

CLARK AREA

TOWNSHIP ROAD 419 COSHOCTON OHIO 43812



Patterson Real Estate Auction
SATURDAY, NOVEMBER 4, 2017 – 10:00 AM



Kaufman

Realty & Auctions

(330) 403-4036

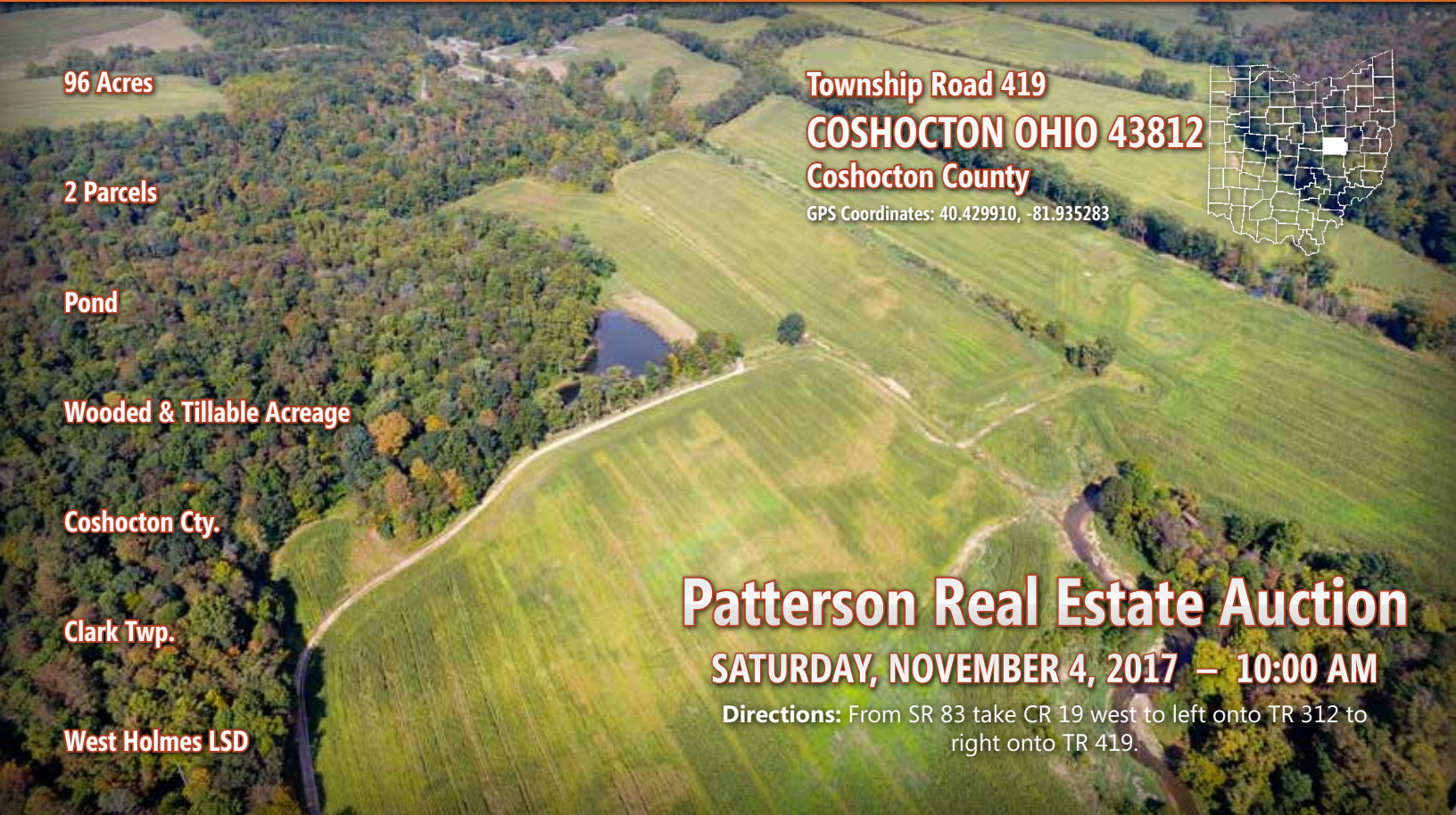
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PO Box 422, Sugarcreek, Ohio 44681



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.

CLARK AREA



96 Acres

2 Parcels

Pond

Wooded & Tillable Acreage

Coshocton Cty.

Clark Twp.

West Holmes LSD

Township Road 419

COSHOCTON OHIO 43812

Coshocton County

GPS Coordinates: 40.429910, -81.935283



Patterson Real Estate Auction

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Directions: From SR 83 take CR 19 west to left onto TR 312 to right onto TR 419.

