

33.75 Acre Land Auction Monroe County
45447 Bondi Ridge Rd
Woodsfield, OH 43793

33.750± Acres
Monroe County



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

bbauer@mossyoakproperties.com | 614-949-6764

33.75 Acre Land Auction Monroe County Woodsfield, OH / Monroe County

SUMMARY

Address

45447 Bondi Ridge Rd

City, State Zip

Woodsfield, OH 43793

County

Monroe County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

39.7469 / -81.0446

Dwelling Square Feet

0

Bedrooms / Bathrooms

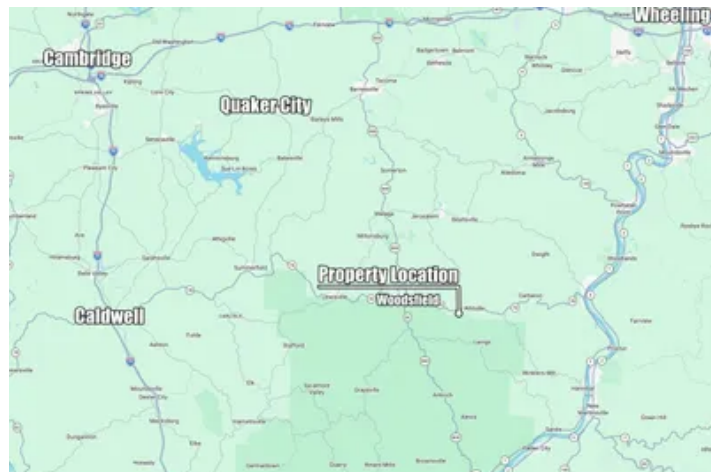
2 / 1

Acreage

33.750

Property Website

<https://www.mossyoakproperties.com/property/33-75-acre-land-auction-monroe-county-monroe-ohio/115786/>



33.75 Acre Land Auction Monroe County Woodsfield, OH / Monroe County

PROPERTY DESCRIPTION

33.75 Acre Land Auction! Monroe County, Ohio

45447 Bondi Ridge Rd, Woodsfield, OH 43793. Online bidding is now open! 33.75 wooded acres offering a historic log cabin, barn, excellent hunting, and recreational opportunities just 4.5 miles from Woodsfield. The property is easily accessed from Bondi Ridge Road (paved) via a legal easement and is located just 0.4 miles from State Route 78. The historic log cabin was originally constructed in the 1800s and has received maintenance, upgrades, and an addition over the years. The cabin features hand-hewn logs and solid wood floors, providing an incredible rustic feel. The first floor includes a living and kitchen area, full bathroom, and bedroom, while the upper level offers a large sleeping area and an additional bedroom. Electric, city water, and a septic system are in place. The cabin could use some TLC, but will make an excellent weekend getaway or recreational retreat. The barn on the property is perfect for storing equipment, ATVs, or other recreational toys. It also has electricity and includes a loft for additional storage. The marketable timber on the property was recently select-cut, leaving an established trail system that provides access to the majority of the acreage. A small creek flows through the property, adding additional character and wildlife habitat. This property offers excellent hunting opportunities and plenty of room to enjoy the outdoors. The sellers do not own the oil and gas rights. Annual property taxes are approximately \$1,500. Monroe County parcels 04-025005.0000, 04-037003.0000, and 04-037003.1000. Center Township. Do not miss this opportunity to purchase a secluded wooded property with a historic cabin, usable barn, established trails, creek, and excellent recreational potential!

[Click Here For Directions To Property.](#)

Auction begins closing **September 19th at 12:00 PM**. Our auction team will be onsite from **9:00 AM until the auction's conclusion** to assist with online bidding.

Property Tours: **September 12th, 12:00 PM - 2:00 PM** and **September 19th, 9:00 AM - 11:00 AM**.

You may walk the property at your convenience and at your own risk.

