

SPRING MOUNTAIN AREA

28700 CR 22, WARSAW, OH, 43844



Kaufman

Realty & Auctions

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MarkNet
ALLIANCE



TERMS: 10% down payment with balance due at time of closing. No financing contingencies and any desired inspections must be completed prior to bidding. Buyer will be assessed a \$500 per parcel survey charge. Announcements day of auction take precedence. Contact agent before walking property.

229 Acre Guinther Farm and Rural Acreage

SATURDAY, APRIL 22, 2017

EQUIPMENT 11:00 AM | REAL ESTATE 12:00

— SPRING MOUNTAIN AREA —

229 Acres - 8 Parcels

Wooded & Open

Bank Barn

Prime Recreational Acreage

New Holland 3930 Diesel,
Ford Jubilee, Ford 800

Farm Equipment

Monroe & Jefferson Township

Coshocton County

River View Schools

28700 County Rd. 22

WARSAW, OHIO

Coshocton County

GPS Coordinates:
40.3744095, -82.0511831



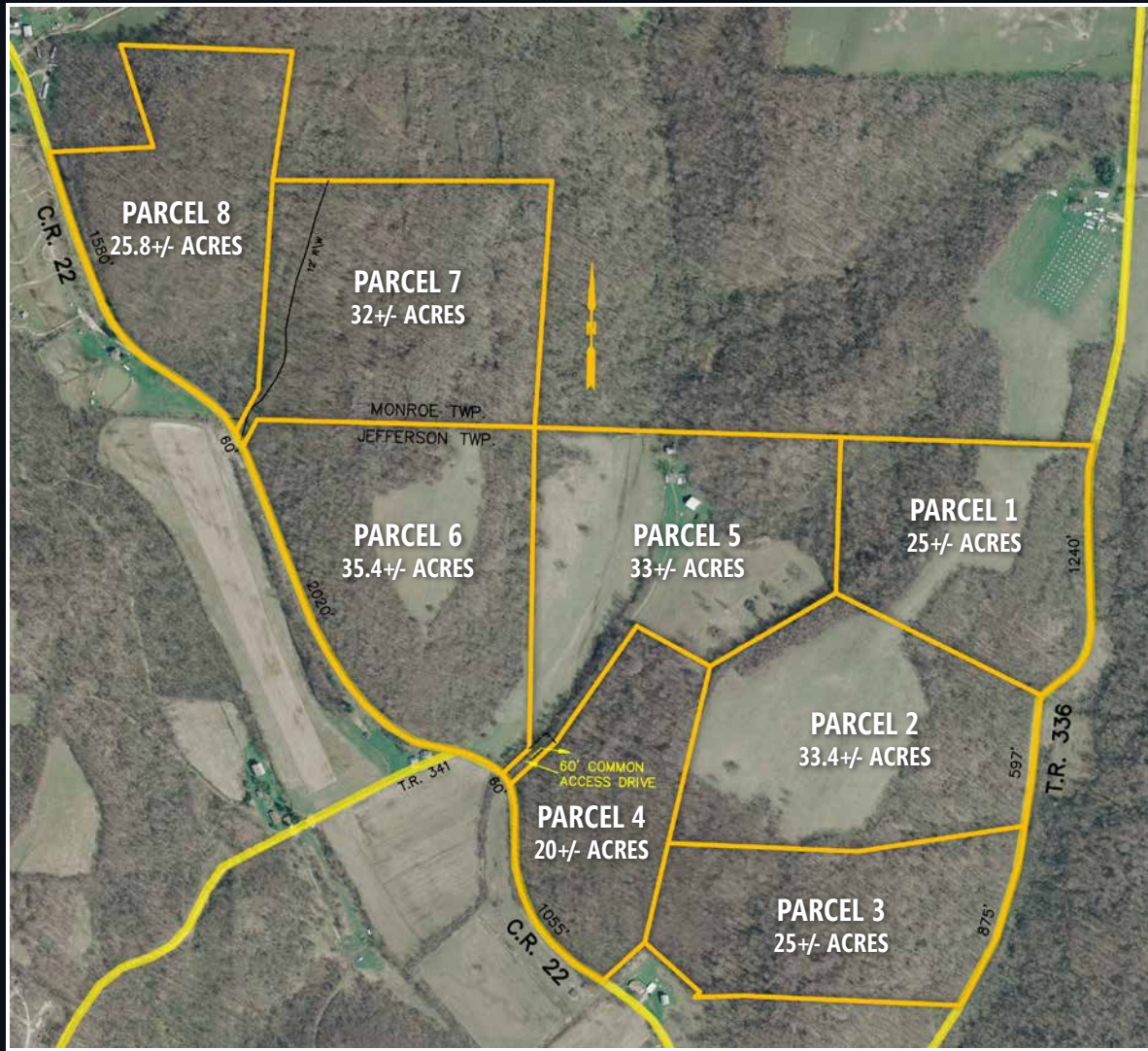
229 Acre Guinther Farm and Rural Acreage

