



KAUFMAN
REALTY & AUCTIONS



**Troyer &
Lehman**

ONSITE AUCTION

Location 1: 24358 OH-79

Location 2: 24746 TR 42

24358 OH-79, Warsaw, OH 43844 & 24746 Township Rd. 42, Coshocton, OH 43812

2-COSHOCTON CO. HUNTING PROPERTIES

19 Acres & 40 Acres | Hunting Blinds & Food Plots | Cabins on Both
Jefferson & Bethlehem Twp. | Coshocton Co. | River View LSD

Auction: Wednesday, October 29th, 2025
Location 1 at 5:00 PM, Location 2 at 6:00 PM

Call Agent at 330-601-2339 Prior to Walking Properties

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

Auction 1, Sale at 5:00 PM

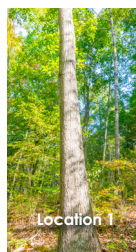
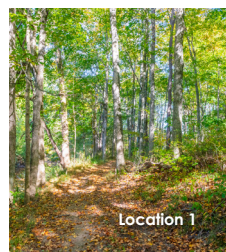
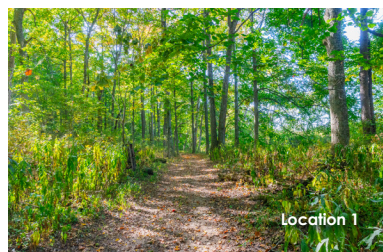
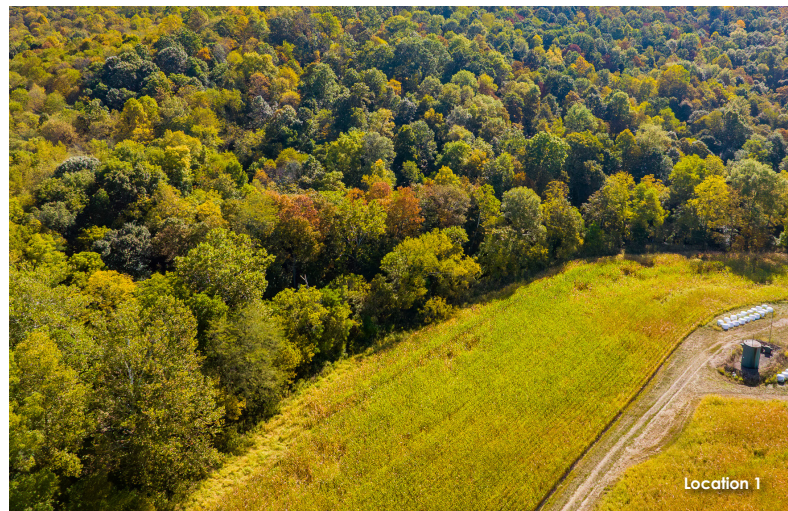
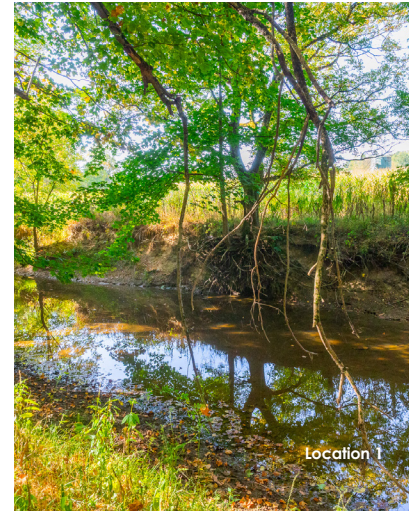
24358 OH-79, Warsaw, OH 43844

Summary: This 40.258-acre tract features three established food plots and three hunting blinds. The property was selectively timbered three years ago and still holds an estimated \$10,000 in marketable walnut, along with a healthy stand of red and white oak, maple, and hickory. Deer activity is evident throughout the property, offering excellent hunting potential. Included is a 14' x 20' cabin, a storage building, and the mineral rights. Immediate hunting rights are available with your deposit following the auction—just in time for the rut.

Legal: Coshocton County Parcel 014-00000897-00 in Jefferson Township and River View LSD

Taxes: Taxes are currently \$460.20 annually and is in CAUV.

Terms: A 5% Buyer's Premium will be added to the final bid price to determine contract price. 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" 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. If Buyer removes property from CAUV, they are responsible for any recoupment.