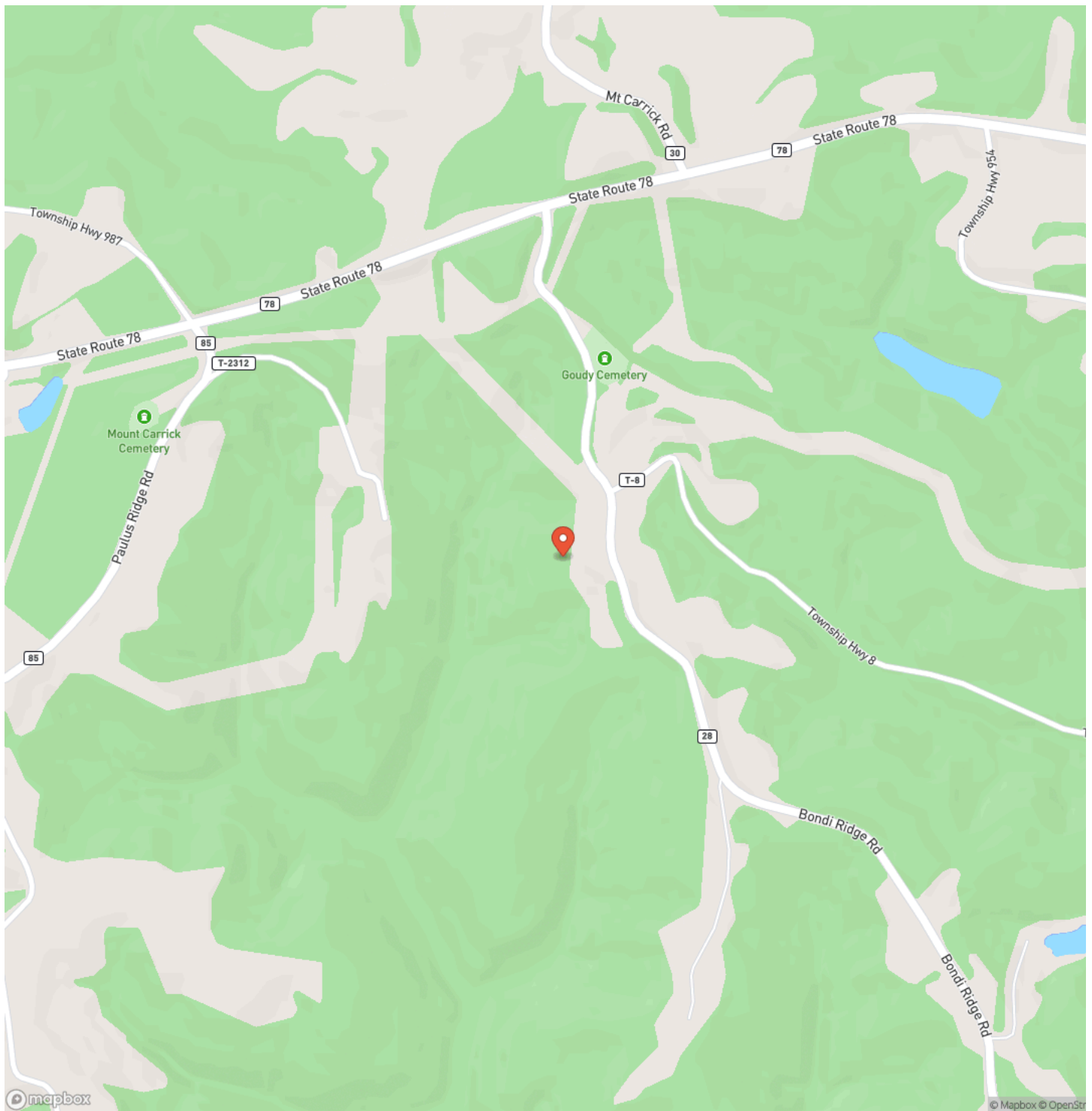
Clear title and an owner's title insurance policy will be provided to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid (gavel price) to determine the final purchase price.

