

# Troyer Real Estate Auction

*29.44 Acres • Two Parcels • Nice cabin • Stocked Pond • Open and Wooded • Building Sites • Excellent Hunting or Weekend Getaway Property • White Eyes Twp. Coshocton County • Ridgewood Schools*



**Thursday  
August 1, 2019  
6:00 p.m.**

**Location:** 28340 TR 182, Fresno, OH 43824

**Directions:** From Baltic, OH take St. Rte. 93 south five miles to TR 90 at Pearl Valley Cheese turn left on TR 90 to TR 183 right to the property on right.

NOTE: All boundary indications shown are approximate, and superceded by actual survey markers and/or official government records. This is not a legal document.

  
Orus  
Mast Auctions, LLC  
8080 T.R. 669  
Dundee, OH 44624



**BERKSHIRE HATHAWAY**  
HomeServices  
Northwood Realty Services

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White Eyes Twp. • Coshocton County • Ridgewood Schools**



Excellent find in the Fresno area! Cabin, pond, woods and acreage. Nicely maintained cabin on good-sized acreage in an area well known for its abundant wildlife. Enjoy quiet mornings or peaceful evenings on the front porch overlooking the large spring-fed stocked pond. Very private setting with a long driveway back to the cabin. Mix of open and wooded land, with plenty of space for food plots. This is a very nice property with an existing limestone-base driveway and lots of possibilities: Enjoy it as is for a weekend getaway or hunting property, or buy it for a future homestead site. The cabin is primitive, but there is electricity available on the property, so you could build a new home and install utilities, water well, etc. The property is very private and out in the country, yet just 2.6 miles from Fresno, approx. 16 miles to Coshocton or less than seven miles to Baltic. Please feel free to stop by, pick up a brochure and walk the land at your convenience and risk.

**Parcel information:**

Parcel #1 .....17.97 acres w/Cabin and pond  
Coshocton County parcel #0420000035800

Taxes are \$63.18/half

Parcel #2: .....11.479 acres

Coshocton County parcel #0420000035805

Taxes are \$61.37/half

**Terms:** A 10% nonrefundable deposit is due at the auction. The balance is due at closing in approx. 45 days. The property sells as is and subject to all articles of record. Announcements at the auction precede previous statements and advertisements.

**Owners:** Albert and Sara Troyer



Mast Auctions, LLC  
330-473-9077



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**For more photos visit [www.NorthwoodAuctions.com](http://www.NorthwoodAuctions.com)**