

GENTLEMAN'S FARM IN THE BALTIC AREA

40.2 ACRES IN 3 PARCELS

Thursday, Dec. 12th, 2019 • 4PM

Location: 9946 Flat Rd. SW Baltic, OH 43804

GPS Coordinates: 40.406246, -81.65387

From Baltic take Ragersville Rd. SW to Troendly Rd. SW to Fiat Rd. East to Property. From SR 39 east of Sugarcreek take Ragersville Rd. south 6 miles to Evans Creek Rd. SE 1.5 miles to Fiat Rd west to property. Watch for Signs!

40.2 Acres * 5 Bedroom Home w/ In-Law Suite Attached * Free Gas

* 40x56 Shop/Barn * Building Sites * Excellent Hunting * Bucks Township

* Tuscarawas County * Garaway Schools



A tremendous opportunity to purchase acreage with a solid raised ranch home and buildings in the Baltic/Ragersville area. The home was built in 1974 and the main floor features an open concept between the living room, dining room and kitchen (Schlabach Wood Design remodeled in 2009), as well as the master bedroom. The lower level has 4 bedrooms, a full bath, laundry room and lots of storage. Attached to the home is an In-Law suite that has full living quarters and a separate entrance as well as a 2-car garage. The outside offers plenty of room for horses, 4-H projects, etc. with the 40x56 shop/barn. The mechanics of the home include free natural gas, and a private well and septic. The vacant acreage offers excellent views, superb hunting and potential building sites. The 3 parcels will range in size from 5.9 to 20.3 acres. Please call Cliff Sprang to schedule a time to walk the property or call for a private showing.

Parcel 1 – 5.9 Acres – 5 Bedroom Home w/In-Law Suite – 40x56 Shop/Barn – 349' of Frontage

Parcel 2 – 20.3 Acres – Building Site – 130' of Frontage

Parcel 3 – 14 Acres – Building Site – 535' of Frontage

Real Estate Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. Sellers to transfer any and all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole. See sale order addendum day of sale for more details.

Legal: Parcel Numbers 03-00475-000, 03-00051-001, 03-00439-000 & 03-00474-000 in Bucks Twp. of Tuscarawas County and Garaway schools. Taxes are 1,425.92 and any CAUV recoupment is the responsibility of the buyer.



Sale by
Order of: Stanley
Mullet & Elaine Mullet-Miller

Kaufman LLC
Realty & Auctions

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