

ABSOLUTE AUCTION



LAND

WEDNESDAY, AUGUST 12, 2026, 6:00 PM



30+ ACRES OF
OPEN & WOODED
LAND

**LIVE ONSITE WITH ONLINE BIDDING
AVAILABLE**

AUCTION HIGHLIGHTS

- Exciting Land Auction!
- Offered In Three Parcels & As An Entirety
- Gas & Oil Mineral Rights To Stay With The Land
- Carroll Co.
- Washington Twp.

3151 BUTTERCUP RD.,
CARROLLTON, OH 44615

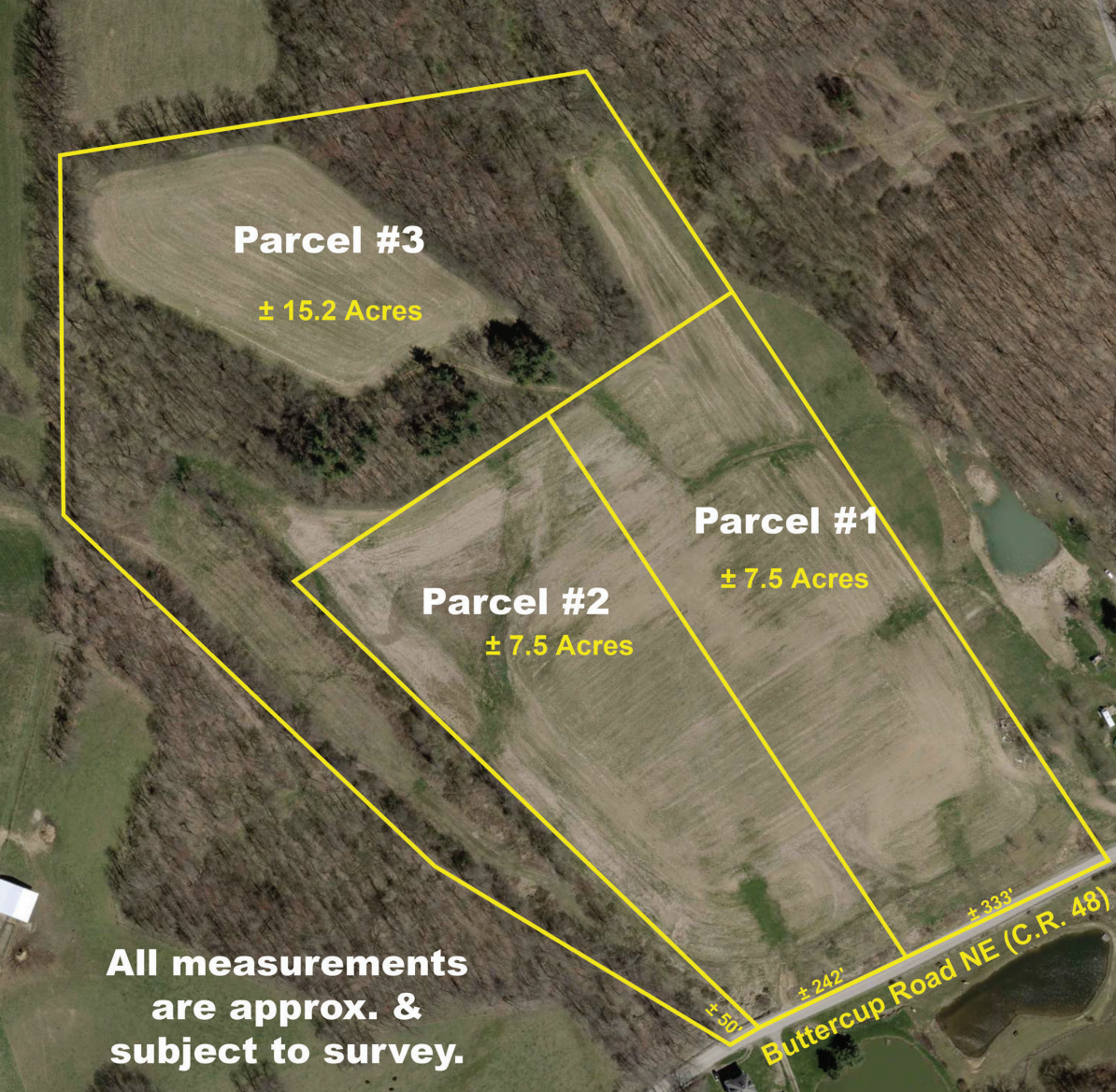
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Information is believed to be
accurate but not guaranteed.
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*Scan for auction
details, including
directions.*

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



REAL ESTATE

Nice open and wooded land, approx. 30.21 acres, elevated off Buttercup Rd., all mineral rights including gas and oil owned by the seller to transfer with the real estate. Convenient location with beautiful views of the countryside! Land divided as follows:

PARCEL #1

Approx. 7.5 acres of open land with 333' frontage on Buttercup Rd.

PARCEL #2

Approx. 7.5 acres of open land with 242' frontage on Buttercup Rd.

PARCEL #3

Approx. 15.2 acres of open and wooded land with 50' frontage on Buttercup Rd. Nice hide-away parcel!

NOTE

Property will be offered in parcels and as entirety selling whichever way brings the most. Walk the land at your convenience.

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



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REALTORS
AUCTIONEERS
ADVISORS

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