

ABSOLUTE CCS FARMS AUCTION

41 ACRE COUNTRY COMPOUND

TUESDAY, OCTOBER 23, 2018 — 5:00 PM

OPEN FOR INSPECTION: TUESDAY, OCTOBER 9 — 4:00-6:00 PM

**41 Acres | White Eyes Twp. | Coshocton Co. | Ridgewood Schools | 4 Parcels | BLDG Sites
Hilltop | Offices | Meeting Areas | Dining Hall/Library | Storage * Shops | 10+ BLDGS.**



**Dan Miller | Realtor | 330.763.4653 | dan@kaufmanrealty.com
D. Anthony Kaufman | President | 330.231.4211 | anthony@kaufmanrealty.com**

CCS FARMS
WHITE EYES TWP.
COSHOCTON COUNTY

188

100

609

PARCEL 1
13.3 AC. +/-

PARCEL 2
12.5 AC. +/-

PARCEL 4
9.25 AC. +/-

PARCEL 3
6.1 AC. +/-

611

171

190

621

APPROXIMATELY 41.15 ACRES
SIZES, DIMENSIONS, AND LINES ARE APPROXIMATE

477'

311'

700'

17572'

449'

Tired of government excess and overspending, wish you could put their spending to work for you? Your opportunity has arrived with the former North Appalachian Experimental Watershed. This compound features in excess of 10 buildings which consist of offices, meeting rooms, dining areas, possible living quarters, shop and storage areas. In true government fashion the buildings are incredibly overbuilt and represent an unbelievable amount of possible uses. Be it a camp, retreat, company expansion or numerous other ideas the setup is worth the time to preview. Additionally, the compound includes multiple septic systems, and a commercial water system. The property will be offered in 4 parcels ranging in size from 6 to 13 acres. Do not overlook some of the excellent potential building sites included with this property. Visit Kaufman.bid for a brochure including parcel maps, building info. You can also download the preliminary title report and government documents. Sellers have not occupied the buildings, property sells strictly "AS IS" with no warranties made or implied. Property sells subject to all articles of record including but not limited to title report and government restrictions. Oil and Gas rights have been withheld.

1. Oil and Gas has been withheld, please see below.
2. Property sells subject to existing deeds restrictions set forth in OR 719-437
3. CCS has signed an easement to Knox Energy for a gas line right of way which requires gas to be extended to buildings on Parcel 1, 13.3-acre tract. Must be done when they install the gas line on CCS property.
4. Parcel 1, 13.3-acre tract with buildings must drill its own water well and cannot use tower or water system.
5. Parcel 1, 13.3-acre tract with buildings will have easement over Parcel 2, 12.5-acre tract to use/discharge into existing septic system.
6. Water tower and existing wells stay with Parcel 4, 9.25-acre parcel and no other parcel has use of them.

Grantor hereby excepts and reserves for the benefit of Grantor and Grantor's successors and assigns, all right, title and interest to all oil, gas and the constituents thereof (the "Oil and Gas Interest") on, in and under the Real Property. Except payments for surface rights as set forth below, this reservation entitles Grantor to all payments derived from the Oil and Gas Interest, including without limitation, lease bonus payments, lease renewal and extension payments, delay rentals, production royalties of any kind and shut-in royalties. Grantor shall have all executory rights to enter into any oil and gas lease of the Oil and Gas Interest, on any terms that Grantor desires, without any approval from Grantee. This reservation does not include any right to enter onto the surface of the Real Property for the purposes of producing or transporting oil and gas and the constituents thereof, but does include the right to drill through and under the Real Property with a well bore to produce oil and gas and the constituents thereof from the Real Property or other lands that are a part of the same production unit. Grantee, therefore, shall be entitled to all payments for surface rights, including without limitation, payments for pad sites, access roads, water and/or frac fluid impoundments, crop damage, timber damage, free gas or payment in lieu of free gas, pipelines and any other surface right, use or damage payment due under any lease of the Oil and Gas Interest.

Parcel 1: 13.3 ac. 970' & 572' frontage. Parcel includes all improvements and fronts on both SR 621 and TR 171

Parcel 2: 12.5 ac. 449' frontage. Open parcel with the potential for a mini or hobby farm setting.

Parcel 3: 6.1 ac. 311' & 700' frontage. The potential for a good building site with frontage on TR 188 and SR 621.

Parcel 4: 9.25 ac. 411' frontage. Open hilltop setting with tremendous views. Includes the water tower and commercial water system.

Real Estate Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies. Any required inspections must be completed prior to bidding. Acreage and frontage amounts are approximate and subject to final survey. Buyer to pay \$500 per surveyed parcel. Announcements day of sale take precedence over all previous advertising and statements.

