

THE MCKINNEY ESTATE AUCTION

54 ACRES WITH LOG HOME - CHATTELS

Location: 48878 CR 186, Fresno, OH

GPS Coordinates: 40.357354, -81.838683

Directions: From New Bedford take SR 643 south 8.5 miles to CR 186 turn east ½ mile to property. From SR 83 north of US RT 36, take SR 643 north 2.1 miles to CR 186 ½ mile to property. From SR 621 take CR 186 west 2 miles to property. Signs Posted.

Saturday November 17th, 2018
10:00 AM Real Estate sells@ Noon

54.089 Acres * Keene Township * Coshocton County * 1 Parcel * Log Home * Detached Garage * Barn * Pond * Trails * Pine Crest Certified Tree Farm * Wonderful Seclusion * Mostly Wooded * Vehicles - Tractor - Polaris Ranger - Household - Miscellaneous *



A very secluded and private setting for this log home nestled on 54 acres. The land offers plenty of road frontage, all mineral rights, mostly wooded with trails throughout and excellent recreation & wildlife. The home features an apartment on one end with kitchen living room combo room, bedroom & full bath. The main section of the home features a kitchen, open area with dining room & living room featuring a floor to 2nd story stone fireplace, bedroom, laundry, and full bath. The second story has a loft, 2 additional bedrooms and a full bath. The home is on a crawl space. Utilities include natural gas, complete solar system with 3 day backup battery packs, well & septic. The home is close to being completely off grid if one would desire. This would make a great permanent homestead or even a beautifully secluded getaway paradise. Plan to join us for the preview to see this one for yourself...you will enjoy all this offers. Real Estate will sell at 12:00 NOON.

Terms: 10% nonrefundable down payment day of sale with the balance due at time of closing. No contingencies. Buyer to pay half of all surveying costs if needed. Sells subject to all articles of record. Announcements day of sale take precedence over all other advertising.

Legal: Parcel # 0170000021700 in Keene Township of Coshocton County and River View LSD. Taxes per half year are: \$812.00 based on CAUV; Buyer is responsible for any recoupment.

Vehicles – Tractor – Polaris Ranger – Equipment: Ford Explorer SportTrac XLT w/ 223,810 miles, natural gas conversion kit, good tires; 2003 Toyota Prius; Ford Ranger w/ natural gas conversion kit; Ford 8N Tractor; Polaris Ranger 400HD, 4WD, 194 hrs.; DR pull type driveway grader; 5'x10' utility trailer; Yard Machine 12.5hp mower; Murray riding lawn mower; 3pt. 5' brush hog; 3pt. blade; newer round bale feeder; 8x10 storage barn; Stihl FS44 weed eater; aluminum loading ramps; push mower; wooden ladders; kerosene wall heater; 215/60R snow tires; Trek 460 bicycle; boy's bicycle; miscellaneous tools;

Household – Furniture – Appliances: Frigidaire stackable washer & dryer; Frigidaire refrigerator; electric Maytag range; large sectional sofa; 4 pc. Bedroom set; 3 pc. Bedroom set; king bed; corner desk; filing cabinet; window AC unit;

Chattel Terms: Cash, credit card or good check. 3% buyer's premium waived if paid with cash or check.

Lunch Stand



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(866) 782-8172 www.kaufmansale.com

CURT YODER, REALTOR & AUCTIONEER

(330) 204-2447 curt@kaufmanrealty.com

Auction by order of: James G. McKinney Estate

Jeanne McKinney, Executor

Coshocton County Probate

Case #21810087

Attorney Joseph Zeglen