



**KAUFMAN**  
REALTY & AUCTIONS



*Rally*

ONLINE ONLY



11700 Scout Rd, Frazeyburg, OH 43822

## PRIME TILLABLE & WOODED - BAKER FARM

119 Acres | Pole Building | 10 Parcels | Exceptional Farm Ground | Hunting  
Building Sites | Jackson Township | Muskingum County | Tri-Valley LSD

**Auction: Begins Ending Saturday, January 10th, 2025 at 10:00 AM**

**Side-by-Side Property Tour: Friday, January 2nd, from 3:00 to 5:00 PM**

(888) 852-4111 | [kaufman-auctions.com](http://kaufman-auctions.com) | [kaufmanrealty.com](http://kaufmanrealty.com)





**Summary:** The rare opportunity to purchase a farm of this caliber—and in such a prime location—has arrived. This 119-acre property presents many possibilities, including farming, hunting, multiple building sites, or even commercial potential with its adjacency to US-16. Ideally situated between Newark and Coshocton, it offers convenience and strong value for a wide range of buyers. The farm will be offered in 10 parcels, in combinations, or as a whole—whichever best suits you. Parcel sizes range from 7.05 to 26.96 acres, each with its own unique features. Parcel 1 includes a 40' x 80' pole building with concrete floors and electric. The land offers a mix of prime fillable acreage and wooded areas with abundant deer activity. Whether you're a farmer, hunter, investor, or home builder, this property checks the boxes. Don't miss out—contact us today or join us for the property tour!

**Parcel 1:** 7.51 Acres, 400 ft frontage, Pole Building, open and wooded.

**Parcel 2:** 10.77 Acres, 320 ft frontage, open and wooded.

**Parcel 3:** 4.59 Acres, 265 ft frontage, open land.

**Parcel 4:** 9.67 Acres, 319 ft frontage, open land.

**Parcel 5:** 13.05 Acres, 450 ft frontage, mostly open.

**Parcel 6:** 21.48 Acres, 75 ft frontage, open and wooded.

**Parcel 7:** 7.05 Acres, 400 ft frontage, open and wooded.

**Parcel 8:** 7.05 Acres, 400 ft frontage, open and wooded.

**Parcel 9:** 26.96 Acres, 75 ft frontage, mostly wooded

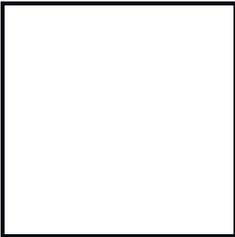
**Parcel 10:** 11.16 Acres, 634 ft frontage, open and wooded

**Legal & Taxes:** Parcel 29-50-01-08-000 in Jackson Township of Muskingum County and the Tri-Valley LSD. Taxes per half year are currently \$1,752

**Real Estate Terms:** A 10% non-refundable down payment is due within 24 hours of the auction's close, with the balance due at closing. A 10% Buyer's Premium will be added to the hammer price to determine the final contract sale price. The sale is not contingent upon the buyer obtaining financing or any other contingencies. Property sells "AS IS" and subject to trustee approval. Any desired inspections must be completed prior to bidding. Property sells subject to all articles of public record. Acreage and frontage amounts are approximate and subject to final survey. The buyer shall pay \$1,000 per surveyed parcel. Any CAUV recoupment is the buyer's responsibility. The auction will be offered in multiple configurations, including individual parcels, combinations of parcels, or the entire property as a whole.

**Note:** Please visit [Kaufman-auctions.com](http://Kaufman-auctions.com) for more information, to view photos, & to bid.

**Sale:** Pursuant to Authority of John A. Shaw, Successor Trustee of the Janet S. Baker Revocable Trust and David E. Mortimer, Successor Trustee of the Warren W. Baker Revocable Trust.

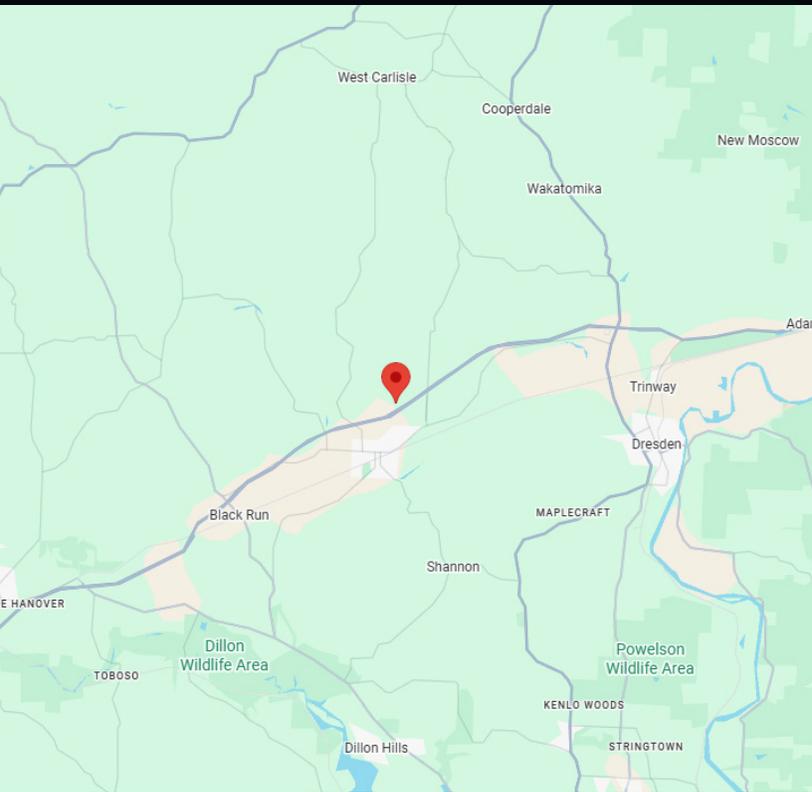


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**Ray Yoder**

REALTOR<sup>®</sup>, Auctioneer  
(330) 204-0110

[ray.yoder@kaufmanrealty.com](mailto:ray.yoder@kaufmanrealty.com)

**Directions:** From US-16 (between Newark and Coshocton), take Exit 52 and head south on Old Riley Rd for 0.7 mile. Turn right onto Eddleblute Dr and continue 0.5 mile to the property. Signs posted.