SATURDAY, APRIL 22, 2017

EQUIPMENT - 11:00 AM | REAL ESTATE - 12:00 NOON

LAND PREVIEW: TUESDAY, APRIL 11, 4:00-6:00 PM

Directions: 2.5 miles south of Spring Mountain on CR 22. Signs posted!



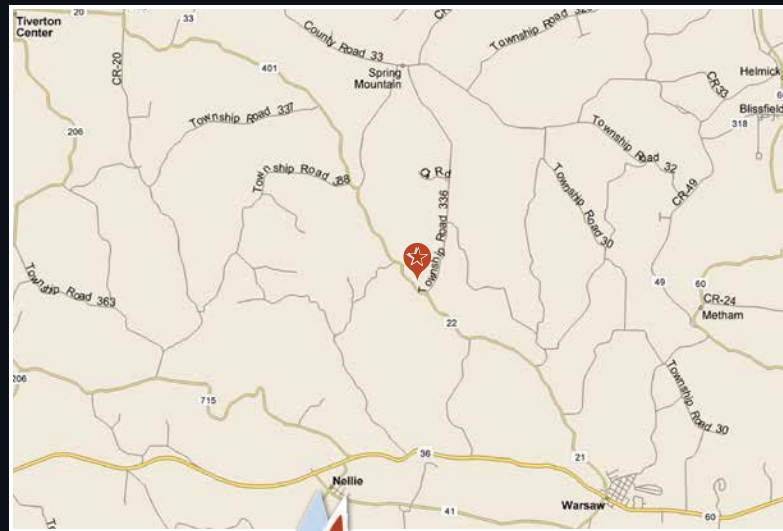
Beautiful sites with hilltop views, mostly wooded, secluded and one of the more peaceful pieces of recreational acreage you'll find. Located 2½ miles south of Spring Mountain on CR 22 and TR 336. The land is 75% wooded and is being offered in 8 parcels ranging from 20 Acres to 35.4 acres. If you're looking for that getaway cabin or retreat in the woods, one of these parcels should fit the billing. Parcel 5 features a bank barn and machinery shed with electric and water already on the premises. Also located on parcel 5 is a 1990 Itasca RV w/full hookups. Check out our auction page to view some of the deer and turkey taken on the property and contact Pat Kaufman with any further questions regarding the property.

Legal: Parcel #'s 0140000035000, 0140000035100, and 0260000064500. Taxes are in CAUV and are \$1,487.36 annually. Any CAUV recoupment would be the responsibility of the buyer.

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Tractors, Equip.: NH 3930 Diesel 840 hrs, Ford Jubilee w/Kelley loader, Ford 800. MF rear mounted mower, 7 ft. sickle bar mower, 6 ft. brush hog, 6 ft. finish mower, Sears Handiman garden tractor, 3 pt. post hole digger, cultivator, 2 btm plow, tandem axle trailer, 2 field gates, hog pen fencing, flatbed wagon, 3 pt. bale spear, 6 I-beams. Furniture: picnic table, plank btm chairs, empire chest, humpback trunk, misc lumber, beds, dressers & more. Chattel Terms: Full settlement must be made the day of the auction prior to removal of items

Sale by order of: John and Crystal Guinther



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