

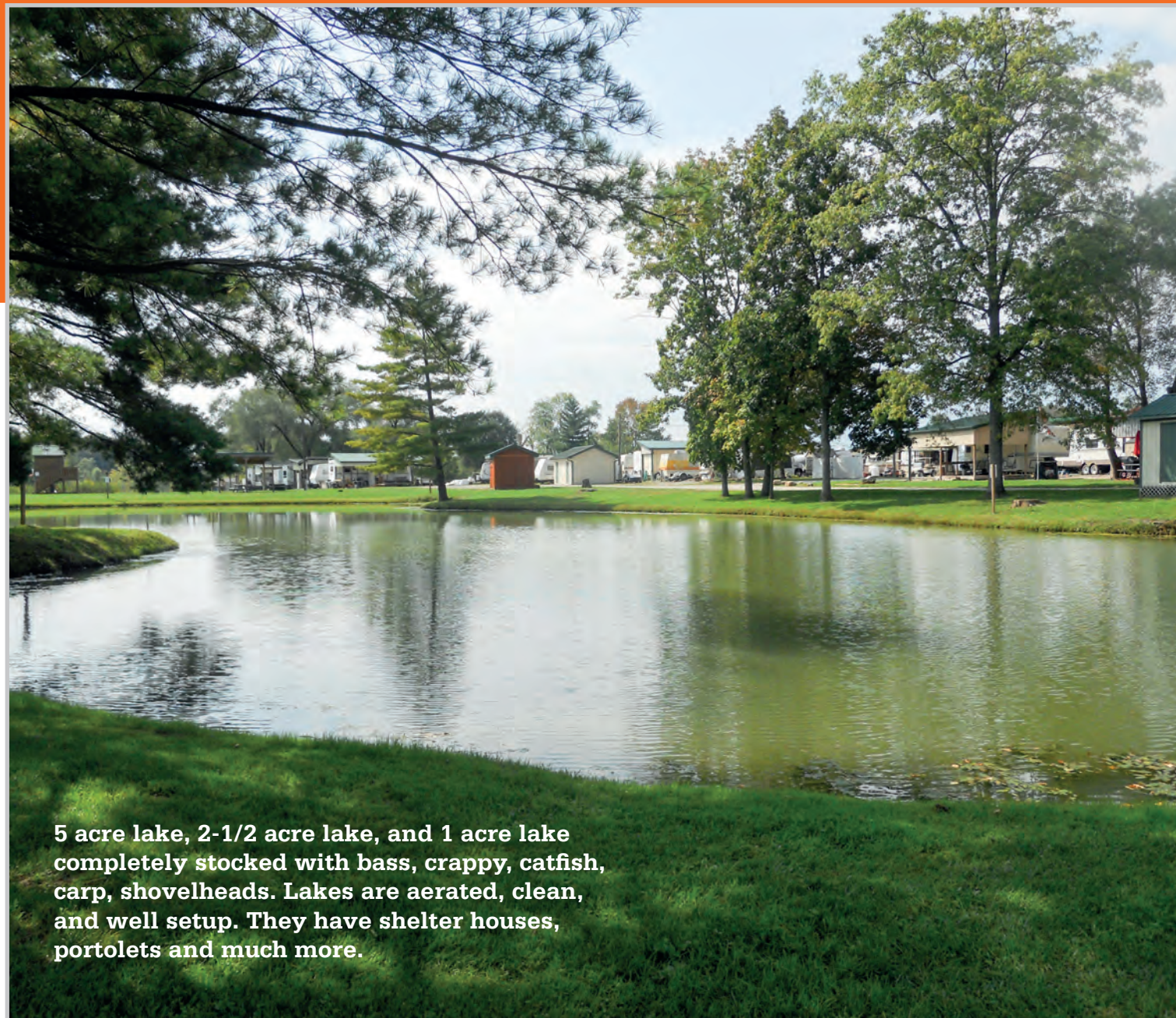
FANTASTIC BUSINESS OPPORTUNITY!!

3 Fishing Lakes, Campsites and a Beautiful Brick Home, on Approximately 26 Acres.

10621 Cozaddale Murdock Road, Goshen, OH 45122

SATURDAY, December 3, 2016 • 10:00 AM

OPEN HOUSE: Sunday, November 6, 2016 • Noon to 4 PM



5 acre lake, 2-1/2 acre lake, and 1 acre lake completely stocked with bass, crappie, catfish, carp, shovelheads. Lakes are aerated, clean, and well setup. They have shelter houses, portolets and much more.

