



MULTI-PARCEL REAL ESTATE AUCTION

135.5 ACRES | GALLIA COUNTY, OH



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Auction Begins Closing **July 18th** at 1pm EST

BauerAuctions.com

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551 Keesee Rd., Vinton, Ohio. 135.51 acres being offered in 3 parcels, providing an excellent opportunity for investment, recreation, hunting, or rural living. The majority of the property is heavily wooded and features a 1800s farm house, additional building sites, secluded meadows, seasonal creek, marketable timber, and excellent wildlife habitat. Each parcel has frontage along Keesee Road.

Parcel 1 is 45.51 acres and is primarily wooded. A nice clearing just off the road provides an excellent location for a future home, cabin, or campsite. A well-established trail system offers convenient ATV access to the majority of the property. Utilities include a drilled water well, an existing septic system and electric service. Several areas throughout the property could be easily converted into wildlife food plots, further enhancing the hunting potential. With over 1,800 feet of road frontage, this parcel also offers excellent future lot split potential.

Parcel 2 is approximately 12 acres and is entirely wooded, featuring a privately situated ridgetop building site that offers an excellent location for a home, cabin, or weekend getaway. The property contains some mature timber and a park-like setting. Access is provided by an established trail that leads uphill from Keesee Road to the ridgetop. With its manageable size, this parcel is well suited for hunting, camping, or a private residence. Electric service is available along the road.

Parcel 3 is approximately 78 acres and features a 1,438 sq. ft. farmhouse, believed to have been constructed in the 1800s, along with an attached addition that has been used as a small cabin. The remodeling of the farmhouse could be completed to create additional living space. Utilities include electric service and a water well. This parcel features a nice stand of timber along with several secluded meadows that provide excellent locations for wildlife food plots. A good ATV trail system provides convenient access throughout much of the property. Additional improvements include a historic hand-hewn log barn that is in need of repair, a root cellar, a small pond, an outhouse, and a seasonal creek that flows just behind the cabin's porch, creating a peaceful setting.

The property's Forest Management Plan is available for review. Parcels 2 and 3 have marketable timber, offering future income potential. All of the seller's owned mineral rights will transfer with the sale. Annual real estate taxes for all 3 parcels are \$1,195.00. The current owners report excellent deer & turkey hunting. Whether you're looking for a hunting retreat, weekend getaway, future homesite, or long-term investment, this property offers versatility and the opportunity to own a quality appreciating asset.

The auction will begin closing on July 18th at 1:00 PM EDT. Bids may be placed online at any time or in person at the property on July 18th EDT from 12:00 PM until the conclusion of the auction. ATV tours will be held July 9th EDT from 5:00 pm to 8:00 PM and July 18th EDT from 9:00 AM to 12:00 PM. You may walk the property at your convenience and at your own risk.

Clear title and a title insurance policy will be issued to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid price (gavel price) to determine the final purchase price. Acceptance of auction terms is required prior to bidding.

[Click Here For Auction Website](#)

[Click Here For 3D Tour of Cabin](#)

[Click Here For Interactive Aerial Maps](#)

[Click Here for Property Docs](#)

PROPERTY PHOTOS



Parcel 1



Parcel 1



Parcel 2



Parcel 2

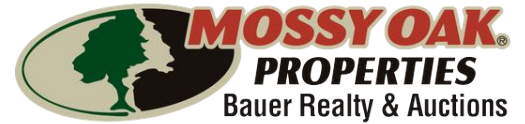


Parcel 3



Parcel 3

AUCTION TERMS



The following is a summary of the Terms and Conditions for this online auction of real estate located at and/or identified as 551 Keesee Rd. Vinton, Ohio 45686 (the "Property"), Gallia County parcels 019-001-592-01, 019-001-590-00, 019-001-576-00, 019-001-591-00 and 019-001-591-01 being 135.5 acres

By participating in this auction, the Bidder acknowledges, agrees, and accepts that the Bidder has fully read, understands, and consents to be bound by all of the following Terms and Conditions.

This auction has an undisclosed reserve price. If the highest bid meets or exceeds the reserve price, the highest bidder will execute the real estate purchase agreement. **The Real Estate Purchase Agreement and title documents are available for review prior to bidding under the "Documents" tab of the auction website.** No revisions to the Purchase Agreement will be permitted.

AUCTION PROCEDURE. All bids are legally binding for 24 hours following the close of the auction. The auction will begin closing on July 18th, 2026 at 1:00 PM EDT. Bidding will remain open on this property until 5 minutes have passed without receiving a bid. This soft close ensures fairness and allows the highest bidder to win. Auctioneer reserves the right to shorten or extend this time. You are NOT bidding by the acre. Bidding is for a lump sum total dollar amount for the property.

