



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – OCTOBER 13, 2018 – 11:00 AM
OPEN HOUSE:
MONDAY – OCTOBER 8, 2018 – 4:30-6:00 PM

134 Wooded Acres

To Sell As 1 Parcel – Hunter's Paradise
4 Small Fishing Lakes – 5-BR Home Or Lodge
Timber – Trails – Free Gas – Mineral Rights – Road Frontage
90 Minutes From Akron & Columbus - Tiverton Twp. – Coshocton Co.

Absolute auction, all sells to the highest bidder on location:

32400 COUNTY ROAD 452, BRINKHAVEN, OH 43006

Directions: From the square of Millersburg, OH take US RT 62 west 13.8 miles to County Road 27, turn left and go south half mile, veer right onto County Road 270/452, then quick right onto County Road 452, continue 2.2 miles to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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REAL ESTATE: Features 134 acres rolling land, all wooded. Good hardwood timber and excellent canopy. Mature timber, excellent trails, and scenic rock formations. Four spring-fed, well-stocked fishing lakes. Plenty of road frontage, mineral rights, and free gas.

Improvements include a custom-built A-frame home or lodge nestled back in the valley overlooking the lakes, built in 1997. Home features walk-in lower level family room with an old town tavern feel, featuring a large stone fireplace, wet bar, and oak coffered ceiling. Bedroom, laundry room, full bath, utility room, and carport at this level. Main level features kitchen, dining area, living room with fireplace, full bath, two bedrooms, hardwood floors, and wraparound deck with panoramic views. The third level features a master bedroom with full bath, walk-in closet, fireplace, balcony with view, plus additional bedroom. Gas heat (free gas from owned well) and developed spring water. Home is very clean and well kept. Sells complete with all furniture, appliances, and furnishings. A must see! 24x48 detached garage/shop building. Truly a one-of-a-kind property ideal for a year-round residence, family, corporate getaway, or hunting buddy's investment, you decide! Coshocton County parcel #0330000009800.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

AUCTION BY ORDER OF: Bonnie Knobb, Trustee