BUSINESS OPPORTUNITY AUCTION

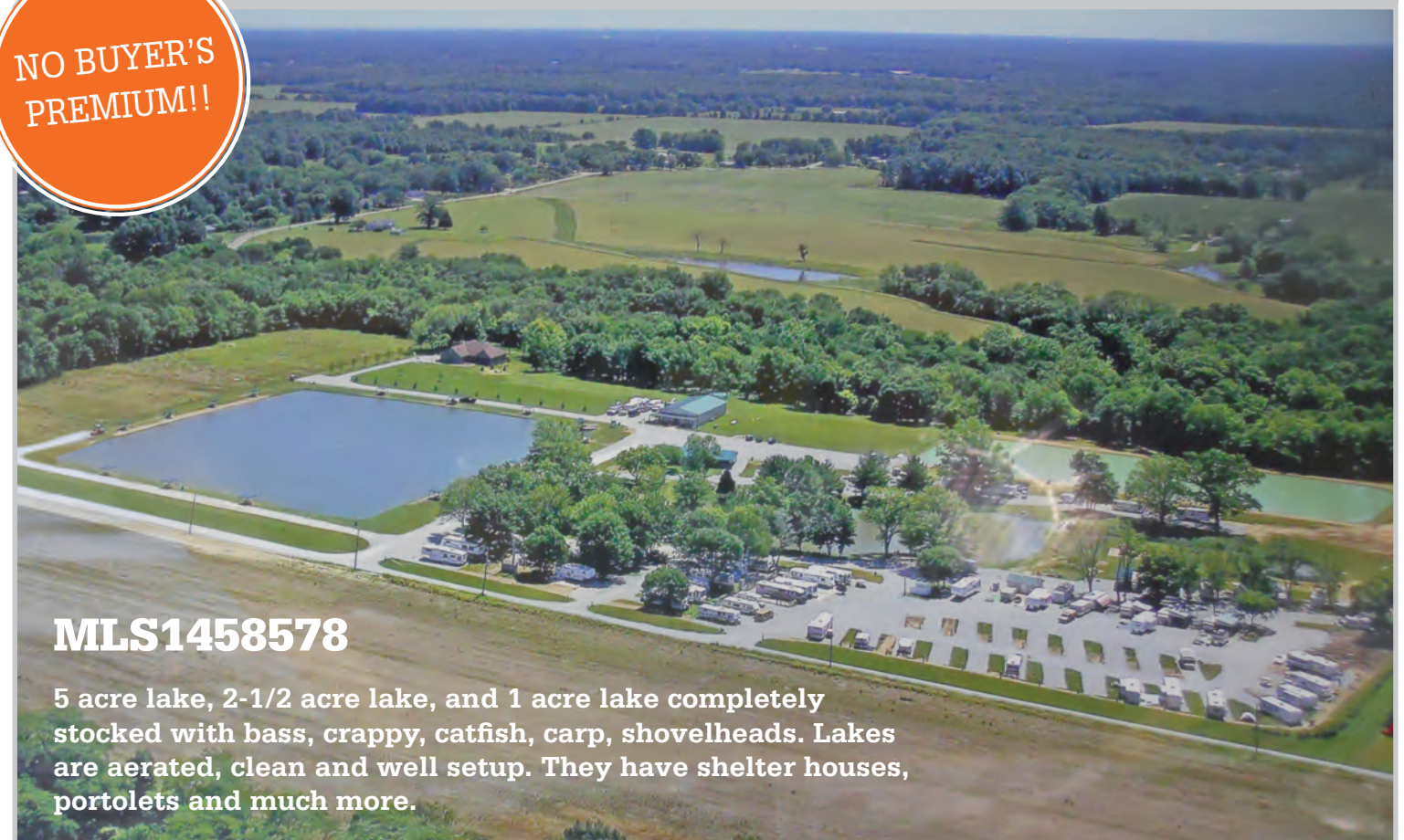
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NO BUYER'S
PREMIUM!!



MLS1458578

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DIRECTIONS: From SR 28 at Goshen, take Cozaddale Road for 2-1/2 miles to Cozadale, or from SR 48 at Murdock Road take Cozaddale Murdock Road 2-1/2 miles to auction property on right.