BUYER'S PREMIUM & PURCHASE PRICE. A 10% Buyer's Premium will be added to the winning bid to calculate the Total Purchase Price. All bid amounts displayed online DO NOT include the Buyer's Premium. If Bidder's bid is accepted, Bidder is legally bound to purchase the Property and agrees to pay the Total Purchase Price, consisting of: Winning Bid amount, Plus 10% Buyer's Premium, Plus 50% of the standard title company closing fees, Plus 50% of the Owner's Policy of Title Insurance.

NON-REFUNDABLE DEPOSIT. The winning bidder(s) shall tender a non-refundable deposit equal to ten percent (10%) of the Total Purchase Price via electronic transfer or other method specified by the Auctioneer within one (1) business day of the conclusion of the auction. If the winning bidder fails to tender the required non-refundable deposit in accordance with these auction terms, such failure shall constitute a material default under Ohio law, and the Auctioneer and/or Seller may pursue damages and all other remedies available by law. If the winning bidder fails to close the transaction, through no fault of the Seller, the non-refundable deposit shall be retained by the Auctioneer and Seller as liquidated damages.

PROPERTY CONDITION & INSPECTIONS. The property is offered and sold **AS-IS, WHERE-IS, WITH ALL FAULTS**, and without any representations, warranties, guarantees, or assurances of any kind, express or implied, by Seller or Auctioneer, including but not limited to soil conditions; septic system feasibility or approval; water availability; access to or availability of public or private utilities; environmental conditions; or suitability for any intended use. Seller and Auctioneer shall make no repairs, improvements, or concessions of any kind. **All due diligence is the sole responsibility of the bidder and must be completed prior to bidding.** Any inspections are conducted at the bidder's sole risk and expense. **This sale is not contingent upon inspections, financing, appraisals, septic approval, utility access, or any other condition.**

FINANCING. The winning bidder may choose to finance their purchase; however, this sale is NOT contingent upon the buyer obtaining financing. Buyers are advised to obtain lender pre-qualification prior to bidding. Buyer assumes responsibility for any appraisal gaps or lender valuation discrepancies. The closing shall not be delayed due to any delays with Buyers lender.

SURVEY. In the event that parcel two sells to one successful bidder, the Seller, at the Sellers expense, will provide a new boundary survey for parcel two. All acreage amounts are approximate. The final purchase prices shall be based upon the completed survey of the parcels sold and adjusted on a per-acre basis using the Gavel Price (winning bid) of each auction parcel.

CLOSING. Closing shall take place on or before August 17th, 2026, or following the completion of all required surveys and county approvals. Sellers will convey title by General Warranty Deed. Closing will be conducted by: Northwest Title. Crissa Felkner. Phone: 740-994-4466.

BIDDER INFORMATION & PRIVACY. By bidding on any of our auctions, you agree that Bauer Realty & Auctions, LLC has the right to share your name and phone number with the winning bidder/s only. Our bidding process is very transparent, and upon the winning bidder's request, we may provide our bidder's list to the winning bidder/s at the auctioneer's discretion.

BIDDER ELIGIBILITY. Bidders must be 18 years of age or older. Only the actual buyer may register and bid; no proxy or third-party bidding is permitted. All bidders are subject to approval at the Auctioneer's sole discretion. Auctioneer reserves the right to request proof of funds or a lenders pre-qualification letter before allowing participation or acceptance of any bid.

AGENCY RELATIONSHIP. Bauer Realty & Auctions LLC and its brokers, salespersons, auctioneers, agents, and employees represent the Seller exclusively.

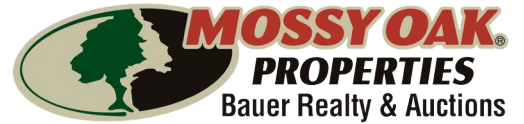
BID RIGGING - FEDERAL LAW. Bid rigging is a federal felony under Title 15, Section 1 of the U.S. Code (Sherman Antitrust Act). Any agreement or understanding between bidders to restrict or suppress competitive bidding is illegal. Violations may result in: Fines up to \$100,000,000 for corporations. Fines up to \$1,000,000 for individuals. Imprisonment up to ten (10) years. **The Auctioneer reserves the right to report suspected violations to the FBI or other applicable authorities for investigation and prosecution.**

TECHNICAL ISSUES. In the event of any technical difficulties involving servers, software, internet, or auction platform systems, the Auctioneer reserves the right to extend, pause, resume, or close the auction as deemed appropriate. Neither the Auctioneer nor the software provider shall be liable for any missed bids or platform malfunctions.

