

244.39± Acres

7709 Dupler Road SE  
Sugar Grove, OH 43155  
79± acres in Hocking County  
165.39± acres in Fairfield County

AUCTION

Wed, April 29th

Former “Triple S Camp”  
Perfect family retreat, hunting land, timber investment, church campus, private organizational retreat, or Hocking Hills area campground.

244.39± Acre Retreat

Buy 79 Acres in Hocking Co. or 165.39 Acres in Fairfield Co. or buy the entire property.  
Previously a Church Camp.

REAL ESTATE AUCTION

Wednesday, April 29th at 12pm



937-581-3037

1128 Pinnacle Club Dr., Grove City, OH 43123



**Auctioneer**  
Barry Baker (937) 581-3037  
Barry@OhioRealEstateAuctions.com

**Basic Terms:** The property will be sold by the acre. High bidder can take the Hocking Co. tract, the Fairfield Co. tract or both. 10% down by cash or check which will become your non refundable deposit. The real estate is sold As is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. There are no taxes to prorate. Buyer pays all closing costs. Warranty type deed given at closing with no liens or back taxes.

**Deposit & Closing:** Closing will take place within 30 days. Title company will be Ohio Real Estate Title, Inc. Veronica Brown, Closing Processor 1111 North Plum Street, Suite 9 Springfield, OH 45504 • (937) 322-7933 • vorown@oret.com  
**REALTOR® Participation:** REALTOR® showings and cooperation are encouraged. For full compensation instructions, see Realtor section of OhioRealEstateAuctions.com. Please call Auctioneer to schedule all showings.

Former “Triple S Camp” in Hocking & Fairfield Counties

244.39± Wooded Acres

Buy 79 acres, 165 acres, or the entirety

7709 Dupler Road SE  
Sugar Grove, OH  
43155

REAL ESTATE AUCTION

Wednesday, April 29th at 12pm

The auction will take place in the main lodge next to the swimming pool on the Hocking Co. tract.



877-BID-OHIO  
OhioRealEstateAuctions.com

Auctioneer: Barry Baker, CAI, AARE, CCIM



Former "Triple S Camp" in Hocking & Fairfield Counties

**244.39± Wooded Acres**

**Buy 79 acres, 165 acres, or the entirety**

**7709 Dupler Road SE**

**Sugar Grove, OH**

GPS coordinates (primary entrance): 39.608422, -82.505777  
GPS coordinates (southern entrance): 39.595748, -82.501108

**AUCTION: Wednesday, April 29<sup>th</sup> at 12pm**

The auction will take place in the main lodge next to the swimming pool on the Hocking County tract.  
Please arrive at least an hour prior to Auction to register. The property will be unlocked at 9 AM the day of Auction for final inspection time.



### 200+ Acres of Timber

on the property, full of deer, turkey, and other wild game. When taking photos, we stirred numerous deer. On our time on the property, we've also seen a red fox and lots of small game. Current Timber Appraisal just completed in March of 2015 reveals a retail value of timber at \$770,062 and a wholesale (stumpage) value of \$523,458. See document section of website for full appraisal and report of grade & species.

### Annual Taxes

\$0 currently since the property is owned by a 501C3 organization. There is no potential tax data for the 79-acre & 121-acre tracts. Fairfield County shows the annual taxes for the 6.5 acre tract to be \$245 and \$1,913 for the 37.89 acre tract.

### Property Tours

**Call the auctioneer for all showings.**

You may want to bring an ATV to access more of the property. There is a good gravel road throughout the length of the property. You will need to sign and send the release form (available on our website) to view the property.

### Location

About 6 miles south of Lancaster and 11 miles north of Logan off of OH-33 turn east on South Main Street into Sugar Grove. Turn right on Maple Street, which becomes Sugar Grove Road SE for 2.6 miles to right on Dupler Road SE. Property will be on your left. Watch for signs.

**This is the property you have been looking for!**

**The property is owned and no longer needed by the United Methodist Women.**

### 79-acre Hocking Tract

Includes a main lodge, a double bunk house, and a swimming pool. The pool was built in 1966, and the lodge was built in 1996. The main section of the lodge is wide open and could easily be used for large dinners or gatherings. There is a large stone fireplace and vaulted ceilings. Numerous double doors lead out to the large wrap around deck that overlooks a stream and ravine. A large commercial kitchen could handle almost any meal or event. Bathrooms are located inside. The pool is large and gated. Most of the 79 acre tract is heavily wooded. On the most southern portion of the Hocking tract is an older cabin and an older shower house. If you buy this tract by itself you may have to reconfigure electric and sewage system, as the sewer treatment plant is on the Fairfield County land. This tract includes road frontage and direct access to both the Hocking and Fairfield County land with a nice gravel road.

### Fairfield County Tracts

There are numerous buildings including the main house, an infirmary, a 20x40 metal pole building for maintenance with 3 large garage doors, a small building to house the main electrical connections, a caretaker's house, an administration building, a dining hall, a shower and bathroom house (built in 1996), 3 basic shelters, multiple dorms and cabins and a couple of beautiful winding creeks. This property has it's own sewer plant, but it hasn't been in used since the camp was last occupied (approximately 2009). Most of the buildings are in need of some repair since the property has been vacant for some time. Some of the personal property that will transfer with this tract include a New Holland tractor, a 3-point finish mower, a 3-point bush hog and blade, a trailer and a log splitter. There is an active oil well on the property. All mineral rights owned by the seller will transfer to the new buyer. The lease will also transfer. A dam and waterfall are located on the 121-acre tract along with numerous small bridges that cross the creeks. The topography is wild and beautiful. You could spend an entire day exploring this exciting property.

**Many more pictures available on our website!**



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