



ONSITE AUCTION



KAUFMAN
REALTY & AUCTIONS



MICHAEL MILLER
REALTOR®



Close to 27697 County Road 171 Fresno, Ohio 43824

PRIME FRESNO BUILDING SITE/HUNTING

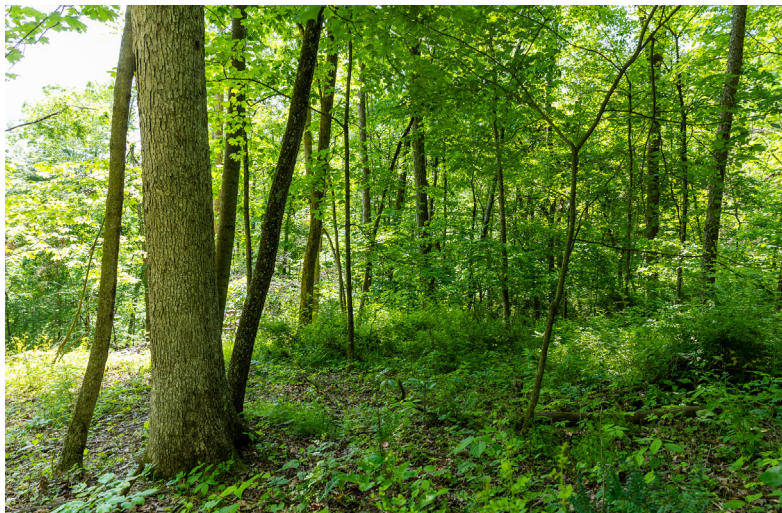
16.3 Acres | Building Site | Hunting Land
White Eyes Twp. | Coshocton Co. | Ridgewood Local SD

Auction: Tuesday, July 15th at 6:00 PM

(330) 857-7777 | kaufman-auctions.com | kaufmanrealty.com

Parcel Lines Are For Visual Reference Only.
Professional Survey Takes Precedence.





Summary: Here's your chance to buy a beautiful 16+ acre property right in the heart of Coshocton County just 2 miles from the small town of Fresno. This land sits in a great location and offers a mix of open ground and woods, giving you plenty of options. It's the perfect spot to build your home, put up a cabin, or just enjoy a quiet getaway in the country.

The land lays nice and is easy to get to, making it a great building site with plenty of room to spread out. It's also a great spot for hunting, with good deer and turkey activity in the area. Whether you're looking to build, hunt, or invest in land, this property has something for everyone.

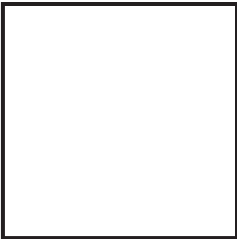
Don't miss this rare chance to own a solid piece of ground in a peaceful, country setting. Grab your boots and a brochure at the property and come check it out and be ready to bid on auction day!

Legal: Coshocton County part of Parcel 04200-000-613-00 in White Eyes Township and Ridgewood Local SD.

Taxes: Taxes are TBD

Terms: 10% nonrefundable down payment day of sale with the balance due at closing. The sale is not contingent upon buyer securing financing and or any additional contingencies. Property sells "AS IS" to the highest bidder. Any required inspections must be completed prior to bidding. Sellers to transfer any and all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Property is subject to final surveying and will be completed by Baker Surveying.

Sale: By the order of the Wengerd Family



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Directions: From Baltic, Head South on OH-93 for 9 miles, turn right on County Road 171, 2 miles turn left onto CR 10, 0.2 miles to property on Left.



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