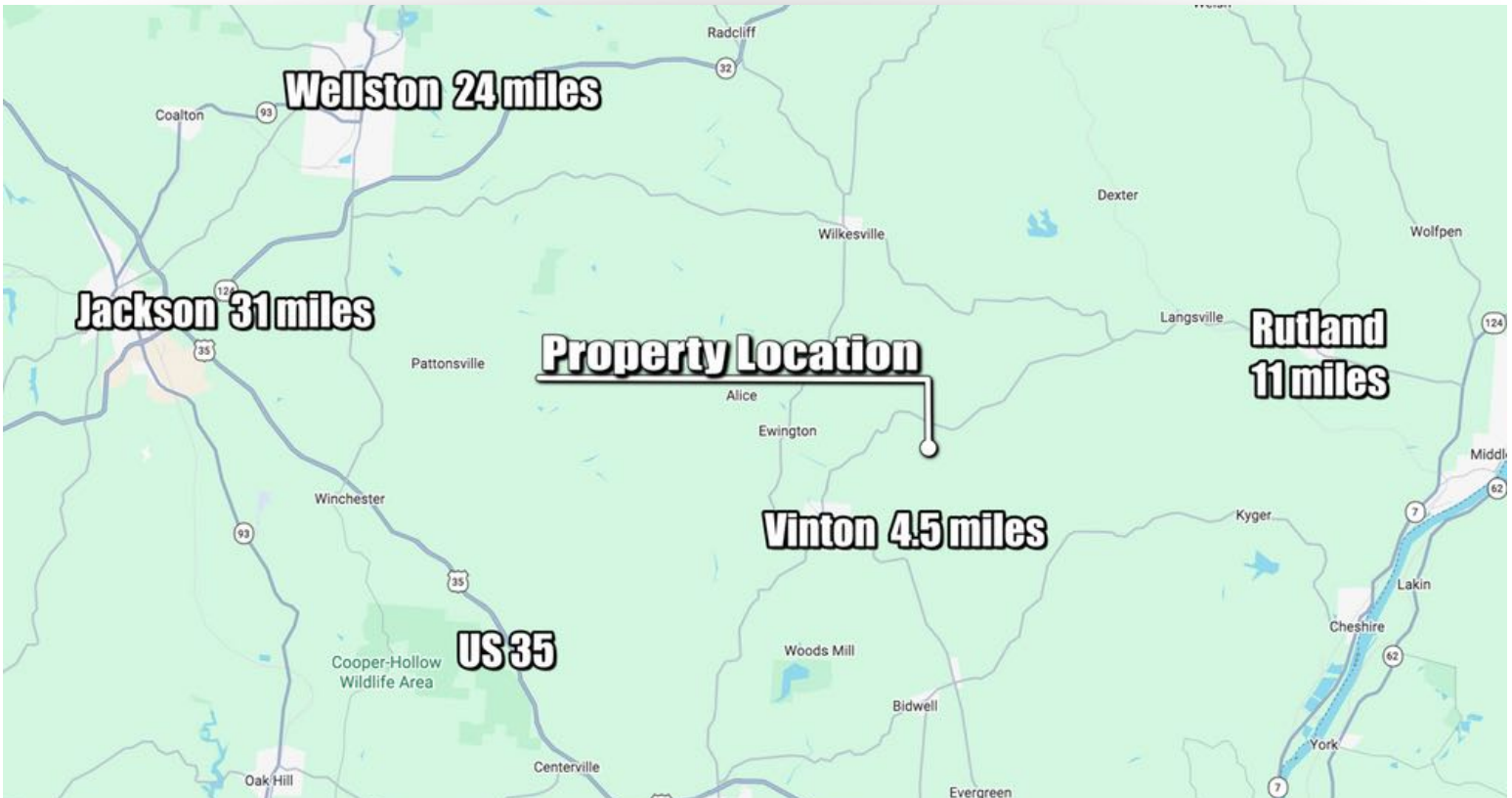
ANNOUNCEMENTS. All oral announcements and online postings made by the Auctioneer shall take precedence over any previously printed or published materials.

DEFAULT & ENFORCEMENT. Should Bidder fail to comply with these Terms and Conditions, Auctioneer and/or Sellers may pursue all legal remedies available, including recovery of actual damages, court costs, and reasonable attorney's fees incurred to enforce these terms.

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Bid online anytime or place your bids in person at the property on July 18th from 12:00pm - 1:00pm EST



SCAN TO BID!



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