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**Troyer &
Lehman**

ONLINE ONLY



2461 Peters Creek Rd, Cambridge, OH 43725

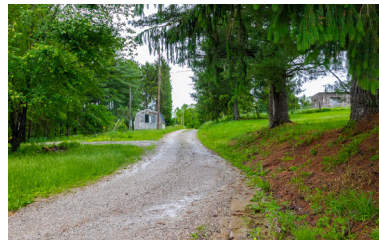
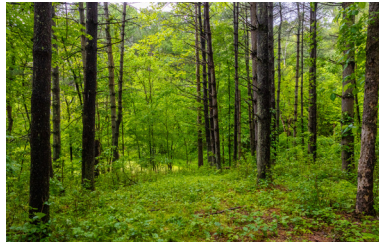
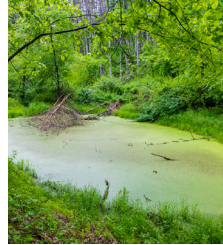
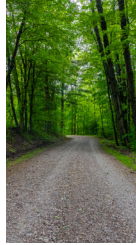
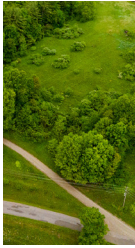
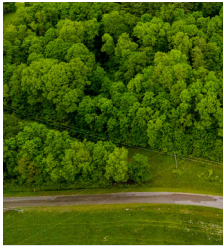
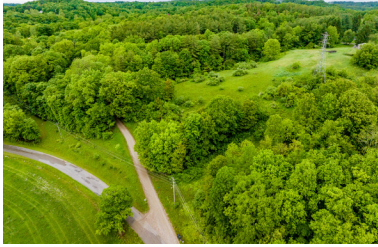
CAMBRIDGE AREA HOME W/ACREAGE

21.7 Acres | 1327 Sq ft Home | Detached Garage
Adams Twp. | Guernsey Co. | East Muskingum LSD

Auction: Begins Ending Monday, July 28th, 2025, at 5:00 PM

Open House: July 17th, from 4:00 to 6:00 PM

(330) 857-7777 | [kaufman-auctions.com](https://www.kaufman-auctions.com) | [kaufmanrealty.com](https://www.kaufmanrealty.com)





Summary: This charming 1½-story farmhouse-style home is being offered in 3 parcels as an online only auction and is situated on 21.77 acres nestled away on a hillside that offers breath taking views. You can enjoy the quiet country setting with an abundance of wildlife surrounding the property. This one is perfect for chickens, goats or whatever makes your mini farm heartbeat fast! If you're looking for seclusion, privacy, or the ability to hunt on your own land, this is it. This property features 3 apple trees, 2 pear trees, 3 berry patches, along with a small garden. There is a barn with electricity and water. If you enjoy camping, there is a pad with an all utility hook up within walking distance of the house for your friends or family. As for the home, several updates have been completed within the past few years. The updates include new vinyl siding-2024, walk in shower-2024, windows-2023, roof-2022, reverse osmosis water filtration system-2022, and new water lines, bladder tank, well pump, and well cap-2024. As if this isn't enough, all newer appliances that were purchased in 2024 will also be conveyed to the new owners. The only missing thing is you! What a find close to the town of Cambridge, but in the country away from the hustle and bustle of city life. Some marketable timber on this one so you can get money back immediately if you choose to do so. Minerals have been withheld and are not available. A new survey will be completed if the property sells in parcels. Taxes are TBD if that occurs. Buyers are responsible for any and all CAUV tax recoupments should the property be removed from CAUV.

Parcel 1: 3 Acres and the home, with access from Roll Lane. A nice little barn and a field for livestock as well as a small orchard will set you up for homesteading, buy parcel 2 and have additional acreage.

Parcel 2: 6.766 Acres of vacant land. Buy it for livestock or bring your plans and build your home. Access on Roll Lane.

Parcel 3: 12 Acres of hunting land with the added bonus of some nice harvestable timber. Buy this and be ready for the fall hunting season. Access from Roll Land and also touches Peters Creek Rd.

Legal: Guernsey County Parcel 01-0002209.000 in Adams Township and East Muskingum LSD.

Taxes: Taxes are currently \$2340.00 annually.

Terms: A 10% Buyer's Premium will be added to the final bid price to determine the contract price. 10% nonrefundable down payment day of sale with the balance due at closing. The sale is not contingent upon the buyer securing financing and or any additional contingencies. Property sells "AS IS". Any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Announcements on the day of the sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Contact agent for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Note each sale has a specific order, some and or all terms may apply, contact agent for details.

Sale: By the order of TRC Holdings LLC.

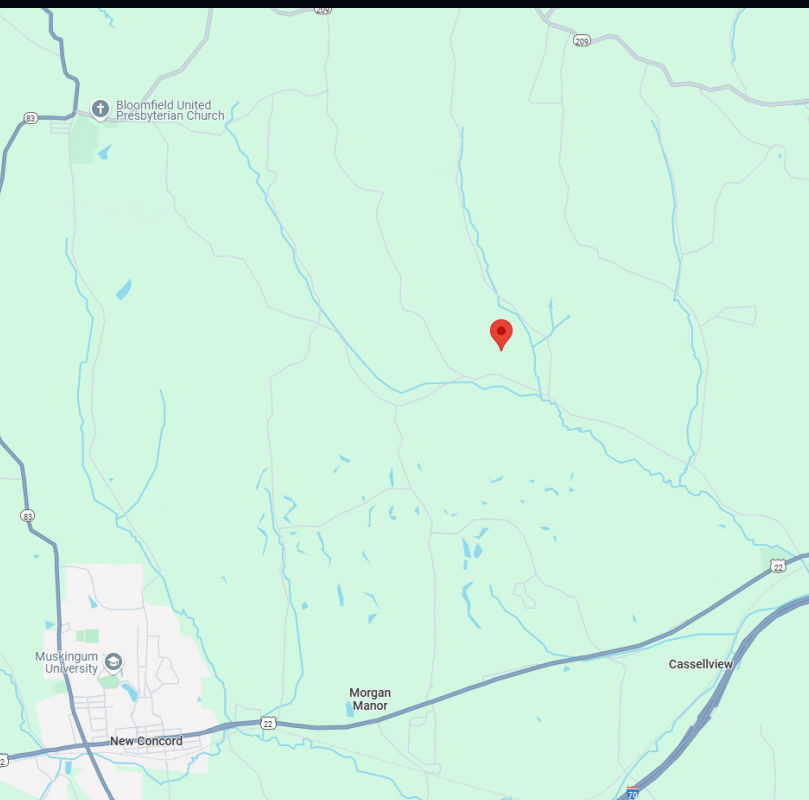


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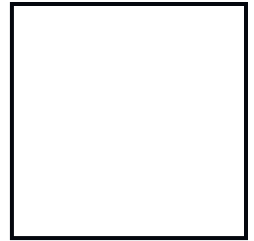
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Directions: From Cambridge go west on State Route 40 several miles to Peters Creek Rd, Turn right to property on right hand side. Watch for signs.



AM

Troyer & Lehman



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