

REAL ESTATE AUCTION
COSHOCTON COUNTY -PIKE TOWNSHIP
15824 TR 390, Frazeyburg, OH 43822
Coordinates 40.19186, -82.13294
MAY 15, 2021 AT 10:00 AM
Located 6 miles north of Frazeyburg
83+- ACRES 5 TRACTS

Tract #1: 7+- acres of multiple use land with road access off of TR 390. Hunting, pasture, recreation, home sites

Tract #2: 18+- acres mostly wooded with some open areas for pasture, food plots, etc. This would make a great hunting tract and possible future timber income tract. Access off of TR 390

Tract #3: 20+- acres mostly open land. Good uses would include pasture, hay, ground with great opportunities for a home site

Tract #4: 7+- acres of beautiful hillside woodland. Great for hunting, or possible weekend getaway. Let your imagination run on this tract. Tract 4 shares a common access with Tract 5 off of TR 68

Tract #5: 31+- acres mostly wooded with good open bottom ground suitable for pasture, food plots, etc. Great hunting, recreational tract with possible future timber income. Tract 5 shares a common access with Tract 4 off of TR 68

AUCTIONEER NOTE: Please feel free to walk-Not Ride-the property at your leisure. Signs will be posted.

TERMS: 10% nonrefundable deposit down time of auction. Balance due in 45 days. No contingencies in contract. Taxes will be prorated to date of closing. Any mineral rights owned by the seller will transfer. There is currently an oil and gas lease on property. All acreages and maps are approximate. Property will be offered in individual tracts and then offered in its entirety at close of the auction. All tracts are currently in CAUV. Any CAUV recoupment will be paid by purchaser. Property will be sold with seller confirmation with a soft reserve in mind. Bid with confidence! Visit www.peddricordrice.com for video, maps, and pertinent information.

Estate of Bonnie Wolford

Coshocton County Probate Case # 20201147

Executors Gary Wolford, Connie Dunfee, and Diana Ashcraft

Attorney Steve Baldwin

Auction Conducted By:
Peddricord Rice Auction Realty
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