





AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY – DECEMBER 5, 2020 – 11:00 AM

280+ Acres To Be Offered In 8 Parcels

EXCITING REAL ESTATE OPPORTUNITY

Attn: Land Seekers – Golf Course Owners – Home Builders – Investors
Scenic Lake Parcels – Ideal Homesites – Parcels With Pole Bldgs.
Public Utilities Available At Street – AKA Oak Shadows Golf Course
New Philadelphia Schools – Tuscarawas Co. – New Philadelphia, OH
Also Selling: Modern Golf Course Maintenance Equip.
70+ (2019) Club Golf Carts – Tractors – Bobcat T650
On-Site & Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Location:
1063 OAK SHADOWS DR. NE, NEW PHILADELPHIA, OH 44663
Directions: From downtown New Philadelphia take Broadway St. north to Donahey Ave., then go east to Hillandale Rd., then north to Oak Shadows Dr. and east to address. Watch for KIKO signs.





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Picturesque valley property featuring 280+ acres open and wooded land. 10 lakes throughout this property. Approx. 50 acres woods, open land, and hideaway parcels. Golf course built in 1995. Improvements include 48’ x 96’ pole barn w/ concrete, small clubhouse, (2) 40’ x 64’ pole barns (1 used as workshop w/ concrete, heat & elec., other is a storage barn). Land has water and sewer along Oak Shadows Dr. Offered in parcels and as an entirety, selling whichever way brings the most.

DIVIDED AS FOLLOWS:

- PARCEL #1:** Approx. 26.3 acres w/ 48’ x 96’ pole barn, parking lot, and clubhouse. Some wooded areas. Lake in back of this property. 208’ frontage.
- PARCEL #2:** Approx. 34.1 acres open land with lake in back. Nice rolling land. 197’ frontage.
- PARCEL #3:** Approx. 29 acres vacant land w/ nice pond in front. Ideal building spot and lake in back. 112’ frontage.
- PARCEL #4:** Approx. 18.3 acres land with nice large lake in front and 2 pole barns mentioned above. 889’ frontage and driveway access from 2 locations.
- PARCEL #5:** Approx. 32 acres land with large pines and wooded areas. Beautiful valley setting on this parcel. Drive-way nearly all the way back. Approx. 753’ frontage.
- PARCEL #6:** Approx. 128.5 acres open and wooded land. 5 lakes and ponds on this tract. Estimated 50 acres of woods. 1,190’ frontage on Oak Shadows and 858’ frontage on Seven Mile Dr. You’ll like this parcel.
- PARCEL #7:** 10.04 acres vacant land. Stream along east property line. 705’ frontage on Hillandale Rd.
- PARCEL #8:** 2.06 acres vacant land with 450’ frontage on Hillandale Rd.

NOTE: Land is always a great investment that you and your family can enjoy for generations! Better take a look! Bank financing available to qualified buyers.

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.

SELLING IMMEDIATELY AFTER THE REAL ESTATE: 72 Club Car gas golf carts (all purchased new in 2019) – Bobcat T650 skid loader w/ mat. bucket, 640 hrs. – JD 4520 diesel tractor, 3,283 hrs. – Bobcat 8811 backhoe attachment – Ford 4630 diesel tractor, 3,515 hrs. – Toro Procore 1298 aerator, 3pt – Toro ProForce fairway blower w/ remote – 2018 Toro Groundmaster 4000 batwing rotary mower – JD MX8 3pt brush hog – 2 Toro 5410 Reelmaster fairway mowers – Toro Multi Pro 5700D sprayer, 300 gal., 2,300 hrs. – Toro Greenmaster 3150 w/ 270 hrs. – 2 JD 2500E diesel reel mowers – 3 JD Gators, electric – 2-post auto lift, 9,000# cap. – Cushman core harvester – JD 1200A bunker rake – Toro top dresser – Gas Club Car beverage cart – 3pt flail mower, 5 ft. – Driving range ball pick – Anglemaster 3000 mower knife sharpener – JD 1500 PSI steam gas power washer – Lincoln mig welder 215 – Shop press – Parts washer – Drill press – Craftsman triple-stack toolbox – Craftsman hand tools – Socket sets – Torch outfit – Weed whips – Pedestal grinder – Etc.

NOTE: Very clean, well-cared for equip. Auction held indoors. Come prepared to buy!

ON-SITE CHATTEL TERMS: Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer’s premium on all sales, 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

ONLINE TERMS: Visa, MasterCard & Wire Transfer accepted. 10% buyer’s premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

OPEN HOUSE/PREVIEW: FRIDAY – DECEMBER 4, 2020 – 2:00-4:00 PM.

AUCTION BY ORDER OF: G.A.C. Corporation, et al

