



# Home & Land

## AUCTION

COSHOCTON COUNTY  
OHIO

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- Remodeled 2-Story Home
- Woods & Pasture
- Wildlife Oasis
- Secluded Accessibility



**TAXES-LEGAL:** Property is parcel #s 018000007200 and 0420000005500 located in Coshocton County, Lafayette and White Eyes Townships. Taxes are currently \$4,587.70 per year and will be prorated based on the final survey. All mineral rights transfer subject to any leases of record with a current gas/oil well on the property.

**TERMS:** The successful purchaser(s) will be required a 10% non-refundable down payment at the conclusion of the auction with the balance due at closing within 45 days. A 10% Buyer's Premium will be added to the final bid to determine the final purchase price. All desired inspections need to be completed prior to bidding.

### TUESDAY, AUGUST 27TH | 6PM

Held On Site - 55211 TR 169, Fresno, Ohio

### 63± ACRES

Offered in 2 Parcels & Combination



Auction by order of Conrad and Margaret Yoder  
Andy White 419-651-2152 – Joseph Mast  
Jon Mast, Auction Manager 330-763-3883  
Seth Andrews, Broker



833.765.3737 | RES.bid



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TUESDAY, AUGUST 27TH | 6PM

Auction will be held on location at 55211 TR 169 Fresno, OH. From Fresno take State Route 93 South to left on US Rte. 36, then left on County Road 93 to TR 169. Watch for RES signs.

**REAL ESTATE:** Located at the end of a dead-end township road just over a mile from US Route 36, this 63-acre property offers ideal seclusion with the greatest of accessibility. In 2004 the Yoder's built a well thought out 2-story home and then just recently remodeled it with many great features. The home offers a kitchen, dining room, living room, laundry, half bath, and bedroom on the main level. Accessed from the dining and living rooms is a covered deck ideal for enjoying nature's beauty while waking up with your morning coffee or winding down from an honest day's work. The second floor boasts 3 additional bedrooms and a full bath. The walkout basement features poured walls, an additional bath, and could easily be finished for additional living space. You will appreciate the many amenities of this home such as Anderson doors and windows, durable Teak hardwood floors, 9' ceilings, Central Air, propane furnace, and ethernet and coax cable wired throughout the house. The home is well built, well cared for, and in move-in condition. The property has a total of 63 acres of gently rolling woods with some open land ideal for pastures and food plots. For you outdoorsmen this property is located in the heart of Coshocton County which continues to produce Ohio's top Whitetail and Big Buck harvest. With trails ideal to sneak to your favorite tree stand, great wildlife habitat, and an accessible location to enjoy evening hunts, this property should be at the top of your dream list. The property will be offered in 2 parcels and in combination.



**Parcel 1:** 5.3 Acres with Home and mostly open land.

**Parcel 2:** 57.72 Acres of Outdoorsman and Hunter's Paradise in the middle of the state's best whitetail hunting! There is some harvestable timber on this parcel.



**OPEN HOUSE/ATV TOUR:**  
RES Representatives will be onsite for an open house and ATV tours of the land on **TUESDAY AUGUST 13<sup>TH</sup> • 5-7PM**. Private showings are available through Jon Mast 330-763-3883. Walk the land at your leisure.

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