



KAUFMAN
REALTY & AUCTIONS



LIVE ONSITE AUCTION

With Online Bidding

Sold Absolute



Norris Rd & 30400 YMCA Camp Rd, Tippecanoe, OH 44699 via 20' Easement

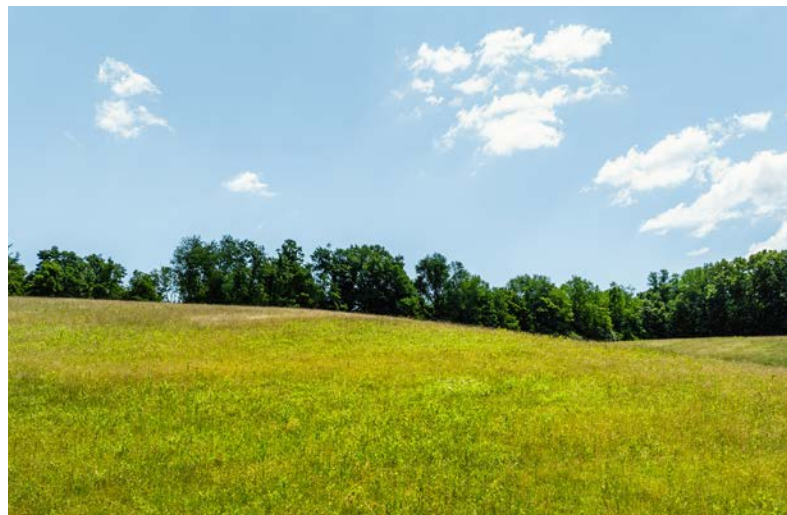
PHENOMENAL HARRISON COUNTY LAND 158.195 ACRES, MINERALS

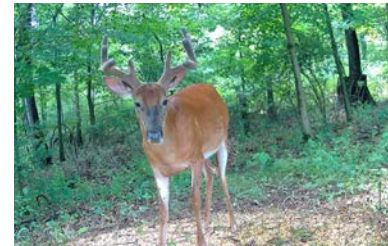
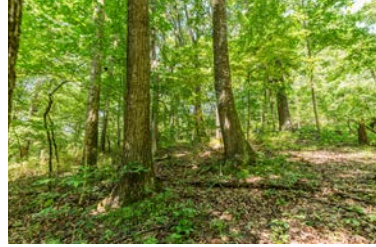
158.195 Acres | Cabin | Open & Wooded | Excellent Hunting
Washington Township | Harrison County | Harrison Hills LSD

Auction: Tuesday, August 11, 2026, at 6:00 PM
With Online Bidding

Open House / ATV Property Preview: Thursday, July 23, from 4:00 to 6:00 PM

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Summary: Don't miss this exceptional opportunity to purchase this cabin and 158.195 acres in Harrison County selling at auction. This diverse property offers a desirable mix of open ground and wooded acreage, creating endless possibilities for recreation, hunting, investment, or future enjoyment. The wooded acreage features marketable timber and provides a wildlife habitat with abundant deer while the open areas offer potential food plot locations or scenic building sites. The existing cabin creates the perfect basecamp for weekend getaways, hunting trips, or simply enjoying the peaceful surroundings. Conveniently located just a short drive from Clendening or Tappan Lake, you'll have easy access to boating, fishing, swimming, and additional outdoor recreation. With rolling terrain, scenic views, privacy, and a secluded country setting, this property presents a rare chance to own a substantial tract of land with both surface and mineral rights in Harrison County.

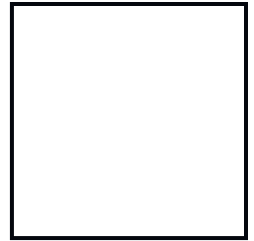
Parcel 1: Cabin on 158.195 open and wooded acres.

Parcel 2: 100% of HBP Gas/Oil/Mineral rights of 158.195 acres.

Taxes & Legal: Harrison County tax parcel number 30-0000302.000 with taxes 685.18/half.

Terms: No buyer's premium. 10% non-refundable down payment day of sale with the balance due at closing. Closing in 45 days. One person burial on property. No financing or other contingencies, property sells "AS IS". Property sells subject to all articles of record. The auction will be offered in multiple configurations, including individual parcels, combinations of parcels, or the entire property as a whole.

Sale By Order Of: Pendelton, Gibson, Emmerling, Ronsheim, Werren & Hutyera Families.

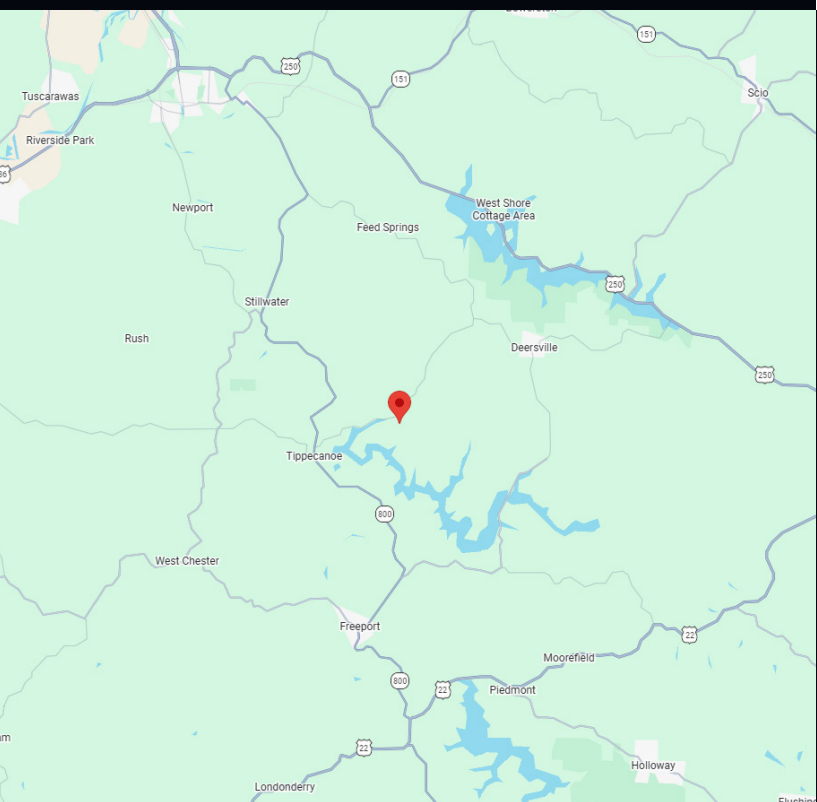


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Directions: From Tippecanoe take Norris Road Northeast to property located on the left. Property has frontage on Norris Road and a 30' ingress/egress from 30400 YMCA Road meet. Watch for signs!



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