

OWNER RETIRING! 318 SITE CAMPGROUND ABSOLUTE AUCTION!

**3pm, Thursday
September 6th**

**Centrally located
between Dayton &
Columbus - Only
7 miles East of
downtown Springfield!
South Charleston, OH**

**Offered in 2 Parcels
Parcel A - 53.77± AC
Parcel B - 5.6± AC**



an alliance partner of **NAI Global**
1666 Williamsburg Square, Lakeland, FL 33803

FIRST CLASS MAIL

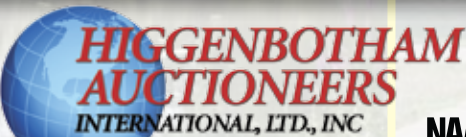
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RETURN SERVICE REQUESTED

Full Service Sites

Bath Houses

Clubs Welcome



an alliance partner of **NAI Global**

Bob Nieto, Auctioneer License #2005000018

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 120906 Produced by Brenmar Advertising, Inc. (863)644-8887



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For complete details visit our website
higgenbotham.com
auction@higgenbotham.com

Over \$250,000
income last year!



Ranger Station

Turn-key Business
Opportunity



Spring Fed Creek



Indoor Heated Pool & Outdoor Pool



Pull Thru Sites



ABSOLUTE AUCTION!

3pm, Thursday, September 6th

Auction Held On-Site in the Clubhouse:

6725 E. National Rd (SR 40)
South Charleston (Springfield), OH 45368
Call for preview-also day before Auction from 10am-3pm

Sold in 2 parcels:

Parcel A - 53.77± Acres / Parcel B - 5.6± Acres

An excellent park with wonderful facilities, Beaver Valley resort is a western Ohio playground in itself. With its kind environment and great activities it's a nice place to relax and enjoy yourself. Also, with the attractions in the nearby communities of Dayton and Columbus make this resort an especially enjoyable place to stay for awhile.

Campground Ammenities:

- Clubhouse
- Pull Thru Sites
- Full Service Sites
- Dump Station
- Laundry facility
- Playground
- Fishing
- Heated Indoor Pool
- Outdoor Pool
- Recreation Room
- Clubs Welcome
- Bath Houses
- 20 & 50 Amp
- Pavilions
- Snack Bar
- Mini Golf
- Handicap Accessible
- Some extended stay sites

Directions to Property:

From I-70 Exit #62 (US Route 40). Park can be seen from I-70. Proceed East on US Route 40. Resort is located immediately on the right.



Front Office

Terms: 10% deposit due day of sale, balance due at closing. Closing within 30 days. 10% buyers premium.