Contact auctioneer Brian Bauer anytime at [614-949-6764](tel:614-949-6764) or bbauer@MossyOakProperties.com

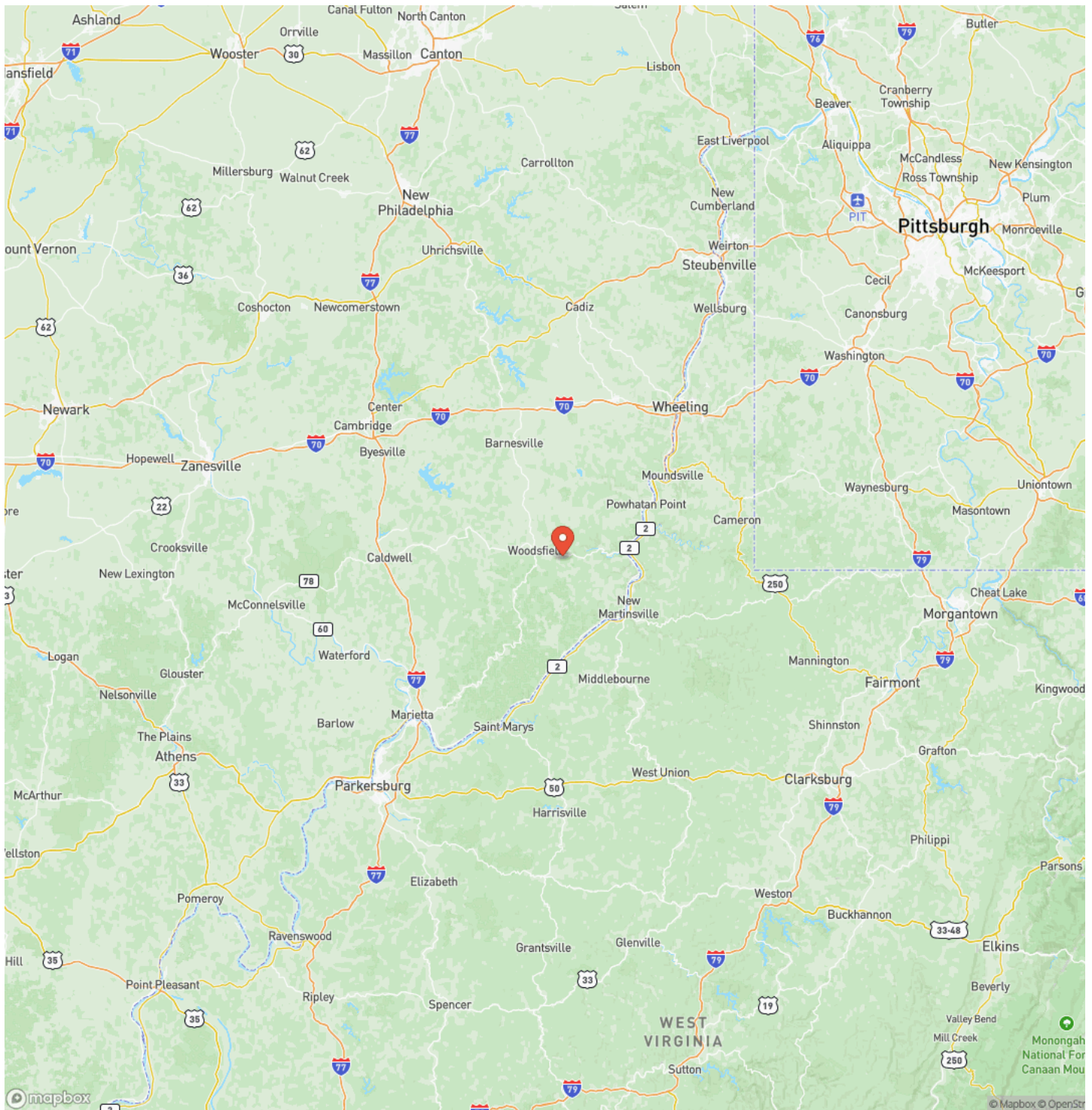
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Woodsfield, OH / Monroe County



