

Offering Memorandum • 28105 McKee Rd, Frazeysburg, Ohio

Weyrich Woods Lodge

A hand-built log lodge with a heated indoor pool on 5.2 wooded acres. Operating as a short-term rental since 2010.

3 + loft	3	16	$99,080
Bedrooms	Full baths	Guests	2025 rental revenue

Opening bid

$475,000

Bidding closes Thursday, December 17, 2026 at 12:00 PM

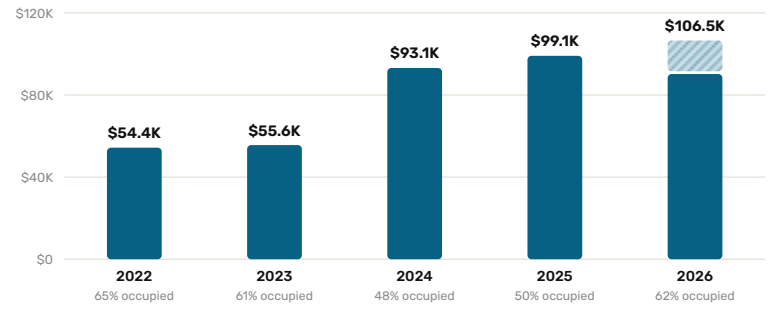
Scan for photos, documents, and online bidding

A proven rental business

Booked nearly every weekend since 2010

According to the sellers, the lodge has rented nearly every weekend of every year since its first summer. Revenue grew from $54,354 in 2022 to $99,080 in 2025, and 2026 revenue earned plus reservations already booked totals $106,502. Future reservations transfer with the sale.

Annual rental revenue



Seller-provided booking reports, exported October 31, 2026.

Compared with the market

Annual revenue	
Weyrich Woods Lodge, 2025	**$99,080**
Average Ohio listing	$29,855
Average Newark listing	$25,300
Average Mount Vernon listing	$17,864
Average Coshocton listing	$16,208

AirROI, trailing 12 months through October 2026 (Mount Vernon through September), all listing sizes. Other properties' results do not guarantee future performance.

Under 7%

of Ohio short-term rentals have a swimming pool. This lodge has a heated indoor pool plus a hot tub.

Who stays here

- Guests from Columbus, Cleveland, Akron, Canton, and out of state
- Family and friend reunions drawn by the central location
- Visitors to local colleges
- Out-of-state hunters on extended fall stays
- Workers needing temporary housing as the area grows

At a glance

- 16 years of operating history
- Booked through Lodgify, Airbnb, and VRBO
- 2026 average nightly rates of $368 to $630 (April to September)
- About 30 minutes from Mount Vernon, Newark, and Coshocton
- Adjoining home at 28091 McKee Rd also at auction



Heated indoor pool



Kitchen and dining



Upstairs bedroom

Seller-reported results

2025 operating statement

Revenue and expenses	2025
Gross rental revenue	**$98,471**
Cleaning ($142 per booking)	$14,690
Management ($225 per week)	$5,931
Property taxes	$4,863
Electric (estimated full year)	$4,834
Lawn care and driveway*	$4,000
Hot tub and pool maintenance	$2,586
County bed tax	$2,454
Insurance	$2,342
Pool and hot tub supplies	$1,600
Internet	$1,440
Cleaning supplies	$1,200
Pest prevention	$1,000
Trash	$712
Septic pumping	$360
Website and domain	$360
Credit card fees	$342
Total operating expenses	**$48,715**
Net operating income	**$49,756**

Seller's 2025 income and expense summary, not audited. P&L revenue ($98,471) differs slightly from the booking report ($99,080). *Includes a 2025 driveway renovation; sellers report $500 to $800 is typical for lawn care. Excludes debt service, depreciation, and capital items. Propane for the new pool boiler is a new 2026 expense not yet known.

9.5%

2025 net operating income divided by the total price at the $475,000 opening bid plus the 10% buyer's premium ($522,500).

Return at different bids

High bid	Total with premium	Return
$475,000	$522,500	**9.5%**
$500,000	$550,000	**9.0%**
$525,000	$577,500	**8.6%**
$550,000	$605,000	**8.2%**

