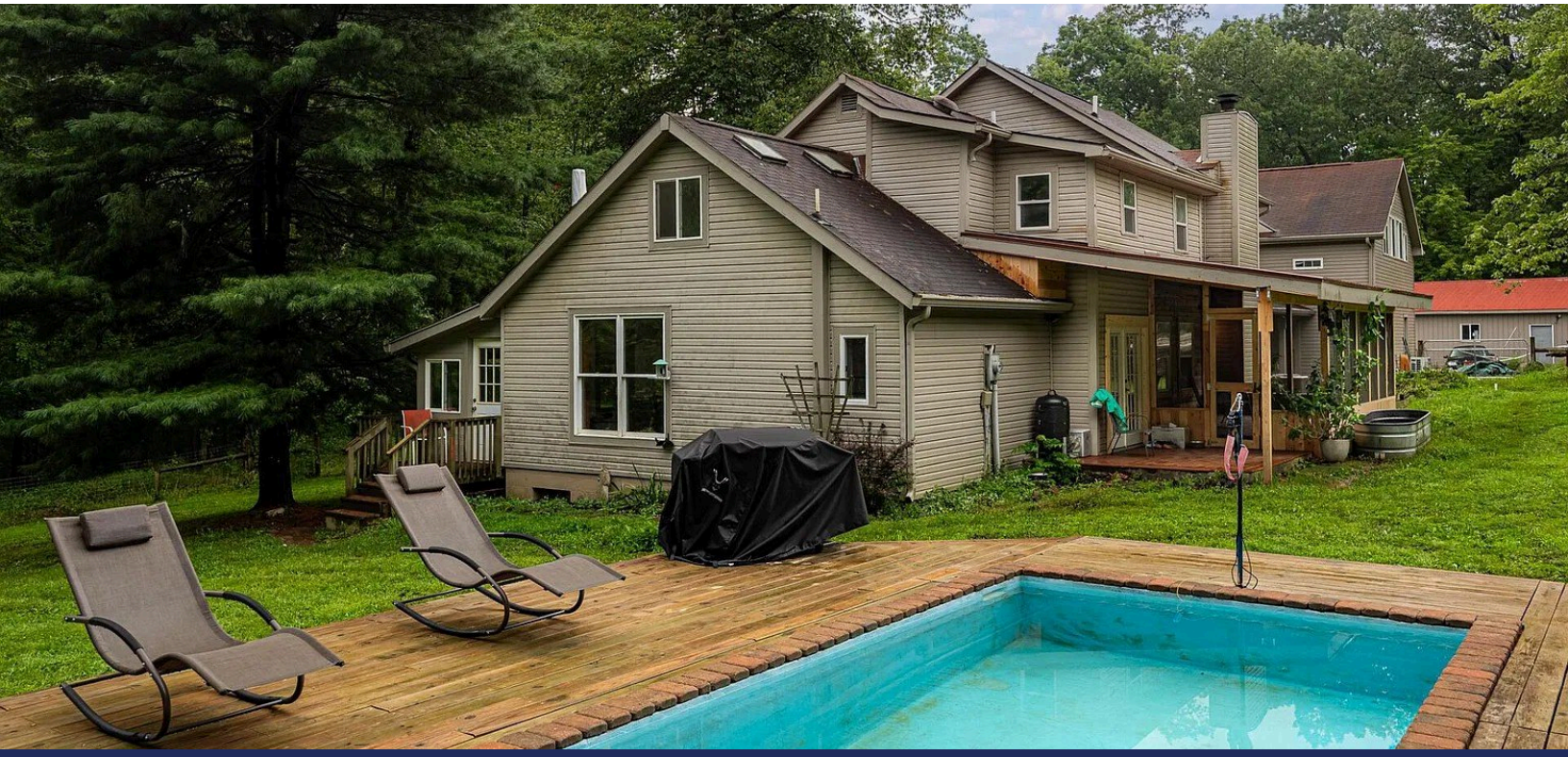
OhioRealEstateAuctions

ONLINE ONLY AUCTION



Custom Country Home on 6.4± Wooded Acres

28091 McKee Rd, Frazeysburg, OH 43822 | Knox County

4	3	4,200	6.4±
BEDROOMS	FULL BATHS	SQ FT	ACRES

OPENING BID

$400,000

Bidding Open Now
Closes Thursday, December 17, 2026 at 12:00 PM (Noon)

Inground pool, pool house, 1/4-acre stocked pond, 32' x 40' workshop, and pole barn. East Knox Local Schools. Private showings available by appointment.

