

ZANESVILLE / MT. PERRY



Kaufman

Realty & Auctions

(330) 403-4036

www.KaufmanAuction.sale

PO Box 422, Sugarcreek, Ohio 44681

MarkNet
ALLIANCE



TERMS: 10% nonrefundable down payment made day of auction. Balance due at closing. Any required inspection must be completed prior to bidding. Acreage and frontages, including lot markers, are approximate and are subject to final survey. Announcements day of sale take precedence over all advertising and statements.

Muskingum County Land Auction

MONDAY, SEPTEMBER 18, 2017 — 6:00 PM

ZANESVILLE / MT. PERRY

120 Acres in 3 Parcels

Mostly Wooded Land

Newton Twp - Muskingum County

Maysville Schools

Excellent Wildlife Habitat

Food Plot Areas

Includes all Mineral Rights

Immediate Hunting Rights

Good Cabin/Building Sites

Muskingum County

GPS Coordinates:
39.892967, -82.154866



Muskingum County Land Auction

MONDAY, SEPTEMBER 18, 2017 — 6:00 PM

Directions: From Zanesville Ohio take SR 22 south approx 4 miles to Limestone Valley Rd (652) south 1½ miles to Bagley Rd. west 3.5 miles to location. Signs Posted.

Just in time for the fall recreation and hunting season this acreage lends itself to the outdoor sanctuary you've been looking for. This 120 acres of land is gently rolling and mostly wooded but has a nice balance of open/brush acres scattered throughout. Driveway is in place as well as several trails. An outdoorsman's paradise! Will be offered 3 parcels and then combined as a whole.

Parcel 1: 21.78 acres. 101' frontage on Bagley Rd. Approx. 50/50 open & wooded. Access easement via existing driveway.

Parcel 2: 57.38 acres. 320' frontage on Bagley Rd. Mostly wooded. Access via existing driveway.

Parcel 3: 41 acres. 330' frontage on Bagley Rd. 70% wooded with the balance being open/brush land. Access via existing driveway.

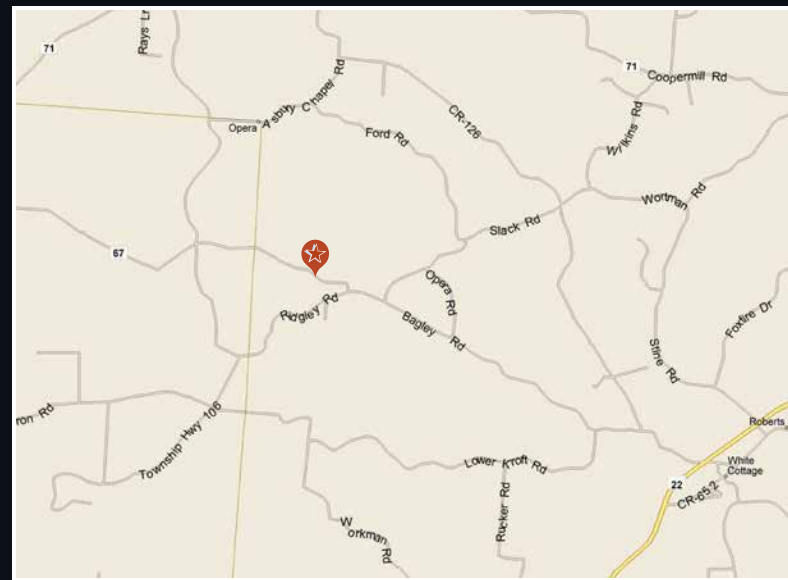
Note: Existing driveway will be the property line between most of parcels 2 & 3.

Mineral rights transfer to buyers and are HBP from existing wells. Immediate hunting rights upon receipt of 10% down payment. Feel free to inspect this property at your convenience. Sells at 6:00 p.m. Call Jr. Miller for more details.

Taxes and Legal: Muskingum County parcel number 47-020217-000. Taxes are \$649.99 per 1/2 year and are under CAUV.

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Owners: The Millers



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Jr. Miller | Realtor, Auctioneer
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