelphia, OH shopping areas

