

FRESNO AREA REAL ESTATE AUCTIONS

2 Location: Location 1, TR 172, Fresno, OH 43824. From SR 93 in Fresno, take TR 172 east through town 0.6 mile to property.
Location 2, 26167 SR 93, Fresno. Just south of Fresno on SR 93.

Thursday, Jan. 3rd @ 3PM

* 2 or 3 BR Home on 5.32 Acres

* 19.4 Acres in 3 Parcels * Ridgewood Schools

* White Eyes Township * Coshocton County *

Auction 1: 19.4 vacant acres in 3 parcels (9.2, 5.2, and 5.0) on TR 172 with plenty of frontage, high settings, & great views!

Auction 2: 2 or 3 bedroom handyman special 2 story home with 1 car detached garage on 5.321 acres. Spring water and fuel oil heat.

Both properties selling at the TR 172 location.

Real Estate Terms: 10% nonrefundable down payment day of sale with the balance due at closing in 30 days. No Contingencies. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate but is not guaranteed. Real Estate sells as is and subject to all matters of record. The Buyer is responsible to conduct its own due diligence prior to auction. Buyer must independently investigate and confirm any information or assumptions on which any bid is based. Announcements day of sale will take precedence over all previous advertising and statements.

Legal: Taxes to be determined. Parcel numbers 0420000044007 and part of 0420000080600 and 0420000043004 located in White Eyes Township, Coshocton County, Ridgewood School District.

Note: Please visit our website for pictures, map, and more details: www.kaufmansale.com.

**SALE BY
ORDER OF:**
John Scott
& Vickie Thomas



Kaufman LLC
Realty & Auctions

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