

# Miller Real Estate Auction

*34 Acres • Two Parcels • 3BR Home • Bank Barn • Fenced Pasture  
Timber • Excellent Hunting • Nice Location  
Coshocton County • Crawford Twp. • Ridgewood Local Schools*



**Tuesday  
July 30, 2019  
6:00 p.m.**

**Open House: Weds. July 24  
5:00 to 7:00 p.m.**

**Location: 30921 TR 231, Fresno,  
OH 43824**

**Directions: From New Bedford take CR  
10 south .1 mile to TR 235 south ap-  
prox. three miles to the property. From  
Chili take CR 10 north .6 miles to TR  
231 north to the property**

NOTE: All boundary indications shown are approximate, and superceded by actual survey markers and/or official government records.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



**BERKSHIRE HATHAWAY**  
HomeServices  
Northwood Realty Services

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Exciting opportunity in a growing Plain community! Your chance to purchase a house, barn and additional buildings that are in excellent condition. Parcel #1 consists of a very clean, well-kept older home with a bank barn and two additional out-buildings on 14.25 acres.

The house has 2/3 bedrooms, kitchen, living room, full bath, replacement windows, walkout basement, standing seam metal roof and much more. Complete Magnum "MagnaSine" solar system, whole-house woodburner w/ducts and Bosch on-demand hot water system. Private septic and spring water.

This is a clean, comfortable older home that is very solid. Move-in ready. Also included is a 20'x32' bank barn w/four box stalls and poured wall foundation, a small chicken coop, 14'x20' 2-story springhouse w/poured wall foundation. Lots of water from the spring, and a nice high ceiling. Finished as shop on second level. Buildings all in excellent condition. Cut stone landscaping/garden area between buildings, campfire area, grape arbor, trails through the woods — it's all here!

Parcels 1 and 2 are mostly wooded. There are some nice trees on the property that could be harvested. Parcel 2 has lots of potential — could be purchased for hunting land/cabin site or a nice rural homestead. There is excellent wildlife and hunt-

ing in this area, and the wooded parcels have walking trails. Several tree stands and a small food plot area and a small spring-fed watering hole. Timber potential. All of this is located on a quiet township road in a picturesque, location in northern Coshocton County.

**Parcel information:**

Parcel #1 .....14.25 acres with all the buildings  
parcel #2: .....20.69 wooded acres

**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:** Parcel #1: Rachel Miller  
Parcel #2: Owen A. and Mary Miller

  
Mast Auctions, LLC  
330-473-9077

  
**BERKSHIRE HATHAWAY**  
HomeServices  
Northwood Realty Services

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