SCAN TO VIEW PHOTOS, DOCUMENTS & BID

Also at auction next door: Weyrich Woods Lodge, a 3,000 sq ft log lodge on 5.2± acres with an indoor heated pool. Buy one property or both. **See the back page.**

CRAFTSMANSHIP THROUGHOUT

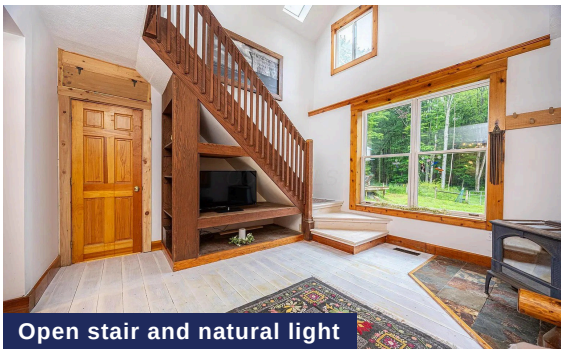
A One-of-a-Kind Floor Plan



Great room with stone hearth and wood stove



Cherry cabinet kitchen



Open stair and natural light

MAIN LEVEL

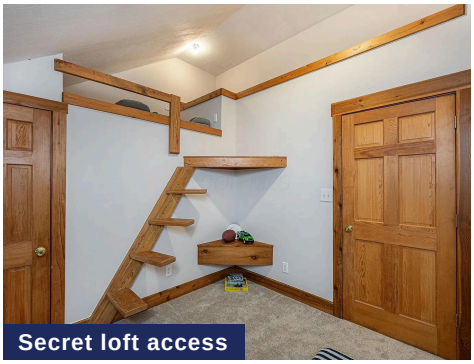
- Wide-plank whitewashed pine floors in the main living area
- Great room with stone hearth, wood stove, white oak mantel, and locust beams
- Kitchen with cherry cabinets and granite and marble counters
- Walk-in pantry that connects to the mudroom
- Full bath with granite counter on a custom hickory vanity
- Screened porch overlooking the grounds

UPPER LEVEL

- All four bedrooms upstairs
- Two bedrooms with secret second-level loft play spaces
- Three full baths in the home
- Two wood-burning fireplaces in the home
- New central air conditioning (2026)



Granite counters



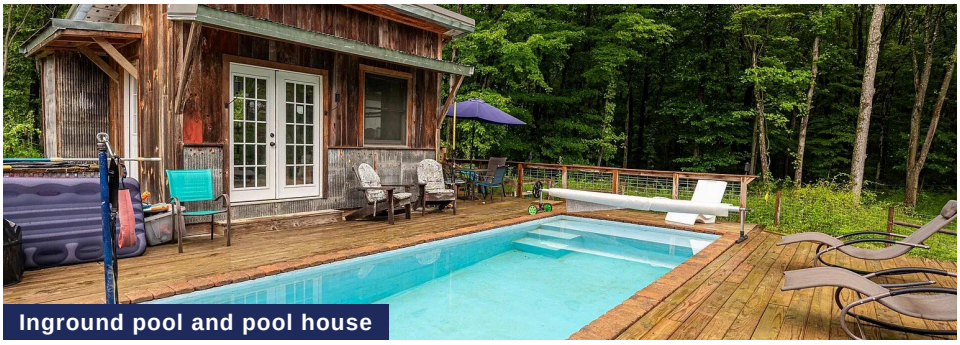
Secret loft access

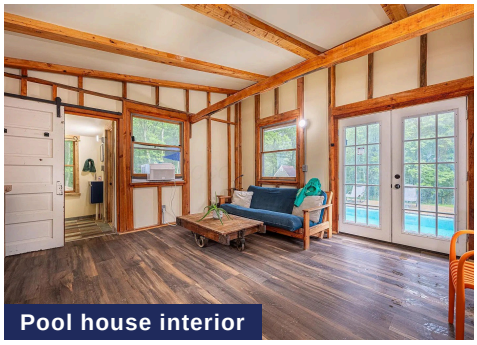


Screened porch

YOUR OWN PRIVATE RETREAT

Pool, Pond, Workshop and Room to Roam


Inground pool and pool house


Pool house interior


1/4-acre stocked pond


32' x 40' workshop


Aerial view

OUTDOOR FEATURES

- Private inground pool with large wood deck
- Pool house with full bath and outdoor shower, ideal as a guest space
- 1/4-acre stocked pond with sandy beach, deck, and pond house with screened front porch
- 32' x 40' workshop
- 24' x 32' pole barn with two enclosed sections (12' x 24' and 12' x 32') plus a 24' x 32' open pavilion
- Detached garage, cabin, and storage sheds
- 3-car attached garage

The workshop's woodworking equipment and power tools and the Woodmizer sawmill in the pavilion are available for purchase separately. They are not included in the real estate.

