



KAUFMAN
REALTY & AUCTIONS



TIM MILLER

LIVE ONSITE AUCTION



27597 Township Road 180, Fresno, OH 43824

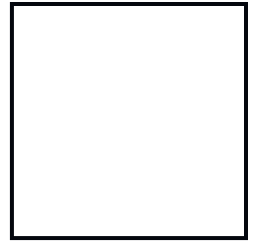
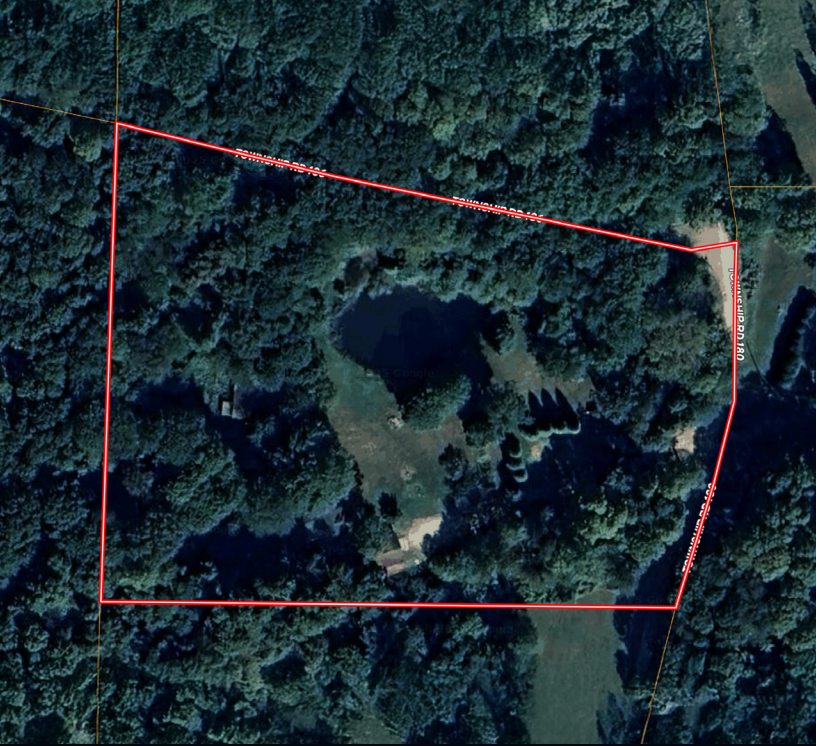
SERENE CABIN RETREAT AUCTION

4.055 Acres | Cabin | Pond | White Eyes Township | Coshocton County | Ridgewood LSD

Auction: Friday, November 28th, 2025, at 11:00 AM

Open For Inspection: Thursday, November 13th, from 4:00 to 6:00 PM

(330) 674-7355 | kaufman-auctions.com | kaufmanrealty.com



SERENE CABIN RETREAT AUCTION

27597 Township Road 180, Fresno, OH 43824

Auction: Friday, November 28th, 2025, at 11:00 AM

Open For Inspection: Thursday, November 13th, from 4:00 to 6:00 PM

Summary: Secluded Weekend Retreat on 4.05 Acres. Here's that hard-to-find weekend retreat that's secluded yet close to home. This log Cape Cod home, built in 2001, sits on 4.05 acres overlooking a peaceful pond. The home features 3 bedrooms, 1 full bath, kitchen, dining room, and a cozy living room with cathedral ceilings. The full block basement offers a family room and utility/laundry area, while the back half of the home is a post-frame structure finished in log siding. A 10'x30' bunkhouse adds extra space for guests and includes a kitchenette and bathroom. Additional improvements include a 24'x32' detached garage with electric and overhead door, plus a 28'x55' flat barn in fair condition. Utilities consist of a water well, septic, propane heat, and electric service. The land is evenly divided between open and wooded acreage with mature shade trees throughout the yard. Whether you're looking for a private getaway or a peaceful year-round home, this property offers the perfect blend of seclusion and convenience—and it will not disappoint.

Legal: Coshocton County Parcel 042-00000150-06 in White Eyes Township and Ridgewood LSD.

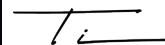
Taxes: Taxes are currently 1,050.63 per half year.

Real Estate Terms: No Buyers Premium. 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. All seller's owned mineral rights transfer. Property sells subject to all articles of record. Any lease pertaining to the property must be honored for the remainder of the term. Announcements day of sale take precedence over all previous advertising and statements.

Sale By Order Of: Benjamin M. Beachy.

Directions: Take 36 N onto SR 621 Turn Right onto TR 186 then turn right onto TR 180 property is the first house on the right.




TIM MILLER



Tim Miller

REALTOR®, Auctioneer
(740) 502-6786
tim.miller@kaufmanrealty.com



Mariah Miller

REALTOR®
(740) 502-5121
mariah.miller@kaufmanrealty.com