Owner: Robert Stover, LLC

Mike Brown, Auctioneer, Agent with HUFF Realty

HUFF Realty Listing Agents:

Tim Werling 513-266-3598, Stephen Brown 513-602-5717

www.MikeBrownAuctioneer.com



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A Berkshire Hathaway Affiliate



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MAIN BUILDING



OPEN SIDED PAVILION



STORE INTERIOR



STORE INTERIOR



CABIN

Real Estate Highlights:

- The main building is 3200 sq ft built in 2001 and setup the very best w/tiled floors and acoustical ceilings. A complete modern commercial kitchen, all stainless fixtures including an auto fryer, 1 freezer unit, 1 refrigerator unit, pizza oven and 3 tub sink. Building includes an office, sales room with dining area including 2 pop coolers, ice cream freezer, hot dog machine, Bunn coffee maker with 2 extra warmers, cappuccino and hot chocolate machine with and nacho cheese warmer. 2 Handicap accessible restrooms. Large area with 2 live bait wells, 2 coolers for worms and other bait, 2 freezers for cut bait and much more.
- The rear area of the building is used for utilities, several storage rooms along with overhead storage. Included is a cold room for storage. An overhead door allows maintenance of the equipment. Building has a shed in the back for additional storage.
- The open sided pavilion is 30x60 with concrete floor, electric, a stage, picnic tables, outdoor cooking area and a concession stand. There is also an outside stage on the side of the main building for live concerts.
- There are 2 stationary restrooms (men and womens stalls) in the camping area. One shower house with 3 stalls in each (men and women).
- 84 campsites w/water, electric and a septic pump station. 2 cabins to rent also. Primitive camping area also. 5 acre area has been set aside for storage. Liquor license is a possibility per the owner.

The following items sell with the property:

- 2001 Ford F650 ext cab CAT diesel auto w/16ft aluminum flat bed with 1400 gallon aluminum fish tank and oxygen tank. Hauls 4,000 pounds of fish.
- 1997 GMC Topkick sewage tanker gas engine, 5 speed transmission w/2 speed.
- Chevy 1500 half ton 4WD w/septic pump and tank.
- 863 Bobcat w/diesel, turbo, cab heat and air, tracks, bucket, pallet forks, extra bucket.
- Tandem Bobcat trailer.
- Kabota L-4200 tractor front wheel assist w/LA680 loader, 669 hours.
- 2 John Boats.
- 7 ft Woods bushhog, 3 pt plus much more.
- A spacious 2,450 sq ft solid brick home w/2 car garage and a finished basement with walkout. The master bedroom is huge w/large bath (sauna tub and shower, all marble) walk-in closet w/access to bath. Master bedroom has walkout to deck. Rock fireplace in the family room. Cathedral ceilings in living area and master bedroom. Hardwood floors in living area and wall to wall carpet in bedrooms, w/ceramic tile in the kitchen and laundry areas and basement. Nice solid wood tall cabinets, dishwasher, refrigerator stay with home. 3 full baths. The basement is finished w/ a pool table and a wet bar. Working fireplace and a nice setting area/family room. A lot of storage rooms with shelving plus a storm shelter. The home is heated with heat pump w/ central air.

AUCTION NOTE: Robert and Brenda are very well educated in the fishing and retail business. They want to retire due to their age and health and are willing to pass on their knowledge to the next owner by training them for a time about the business. You won't find more knowledgeable people to train you on the fishing/camping business. All the necessary equipment to operate this business is included with the real estate for one price. Truly one of the nicest properties I have offered for auction. *Come and see it.*

REAL ESTATE TERMS: Property sold "as is, where is. Purchase contract to be written immediately following the final bid.

DEPOSIT REQUIRED DAY OF THE AUCTION: \$50,000.00 (non-refundable) certified/cashier check. to be deposited in the escrow account of HUFF REALTY. Closing for property will be on or before January 17, 2017.

POSSESSION ACCORDING TO THE PURCHASE CONTRACT. If Buyer fails to close per terms of contract, the deposit is non-refundable.

SELLER WILL FURNISH a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

PRE-APPROVAL letter is required for bidding on property.

POSSIBLE financing available with Fenix.

Come prepared with pre-arranged financing and be capable of paying cash or its equivalent at closing. All inspections must be completed prior to auction date at potential buyers' expense. Purchaser will sign a waiver of the 10 day post-sale inspection. Bidders shall rely on their own inspection and not upon any description from the auctioneer, owner or agents. Auctioneer and real estate company are working for the seller only. All decisions of the auctioneer are final.

1% BROKER PARTICIPATION available for Agent that registers the potential buyer on auction company forms and attends the auction with registered buyer. Agent must email to Auction Company 48 hours prior to auction (10AM December 1, 2017) to be honored. No exceptions will be made. Contact Mike with any questions and to receive confirmation of bidder form receipt.

DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any potential bidder may conduct lead paint tests 10 days prior to sale at buyer's expense.

Not responsible for accidents or loss of property. Identification required to register for buyer's number.

More photos at www.auctionzip.com