

# WARREN REAL ESTATE AUCTION



# Kaufman

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ALLIANCE



TERMS: 10% Nonrefundable down payment day of auction, balance at closing, no contingencies. Any inspections must be completed prior to bidding. Buyer to pay \$500 per parcel in survey fees. Buyer to pay CAUV recoupment if applicable. Frontage and Acreages subject to final survey. All owned mineral rights transfer subject to a present unitized lease.



**WEDNESDAY, MARCH 29, 2017**

**OPEN FOR INSPECTION:**

**MONDAY, SEPTEMBER, 20 — 5:00 PM - 7:00 PM**

# WARREN REAL ESTATE AUCTION

70 Acre Farm in Parcels

Newer Home

Shop & Barn

Beautiful Sites

Excellent Hunting

White Eyes Twp

Coshocton County

Ridgewood Schools

27341 TR 180

FRESNO, OH 43824

Coshocton County

GPS Coordinates: 40.348373, -81.799324



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**Directions:** From US 36 east of Coshocton take SR 621 north to TR 186 east to TR 180 south to farm, or from New Bedford take CR 10 south to Chili take CR 227 west to CR 190 south (becomes SR 621 at Hydrological Station) to TR 186 east to TR 180 south and auction.



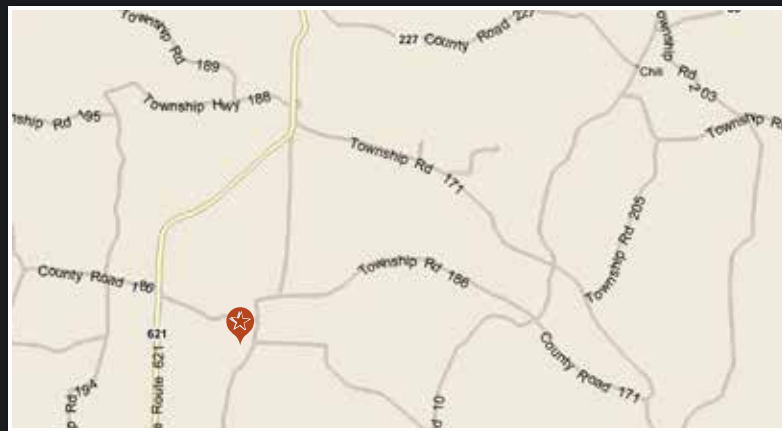
The farm is located on a quiet road deep in the country. All parcels have frontage on TR 180. **Parcel 1:** 5 Acres, a nice high setting. **Parcel 2:** 8.69 Acres with a ranch home built in 1998. The home has 3BR, 1 Bath, Kitchen with Oak Cabinetry & wood floors, nice LR, and a full basement w/Laundry and ¾ Bath, and a deck. There is a 2 car garage and a good 40x 80 machinery shed plus a barn. **Parcel 3:** 13.83 Acres open & wooded. **Parcel 4:** 41.8 Acres open & wooded, great mini farm potential. Parcels 3 & 4 have great home sites! The farm has been a beef farm and is in hay and pasture land, it has perimeter and divider fencing, multiple springs and enough wooded area to have good deer & turkey hunting spots. Here is an auction opportunity you will want to check into. Have your finances ready by auction day.

**Legal:** Parcel # 0420000100201 Coshocton County. Taxes are \$670 per ½ year CAUV.

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**Auction by the order of:**

Donald E. Warren Estate • Brian E. Warren Administrator  
Mike Manning Attorney • Probate # 21610020



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