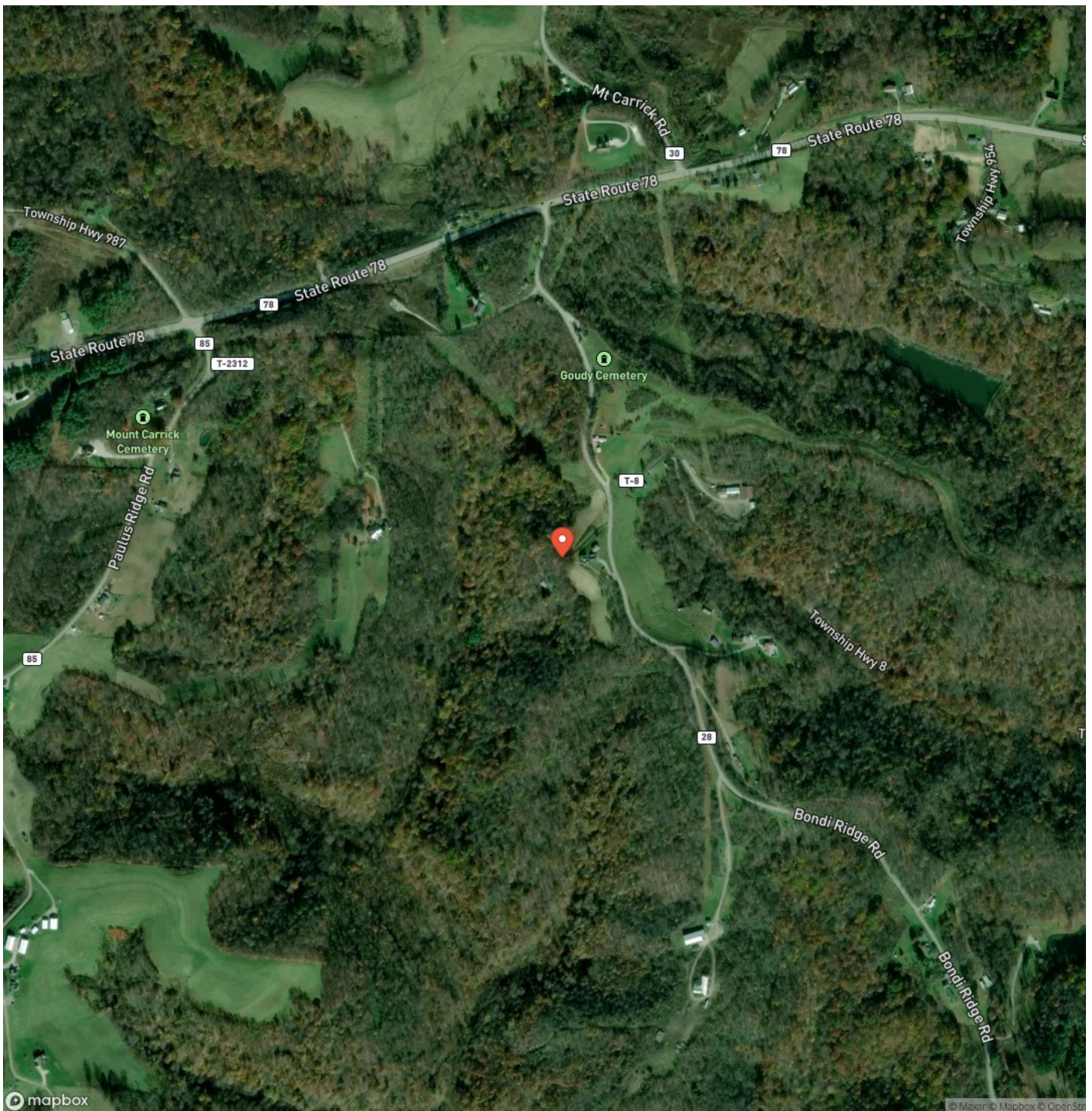
Locator Map



Locator Map



Satellite Map



33.75 Acre Land Auction Monroe County Woodsfield, OH / Monroe County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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