LEGAL: Portion of Parcel #0421020000300 located in White Eyes Township of Coshocton County and the Ridgewood School District. Taxes are undetermined and based on CAUV, any recoupment is the responsibility of the buyer.

Auction by order of: CCS Farms LLC.



FOR ADDITIONAL PHOTOS AND DETAILS, VISIT:

www.kaufmanauction.sale

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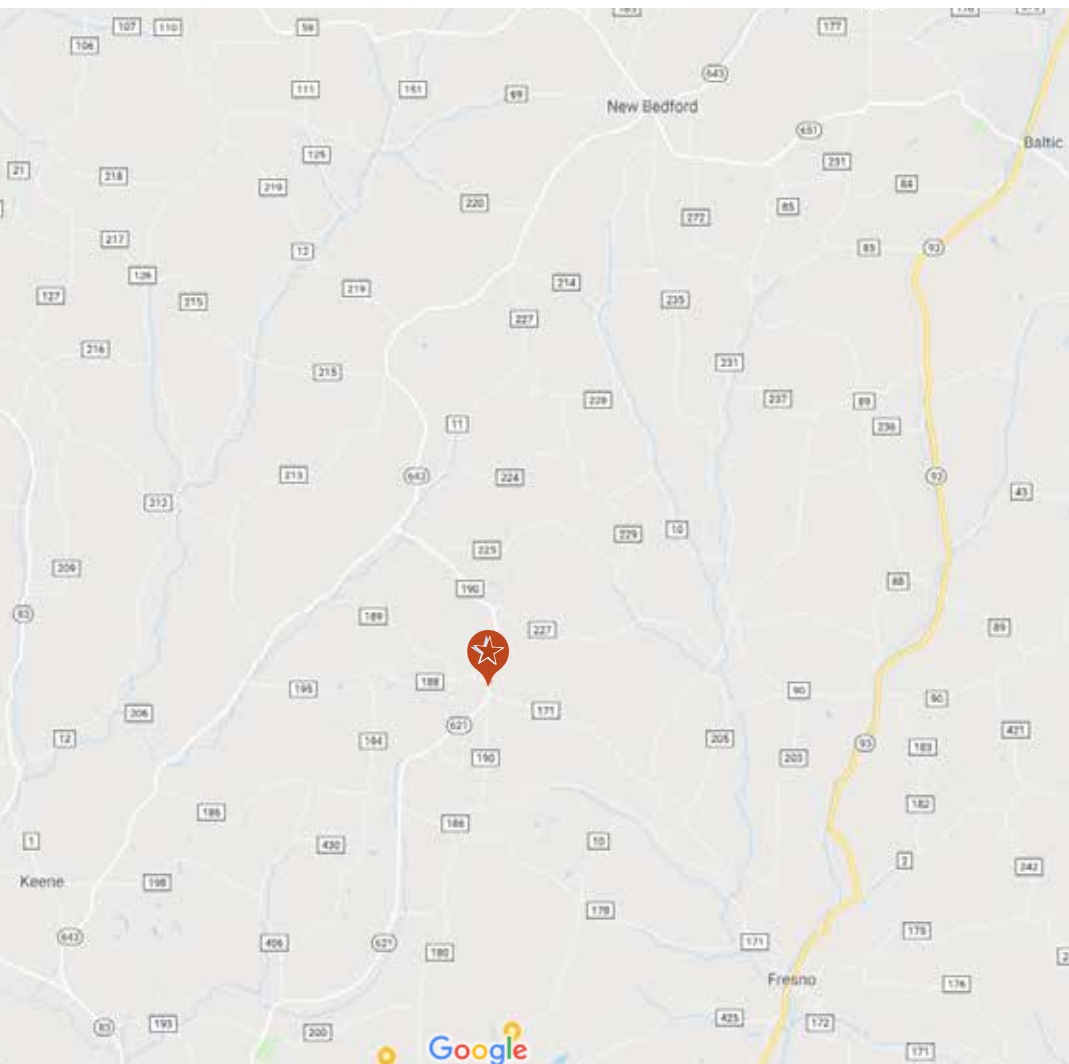
Kaufman

Realty & Auctions

(330) 403-4036

www.kaufmanauction.sale

PO Box 422, Sugarcreek, Ohio 44681



**State Route 621
FRESNO, OHIO
Coshocton County**

GPS: 40.370211, -81.792678

DIRECTIONS: From New Bedford take SR 643 west 5.2 miles to CR 190 and south 1.9 miles to location. (CR 190 becomes SR 621). From Coshocton take US 36 east 2.1 miles to SR 621 and north 6 miles to location.