

# ABSOLUTE McCOY FAMILY FARM AUCTION

**187 ACRE COSHOCTON COUNTY FARM**

**2653 CR 16, COSHOCTON, OH 43812 | COSHOCTON COUNTY**

**TUESDAY, OCTOBER 24, 2017 – 4:00 PM**

**OPEN FOR INSPECTION: WEDNESDAY, OCTOBER 11 – 4:00 TO 6:00 PM**

187.684 Acres | Tuscarawas Township | City of Coshocton | Coshocton County | 2 Parcels  
House – Barn – Milkhouse Building | Cell Tower | Mineral Rights | 100 Acres of Tillable Corn Fields  
80 Acres of Wooded Land w/ Timber Potential | Pond | Free Gas | Excellent Hunting | Rolling Land  
Very Good Income Producing Farm w/ Cell Tower Lease, Crop Lease, Home Rental, & Hunting Lease  
Wonderful Investment Opportunity with Development Potential | MF Tractor – Equipment – Tools



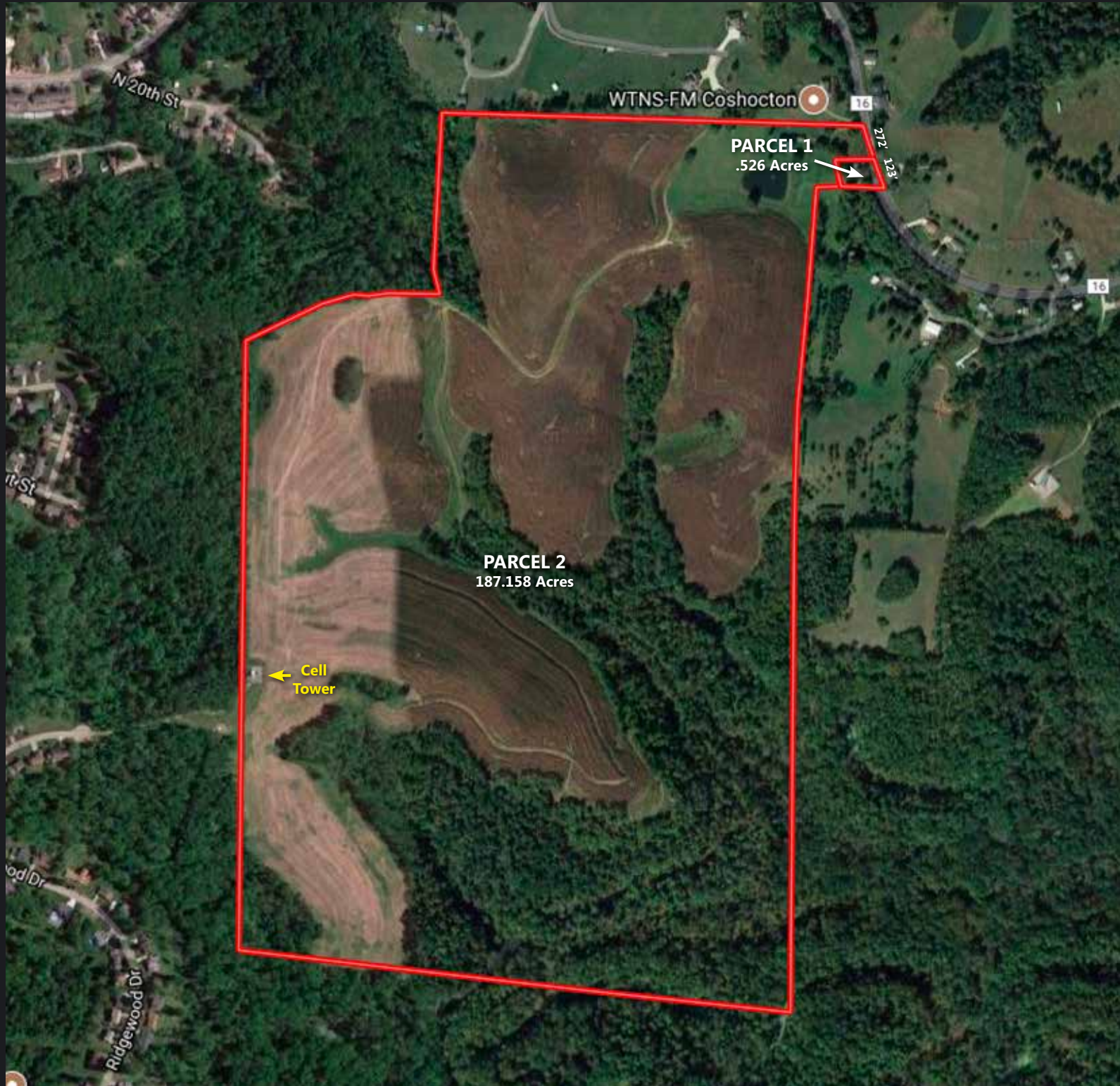
**Kaufman**  
Realty & Auctions

**330-403-4036 | [www.kaufmanauction.sale](http://www.kaufmanauction.sale)**

Dave Kaufman | Broker, Auctioneer

Curt Yoder | Realtor, Auctioneer

330-204-2447 | [curt@kaufmanrealty.com](mailto:curt@kaufmanrealty.com)



A beautiful family farm with great history and excellent income. The farm boasts 187+ acres with a great mix of open tillable land and wooded acreage, cell tower lease and ample income. There is a 2 bedroom, 2 story home with 3 bathrooms, kitchen, living room & dining room currently rented for \$7,800 per year. The utilities include city water, private septic, fuel oil forced air heat, and backup natural gas. Other improvements include a very solid large bank barn in good condition and a milk house building with cooler room, and gas heat. The land features a good driveway throughout, a beautiful spring fed pond, and all the mineral rights are included with an older gas/oil well. The yearly incomes include the cell tower- \$10,500, crop lease- \$9,000, and a hunting lease- \$3,380. This farm can easily sustain itself with the income alone but offers so much more...come see for yourself the beautiful views, development potential, and investment this fine farm offers. Real Estate Sells at 5:00 PM

**Terms:** 10% nonrefundable down payment with the balance due at closing. No Contingencies. Sells "As Is" to the highest bidder. Any required inspections must be completed prior to bidding. Buyer to \$500 per surveyed parcel if needed. All information contained herein is derived from sources deemed reliable but not warranted. Announcements on the day of sale take precedence over all previous advertising and statements.