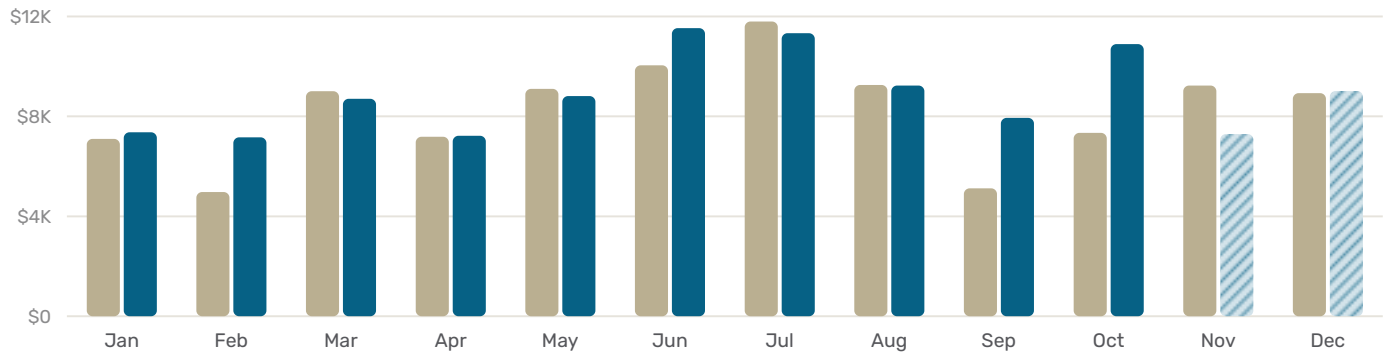
2025 NOI of $49,756 as reported by the seller. Past results do not guarantee future performance.

2026 improvements

Noritz high-efficiency boiler for pool and auxiliary heat	$6,000
Roof work	$2,000
Pool sand filter and pump	$850
Refrigerator	$680

Also new in 2026: range, and driveway grading with new gravel. A local manager ($225 per week) handles scheduling, cleaning, guest communication, and county bed tax. Guest cleaning fee: $150.

Monthly revenue



Built to last, not from a kit

Hand-built from timber off the land

The owner studied log home building in Washington State, then felled, milled, and seasoned the logs and built the lodge himself. The walls are 6x6 decay-resistant red pine, the framing is 8x10 hemlock beams, and the window and door trim is decay-resistant sassafras. Many furnishings were handcrafted from 29 species of wood harvested on the property.



Great room



Kitchen



Dining and living area



Bedroom



Sleeping loft



Bunk room

Bedrooms	**3 plus large sleeping loft**	Full baths	**3**
Sleeps	**Up to 16**	Living area	**Approx. 3,000 sq ft on three levels (seller)**
Auditor	**2,182 sq ft finished + 960 sq ft basement**	Floors and cabinets	**Hard maple; hickory and walnut**
Heating and cooling	**Ductless mini-splits**	Roof	**Metal**

Year-round on 5.2 acres

Indoor pool, hot tub, barn, and pasture



Heated indoor pool, 10 x 20 ft



The lodge in summer



Hot tub on the stone patio



Covered porch



Rec room with shuffleboard and darts



Deck and porch

Amenities

- Heated indoor pool, about 4,000 gallons, with new boiler, filter, and pump (2026)
- Hot tub, fire pit, and grill on the stone patio
- Pole barn, plus a three-stall barn with hay loft and run-in shed beside a 2.5-acre pasture
- Near Honey Run Park, the Kokosing Gap Trail, and Mohican State Park

> **Make it your home.** A one-of-a-kind log home on 5.2 private acres with a year-round pool. The barn and pasture can house horses, or the barn can be renovated for added guest space.

Property facts

Parcel	**36-00596.000**
Acreage	**5.204 (auditor)**
Built	**2010, 1.5-story log, partial basement**
Septic	**Private, permitted for 3 bedrooms**
Schools	**East Knox Local**
Township	**Jackson, Knox County**
Annual taxes	**$4,941 (2025 pay 2026)**
2026 auditor value	**$393,760**

Next door, also at online auction

Buy the lodge, the home, or both



28091 McKee Rd • Opening bid $400,000

Custom home on 6.4 acres

4 bedrooms, 3 full baths, and 4,200 sq ft with an inground pool, pool house, stocked pond, and 32 x 40 ft workshop. Staged so it can also be used as a short-term rental. Together, the two properties offer 11.6 adjoining acres.

Scan for the home

Terms

Auction	**Online only, subject to seller confirmation**
Opening bid	**$475,000**
Bidding closes	**Thursday, December 17, 2026, 12:00 PM**
Buyer's premium	**10%, added to the high bid**
Deposit	**10% non-refundable, auction day by 5:00 PM**
Condition	**As-is, no contingencies; inspect before bidding**
Financing	**Not a contingency**
Closing	**Within 30 days; buyer pays closing costs**
Taxes	**Short proration**
Deed	**Warranty deed**
Reservations	**Future bookings transfer to buyer**
Title	**Valmer Land Title Agency, (614) 860-0005**

How to bid

- Scan the QR code on the cover or visit OhioRealEstateAuctions.com
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Chris Cox, CAI, AARE, AMM • Lead Auctioneer

(614) 285-7273 • ChrisCoxAuctioneer@gmail.com • Office 1-877-BID-OHIO

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