

# HILL REAL ESTATE AUCTION

27390 SR 751

(BAKERSVILLE) NEWCOMERSTOWN, OH 43832

Custom 2 Story Home on  
43+ Acres in 2 Parcels

TUESDAY, AUGUST 22, 2017 – 6:00 PM

OPEN FOR INSPECTION: MONDAY, AUGUST 14 – 5:00 - 7:00 PM



## Kaufman

Realty & Auctions

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ALLIANCE



TERMS: 10% nonrefundable down payment day of sale with balance due at closing. No contingencies. Sells "As Is" with no warranties. Offered in parcels and combination. Any required inspections must be completed prior to bidding. Announcements day of sale take precedence.

# HILL REAL ESTATE AUCTION

43.6 Acres

Adams Township

Coshocton County

2 Parcels

4/5 Bedroom 3 Bath Home

Barn & Outbuildings

All Mineral Rights Included with  
Free Gas per terms of lease

Fruit Trees

Greenhouse

Fenced Pasture

Ridgewood Schools

27390 SR 751

(BAKERSVILLE) NEWCOMERSTOWN, OH 43832

Coshocton County

GPS Coordinates: 40.345385, -81.643989



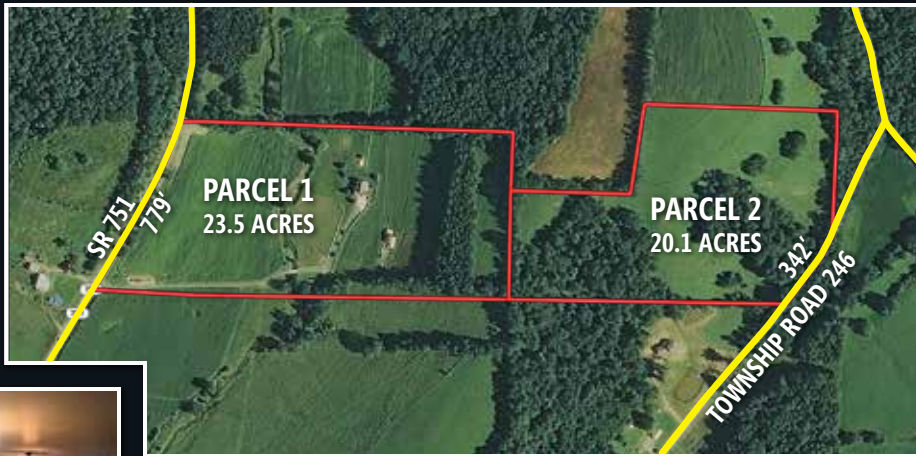
Custom 2 Story Home on  
43+ Acres in 2 Parcels

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**Directions:** From Newcomerstown take 36 west 5 miles, north on SR 751 5 miles to property on right. From I-77 (exit 73) & Stone Creek Ohio, take SR 751 southwest 6 miles through Bakersville to property on left. Signs Posted.





Beautiful custom 4/5 bedroom 3 bath home with over 4,000 finished sq. ft. This 2 story home features 3 levels of finished living area including master bedroom, spacious kitchen, new hardwoods throughout with plenty of open living space on the main floor along with downstairs kitchen, family room, full bath, and bedroom in walkout basement. Attached 2 car garage. Free gas per terms of lease with utilities including gas forced air heat, central air and well & septic. There is one larger cattle barn as well as several smaller barns perfect for any type of livestock. The land is open with some woods and has numerous fenced paddocks along with a year round creek. Parcel 2 is contiguous to the home parcel but the frontage comes from TR 246. This property has many amenities including a large patio area, greenhouse, fruit trees, grape arbor, raspberry & blueberry bushes, and a large garden area. This property would make an ideal personal farmstead offering everything you need to enjoy country living with modern amenities.

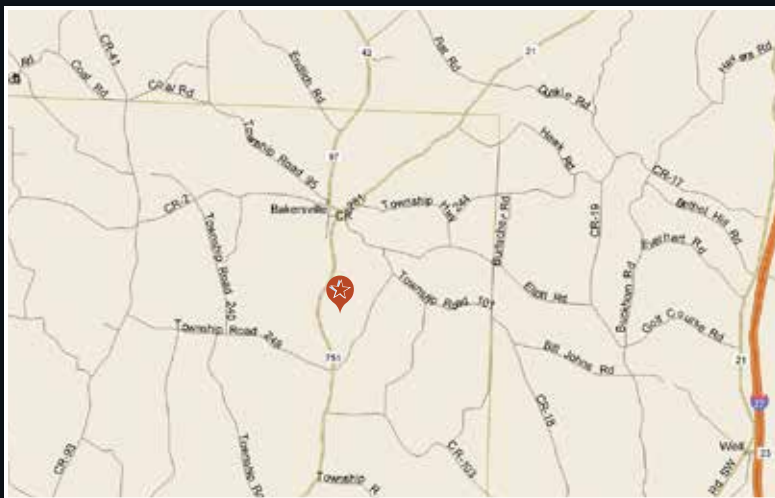
**Parcel 1:** 23.5 Acres with 779' frontage on SR 751. Includes Home & Outbuildings.

**Parcel 2:** 20.1 Acres with 342' frontage on TR 246 **GPS Coordinates: 40.345145, -81.636949** Open & wooded land with beautiful building site.

**Legal:** Parcel #0020000019101 & 0020000026200 in Adams Township of Coshocton County & Ridgewood Schools. Taxes are \$1508.71 per half year and are currently in CAUV. Any recoupment is the responsibility of the buyer.

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**Auction by Order of:** Tyson & Paige Hill



**(866) 782-8172 | KaufmanSale.com**

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