**Legal:** Parcel #'s 0370000012500, 0370000012600, & 0430000570500 in Tuscarawas Township, City of Coshocton in Coshocton County & Coshocton SD. Taxes per half year are: \$1,960.00 based on CAUV; recoupment is the responsibility of the buyer.

**Parcel 1:** .526 Acre w/ 123' frontage. Includes the home.

**Parcel 2:** 187.158 acres w/ 272' frontage. Includes bank barn, ponds, Cell Tower, and all the vacant land.

**MF Tractor – Equipment – Tools – Miscellaneous:** MF 165 diesel tractor, 5,000 hours; Servis Mod. 84 8' pull type mower; 3pt. Herd 750 seeder; 16' john boat; Simplicity Landlord DLX 18 V-twin garden tractor; Craftsman 6hp 30gal. air compressor; work benches; tools; bench vise; old feed bags; Sears & Ross mens bicycles; ladders; misc. lumber; wood gates; misc. smalls;

**Chattel Terms:** Cash – Check – Credit accepted with proper ID. 3% buyer's premium, waived for cash or check sales.

**Auction by order of:** Glen McCoy, Rowena Easter, Mary Ann Maharg



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## Absolute McCoy Family Farm Auction

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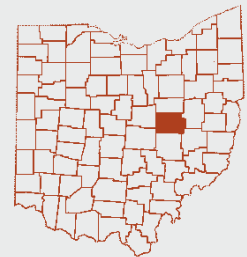
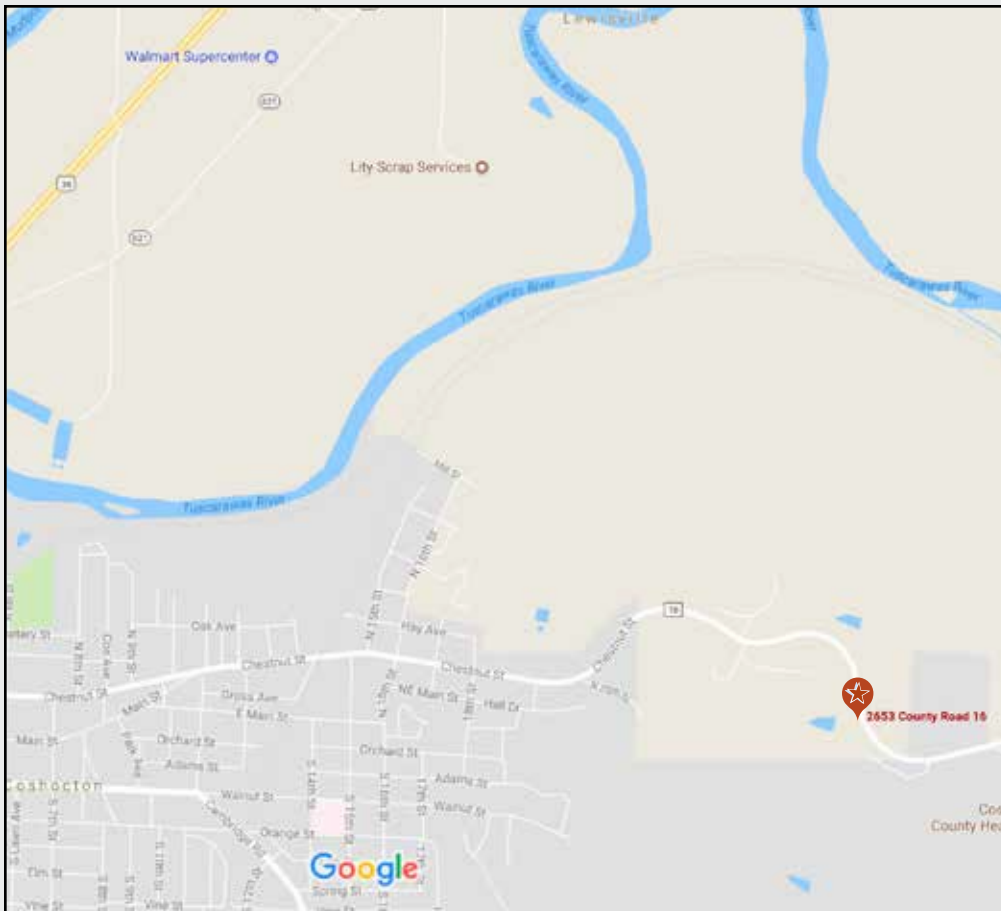
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PO Box 422, Sugarcreek, Ohio 44681



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**2653 County Road 16  
COSHICTON, OH 43812  
Coshocton County**

**GPS:** 40.274023, -81.828839

**DIRECTIONS:** From SR 16 in Coshocton take Chestnut St. east 2.9 miles to farm. From the intersection of SR 93 & US RT 36 take SR 93 south 1.4 miles to West Lafayette, turn west onto CR 16 for 4.4 miles to farm. Signs Posted.