

ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 27, 2025, 10:30 AM



REAL ESTATE



RUBY BEGONIA LLC

Panoramic 185-Acre Farm

37420 ST. RT. 151 (SCIO
BOWERSTON RD.),
SCIO, OH 43988

Live Auction

AUCTION HIGHLIGHTS

- Older Two-Story Home
- Bank Barn
- Shed
- Open & Wooded Land
- North Twp.
- Harrison County

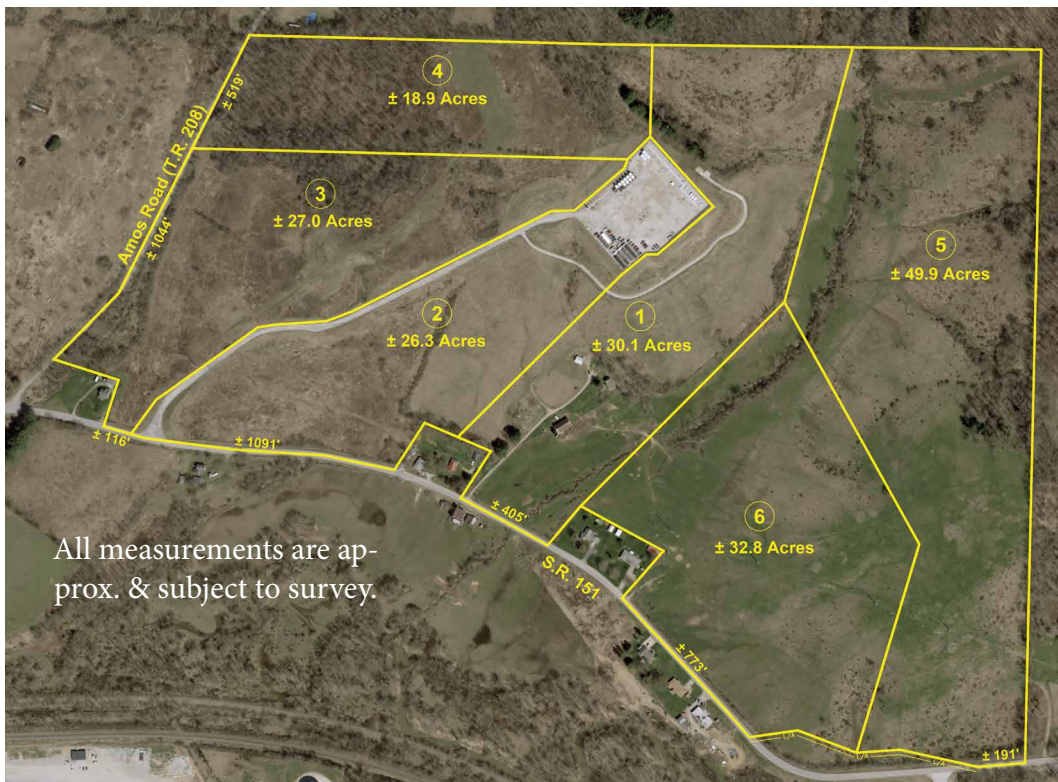
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Information is believed to be
accurate but not guaranteed.
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Scan for auction
details, including
directions.

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



All measurements are approx. & subject to survey.



REAL ESTATE

Nice country setting. 185+ acre farm with older vinyl-sided, two-story home with sandstone foundation that needs remodeled, front and rear porches, metal roof, been vacant for a while. Solid bank barn, small concrete block garage. Open and wooded land with panoramic views of the countryside. Some good fence, large well pad on property. Loads of frontage on two roads. Gas and oil rights do not transfer. Walk the land at your convenience. (NOTE: Cattle in pasture) Small creek. Loads of wildlife and recreation. Divided as follows:

PARCEL #1

30 acres with home, barn and concrete block garage. Mostly open hay meadow and pastureland. (unique stone carved Indian head monument behind the house)

PARCEL #2

26.3 acres. Meadows with large Encino well pad. Loads of frontage.

PARCEL #3

27 acres. Frontage on Rt. 151 and Amos Rd. Small creek. Some woods.

PARCEL #4

18.9 acres. Frontage on Amos Rd. 75% wooded with some young timber

PARCEL #5

49.9 acres. Meadows and pasture, some woods. Frontage on Rt. 151

PARCEL #6

32.8 acres. Frontage on Rt. 151 with open meadows and pasture. Small creek.

NOTE

Walk the land at your convenience. Cattle in pasture

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. 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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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REALTORS
AUCTIONEERS
ADVISORS

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