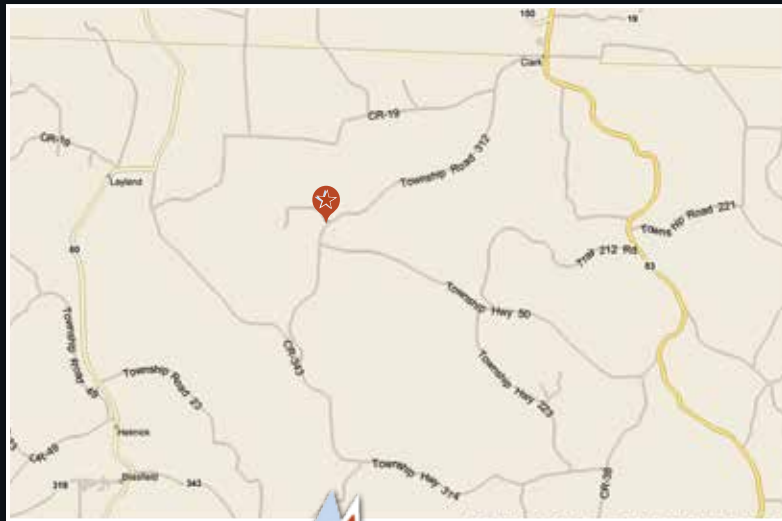
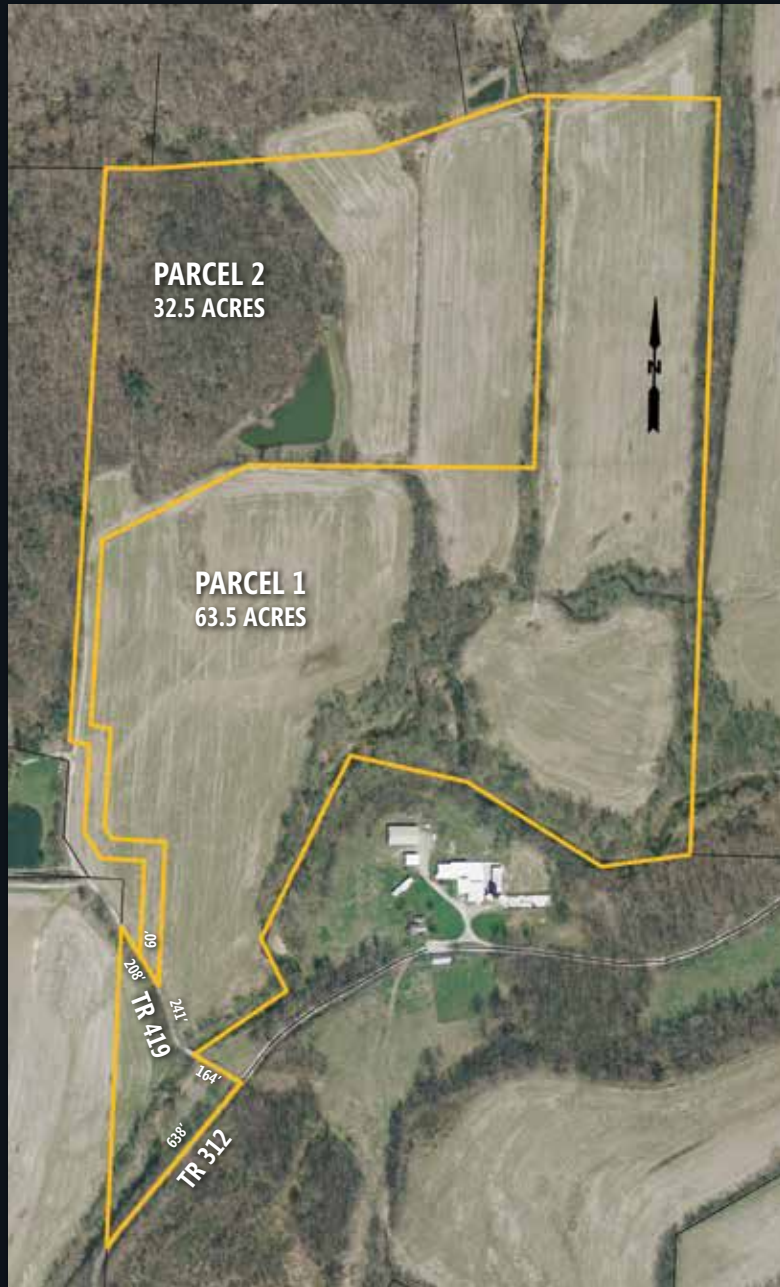
Offering a beautiful 96 acre property in northern Coshocton County. This acreage has something to interest recreationalists and farmers alike with tillable fields, pond, creek, and woodland. Featuring 60 acres of rich, flat, bottom ground that produces great yields. The property also boasts a secluded area with a spring fed, fully stocked pond. An additional water feature is the Doughty Creek meandering through the front edge of the acreage. It also has gently sloping woodland, which makes this an excellent hunting property. Setup your own hunting/fishing camp or create a farm homestead. Oil and gas rights are HBP with two existing wells. Feel free to walk to property at your convenience.

Parcel 1: 63.5 acres. Mostly open tillable acreage with creek. 613' frontage on TR419 & 638' frontage on TR 312.

Parcel 2: 32.5 acres. Wooded and open with stocked pond. 60' frontage on TR419.

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Sale by Order of: R A Patterson Farms LLC



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