

Absolute Yoder Real Estate & Chattel Auction

Wednesday, May 8, 2024 | Open House Monday, April 29 5:00 - 7:00 pm

Chattels Start 5:00 pm - Real Estate Sells 6:00 pm

Location: 31992 T.R. 219 Fresno, OH 43824

Directions: From New Bedford take St. Rt. 643, 3 miles to T. R. 219 turn right to the first property.

**Country Home Built In 2013 - 2 Story Bank Barn - 2.3 Acres
1 Parcel - Fenced Pasture - Top Buggy - Tools - Mowers - Wood Splitter
Millcreek Township - Coshocton County**



A nice property in like-new condition!

The House was built in 2013 and features a kitchen with beautiful character hickory cabinets, an island, and a Dutch pantry, an open area from the kitchen to the living room, a sewing room with a built in sewing cabinet, a bedroom, and bathroom on the main floor. There is a full walkout basement included with a nice set of kitchen cabinets, a bathroom, and a storage or possibly a second bedroom.

The 24'x 36' Bank Barn has several box stalls for your animals on the first floor, a water hydrant, and cement drive and a lot of storage space or shop area on the second floor.



The home has a private septic, water from the neighbor's spring, a Max Caddy wood burner, and Knox Energy gas.

Real Estate Terms: A 10 % Nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 45 days. Possession will be given to the buyer at closing.

Announcements at the auction precede previous statements and ads.

Top Buggy -Shop Tools- Mowers - Wood Splitter- Misc. Top buggy, 2 buggy harnesses, buggy carrier, misc. tack, Honda 2,000 watt generator, Husky 22 ton wood splitter, D&R power wagon, D&R 18 hp. brush hog, garden tiller, Toro 30" & 21" lawn mowers, Delta 10 " table saw with a 3 hp. Honda, band saw, Delta 12" planer, air compressor, air miter saw, Honda 2.5 hp motor, Makita sawzall, large lights, handyman jack, Stihl chainsaw and weed eaters, mason & drywall tools, post hole digger, dog clippers, deer feeder, step ladders, and more misc.

Household Items: library table, rocking chair, dishes, blankets and misc.




Orus
Mast Auctions, LLC
330-473-9077


BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty

Auctioneers/Realtors

Orus Mast 330-473-9077 Allen Mast 330-600-0754

Owners: Marty E. & Erma D. Yoder

Lunch Stand on Auction Day

www.NorthwoodAuctions.com

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8080 TR 669 Dundee, OH 44624

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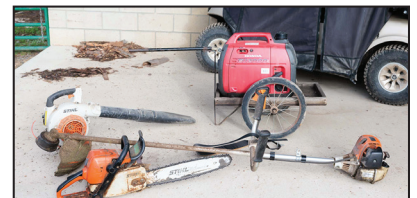
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