

AUCTION

11.946 Acres - Log Cabin
3 Bay Pole Barn
Prime Whitetail Hunting Everywhere!

FRIDAY, MAY 8, 2026 - 6:00 P.M.



Located 5 miles southeast of Hillsboro, Ohio. Take SR 73 South to 9477 Pigeon Roost Road. Follow Pigeon Roost Road to the cabin and acreage. Watch for signs at SR 73 & Pigeon Roost Road.

The property has 11.946 acres with 375 ft. of road frontage based on a new survey and is in Hillsboro School District. The log cabin was built in 1972 and remodeled in 1992. It has 2,432 sq. ft. of living area with 3 bedrooms, 2 baths, living room with woodburning fireplace, kitchen, dining room and utility room. There is also a 3 bay pole barn. This property offers many possibilities, a prime whitetail hunting ground, a weekend getaway, or a rental hunting retreat. The property needs some repairs but can be made great again! Taxes are \$1,491.29 per half and will be pro-rated to day of closing.

TERMS: \$10,00 downpayment day of auction with balance due at closing on or about June 19, 2026 with possession to be given on day of closing. Property sells "as is, where is" with no warranties expressed or implied. Your bids are to be based solely upon your inspection as to your intended or particular use. Information contained herein was obtained from reliable sources and is believed to be accurate, but not guaranteed. Your bidding is not conditional upon financing, so be sure financing is prearranged if necessary. Lead base paint test to be conducted prior to the auction by potential buyers with successful purchasers to waive post sale inspection. For additional information, contact Rick Williams, Broker & Auctioneer. Auction and Real Estate Companies represent the seller.

PREVIEW DATES: Wednesdays, April 22 & 29 from 5:00-6:30p.m., and Saturdays April 25 and May 2 from 1:00-2:30p.m.

NOTE: Real Estate offers one of those rare opportunities to purchase a weekend property, hunting paradise or recreational use-you get to decide!

Highland County Commissioners – Highland County Sheriff - Law Enforcement Trust Fund, Sellers

Rick WILLIAMS
Auction Company, LLC

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ERA REAL ESTATE

Donald Fender Classic EST. 1948

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