

134 ACRES IN COSHOCTON COUNTY

39570 TWP. RD. 83 WARSAW, OHIO 43844



Kaufman

Realty & Auctions

(330) 403-4036

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PO Box 422, Sugarcreek, Ohio 44681

MarkNet
ALLIANCE



TERMS: 10% nonrefundable down payment made day of auction, balance due at closing. No financing contingencies. Any required inspection must be completed prior to bidding. Acreage and frontage amounts are approximate and are subject to final survey. Buyer is responsible for any recoupment. All information contained herein is derived from sources deemed reliable but not warranted. Announcements on the day of sale take precedence over all previous advertising and statements.

Absolute Darr Farm Real Estate Auction

FRIDAY, MAY 19, 2017 — 6:00 PM

134 ACRES IN COSHOCTON COUNTY

134 Acres - 4 Parcels

Tillable & Wooded Acreage

Older Homestead

Spring

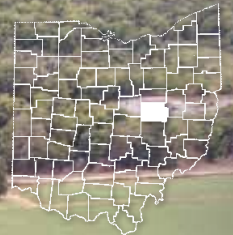
Jefferson Township

Coshocton County

River View LSD

39570 Twp. Rd. 83
WARSAW, OHIO
Coshocton County

GPS Coordinates: 40.313275, 82.023247

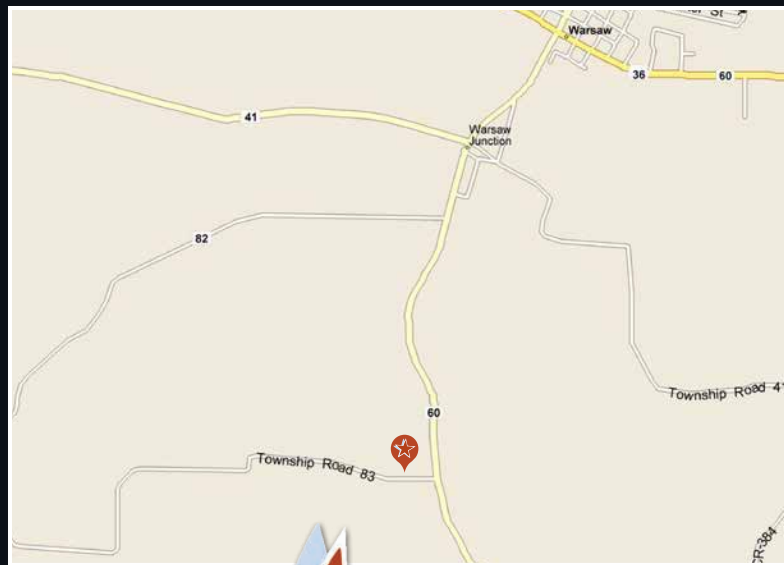


Absolute Darr Farm Real Estate Auction

FRIDAY, MAY 19, 2017 — 6:00 PM

OPEN HOUSE: MAY 2, 5:00-7:00 PM

Directions: From Warsaw take SR 60 south
to left on TR 83 to location on right.



Here is your opportunity to acquire a gently rolling farm in Coshocton County with approximately 65 acres tillable ground. The crop land has been in production and is comprised of Coshocton and Keene silt loam. There is approximately 55 acres of woodland with small stream offering a perfect wildlife refuge in the hub of central Ohio's whitetail deer herd. The 4 BR home, built in 1918, is livable but does need some TLC. Outbuildings include a flat barn, 24'x 28' pole building, spring house and a garden shed. There are two gas wells on the property with a provision of providing FREE GAS to the home. Property has been in the Darr Family for over 100 years. Take advantage to add to your agriculture portfolio!

- Parcel 1:** 2.8 Acres w/ Home and Outbuildings, 420' Frontage
 - Parcel 2:** 8.9 Acres, Wooded Acreage, 1,720' Frontage
 - Parcel 3:** 64 Acres, Tillable & Wooded Acreage, 60' Frontage
 - Parcel 4:** 60.8 Acres, Tillable & Wooded Acreage, 643' Frontage
- Parcels 1 and 3 share a common access driveway.

Legal and Taxes: Parcel 0140000010500 in Jefferson Township, Coshocton County and River View LSD. Taxes are currently \$974.62 per half year. Farm is currently in CAUV.

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Sale by Order of: The Darr Family



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