Auction 2, Sale at 6:00 PM

24746 Township Rd. 42, Coshocton, OH 43812,

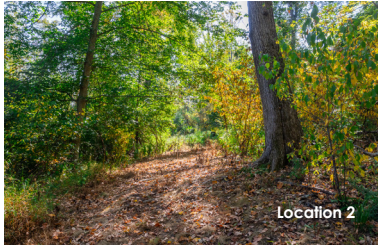
Summary: This 19.231-acre wooded tract is an ideal size for those looking to begin land investment while enjoying great hunting opportunities. The property includes one hunting blind, a food plot, and a silo feeder. Its south-side hill features strong bedding and cover, creating a natural buck funnel. Over the past two years, the sellers have successfully harvested three quality bucks here. Improvements include a small storage barn and a newly installed 8' x 16' insulated cabin with a 4' porch. Mineral rights transfer with the property, and immediate hunting rights are available with your deposit.

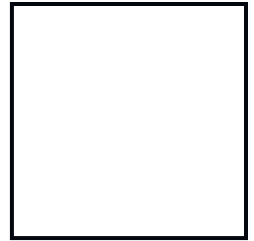
Legal: Coshocton County Parcel 004-00000877-01 in Bethlehem Township and River View LSD

Taxes: Taxes are currently \$109.38 annually and is in CAUV.

Terms: A 5% Buyer's Premium will be added to the final bid price to determine contract price. 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" 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. If Buyer removes property from CAUV, they are responsible for any recoupment.

Sale: By the order of Levi A. Raber.





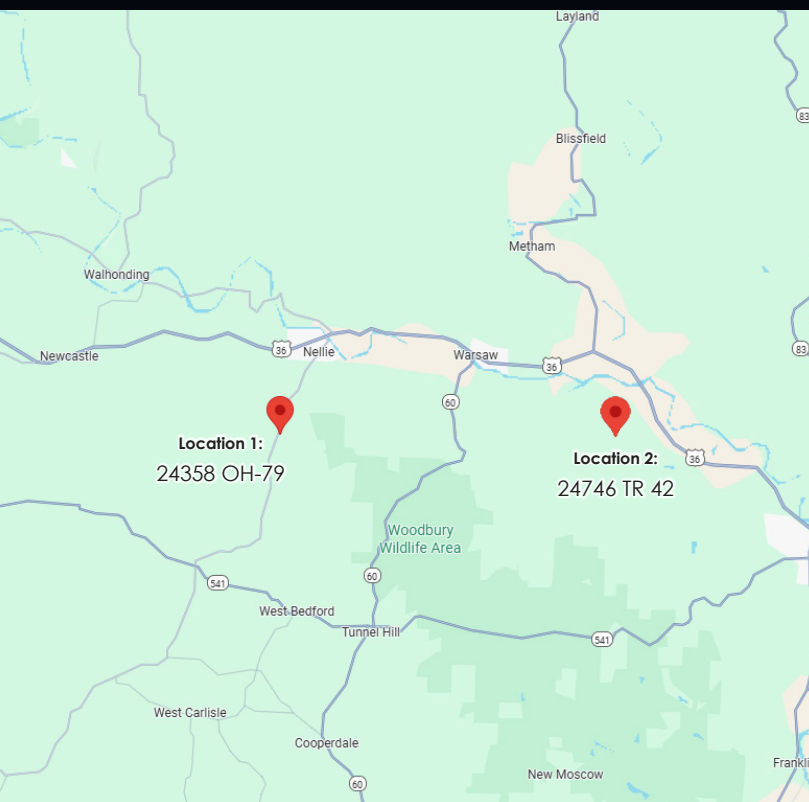
2-COSHOCTON CO. HUNTING PROPERTIES

24358 OH-79, Warsaw, OH 43844

24746 Township Rd. 42, Coshocton, OH 43812

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Directions:

Location 1: From Warsaw, head west on US-36 for 3.3 miles, turn left on OH-79, 2.3 miles to location on left.

Location 2: From Warsaw, head east on US-36 for 4.6 miles, turn right on Co Rd. 27 and directly left on Township Rd. 399, in 0.2 miles turn right on Township Rd. 398 which turns into Township Rd. 42. Property is on left in 0.7 miles.



Troyer & Lehman



Kevin Lehman

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