

# Absolute Miller Real Estate Auction

## *Thurs. July 9, 2020 • 6:00 p.m.*

Open house: Weds. June 24 5:00 - 7:00 p.m.

**52+ Acres • Two Parcels • Two beautiful Log cabins  
Stocked Pond • Mostly Wooded • Excellent Hunting • Food Plots  
Tree Stands • Bucks Twp. • Tuscarawas County • Garaway Schools**

**Location: 5602 SW Hidden Valley Rd. Fresno, OH 43824**

*Directions: From Baltic, OH take SR 93 south approx. 2.5 miles to CR 86 (Oak Valley Rd.);  
turn left to Hidden Valley Rd.; right to property*



  
Orus  
Mast Auctions, LLC  
330-473-9077



  
BERKSHIRE HATHAWAY  
HomeServices  
Northwood Realty Services



## 52+ Acres • Two Parcels • Two Cabins and Gazebo • Pond • Excellent Hunting

“Wow!” That’s what you’ll find yourself saying the moment you turn in the driveway to this beautiful, secluded country getaway just three miles from Baltic. As you drive in the entrance from the tree-lined, dead-end road and cross the creek, you’ll notice the buildings and pond that sit well off the road. As you begin to walk around you’ll see the stocked pond is literally teeming with fish and you can cast a line from the front porch overlooking the pond and grounds!

There are two cabins an enclosed gazebo, all of which are connected by a wooden walkway. The main cabin has an open concept design and a large sleeping loft. The smaller cabin has a loft as well, and both have full kitchens.

The cabins are off-grid, and wired for battery lights (battery pack included), but there also is line electricity available at the road if you want to connect to the grid. There is a developed spring that feeds a cistern and a large water trough between the two cabins.

The property is located on a dead-end road, well away from neighbors, so it’s easy to imagine spending a peaceful week-end here, away from all the distractions of daily life.

But, there is good cell phone service here. Spend your days hiking, hunting, or fishing and your evenings relaxing around a campfire or on the front porches that overlook the pond.

Hop on your ATV or take a leisurely walk as you explore the woods and fields that envelop this property. There are well-maintained paths throughout, and the owners planted 7,500 trees that are beginning to mature into nice woods. There are older woods as well, along with some excellent open areas. This is a hunter’s paradise! Deer stands and blinds throughout, along with several food plots. The surrounding countryside is a mixture of large woods and open fields, making this area a premier wildlife destination. As you can imagine, there are stunning views of the rolling countryside from a number of spots in the property.

The possibilities here are limited only by your imagination. Enjoy it as a family retreat, an incredible hunting property or you could even build a year-round home here (excellent potential building site).

The location is nearly perfect: It’s quiet, private and out in the country away from everything; yet just minutes to any number of towns including Baltic, Sugarcreek, Charm, Berlin or even Dover/Philly or Coshocton. (Less than 20 miles from Berlin.)

If you’re searching for a family retreat or hunting property and worried that you might have to drive an hour or more to find the right spot, then you should give this a serious look. Properties like this do not come along very often, and this is your opportunity to purchase an exceptional piece of land with a good buildings in a very desirable area. *Don’t miss this one!*

Offered in two parcels for a total of 52.7+/- acres. Feel free to stop by, pick up a brochure and walk the land at your convenience (and risk), or attend the Open House.

**Parcel #1:** 18.45 acres with both cabins, gazebo and the pond  
Parcel #03-00169-001 Taxes: \$324.76/half

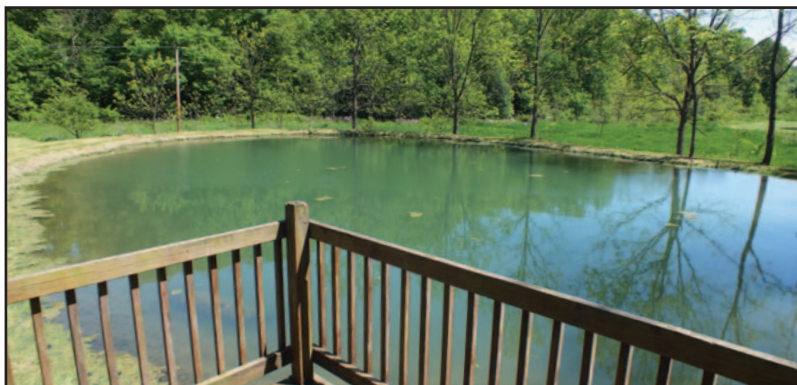
**Parcel #2:** 34.25 acres mostly wooded with excellent hunting  
Parcel #03-00169-002 Taxes: \$132.34/half.

**Note:** Parcels in CAUV. Buyer(s) responsible for any recoupment

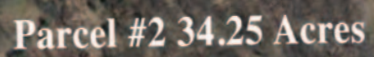
**Terms:** A 10% nonrefundable deposit is due at the auction. The balance is due at closing in approx. 45 days. The property sells as is and subject to all articles of record. Announcements at the auction precede previous statements and advertisements.

**Owners:** NRM Acres

**Auctioneer/Realtor:** Orus Mast, 330-473-9077







NOTE: Acreage and frontage amounts are approximate and subject to final survey and approval from Coshocton County. This is not a legal document.



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