PROPERTY FACTS

Parcels	36-00597.000 (5.138 ac) 36-00598.002 (1.262 ac)
Year Built	1984
Style	Two-story traditional
Heat / Cooling	Propane / Central air (new 2026)
Water / Sewer	Private well / Private septic
Water Heater	Electric
Schools	East Knox Local School District
Township	Jackson Township, Knox County
Annual Taxes	$5,424
HOA	None
Property Report	Scan for the Land id map and property report

SHORT-TERM RENTAL POTENTIAL

Since moving out, the sellers have made a few updates and staged the home so it can also be used as a short-term rental. **Fewer than 7% of short-term rentals in Ohio have a swimming pool.** Large homes are scarce too: 4-bedroom homes are only about 6% to 10% of Airbnb listings in nearby Newark, Coshocton, and Mount Vernon. Next door, Weyrich Woods Lodge has been rented nearly every weekend since 2010.

NEARBY MARKET	AVG. LISTING (ALL SIZES)	TOP-EARNING 4-BEDROOM HOMES
Newark	$25,300	**$99,259 | $60,020**
Coshocton	$16,208	**$80,411 | $60,214**
Mount Vernon	$17,864	**$63,689 | $46,236**

Annual Airbnb revenue, trailing 12 months through October 2026 (Mount Vernon through September 2026). Source: AirROI. Results of other properties do not guarantee future performance. Buyers should verify zoning, lodging tax, and insurance requirements.

NEXT DOOR, ALSO AT ONLINE AUCTION

Weyrich Woods Lodge

28105 McKee Rd, Frazeysburg, OH 43822 | Turnkey Short-Term Rental on 5.2± Acres

Built to last, not from a kit. The owner studied log home building in Washington State, then felled, milled, and seasoned logs from this land and built the lodge himself. Walls are 6x6 decay-resistant red pine, framing is 8x10 hemlock beams, and window and door trim is decay-resistant sassafras. Many furnishings were handcrafted from 29 wood species harvested on the property.

OPENING BID

$475,000

Closes Dec 17, 2026 at Noon

SCAN FOR THE LODGE

THE LODGE

- Opened 2010, approx. 3,000 sq ft on three levels
- 3 bedrooms plus sleeping loft, 3 full baths, sleeps 16
- Heated indoor swimming pool, a rare feature: fewer than 7% of Ohio short-term rentals have any pool
- Rec room with shuffleboard and darts
- Patio with hot tub, fire pit, and grill
- Three-stall barn with hay loft and run-in shed beside a 2.5-acre pasture, plus pole barn

PROVEN RENTAL HISTORY

- Rented nearly every weekend since 2010
- Guests from Columbus, Cleveland, Akron, Canton, and out of state
- Bookings from reunions, local colleges, fall deer hunters, and worker housing
- About 30 minutes to Mount Vernon, Newark, and Coshocton
- Future reservations transfer with the sale

Recent updates: new Noritz high-efficiency boiler for pool heat and auxiliary heat, new refrigerator and range, driveway regraded with new gravel.

Buy the home, the lodge, or both: 11.6± adjoining acres, both ready for short-term rental use.

AUCTION TERMS

Auction Type	Online only, subject to seller confirmation
Bidding Closes	Thursday, December 17, 2026, 12:00 PM (Noon)
Buyer's Premium	10% added to the high bid to establish the contract price
Deposit	10% non-refundable, due auction day by 5:00 PM
Condition	As-is, no contingencies. Inspections must be completed before the auction.
Closing	Within 30 days. Short tax proration. Buyer pays all closing costs.
Title	Valmer Land Title Agency, (614) 860-0005

PRIVATE SHOWINGS

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Office 1-877-BID-OHIO

To bid: scan a QR code or visit OhioRealEstateAuctions.com, register, and bid online before the close. **Realtors welcome** with a completed Realtor Registration Form.

Information is believed accurate but is not guaranteed. Buyers should verify all details and complete their own due diligence before bidding. Announcements made on the auction website take precedence over printed material. Acreage is approximate.