

Yoder Real Estate Auction

35 + Acres • One parcel • Mostly wooded land • Beautiful open Building Site • Good Hunting • Trails • Pond • Nice location Sugarcreek Township • Stark County • Fairless LSD



**Tuesday, May 24,
2022 • 6:00 p.m.**

Location:

The land is located next to 10449 Cardale St., Beach City, OH 44608

Directions: At the east end of Beach City on SR 212 take Bellway Avenue north to the property. (Bellway Avenue will change to Cardale Street.)

NOTE: All boundary indications shown are approximate, and superceded by actual survey markers and/or official government records. This is not a legal document.


Orus
Mast Auctions, LLC
8080 T.R. 669
Dundee, OH 44624



BERKSHIRE HATHAWAY
HomeServices
Northwood Realty Services

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Location, location, location!

If you're looking for a large parcel of land to use for recreation, hunting, or even to build a family cabin or homestead, better take a look at this one!

Located just outside Beach City, and only 10 minutes from Winesburg is this beautiful parcel of almost completely wooded land. Here we have a total of 35+ acres, which gives you plenty of room to enjoy the peace and quiet of the country.

There is a great spot near the entrance of the property that would make a good cabin or home site. It is open, level to gently rolling and sits well off the road. Plenty of room for pasture.

From there, you cross a small creek into the woods, where you'll discover that the balance of the land is almost entirely wooded. There are excellent trails throughout, a few clearings for food plots or maybe a hunting cabin, and several ponds, including a large pond that stretches along the back of the land.

Much of the land is elevated, and offers absolutely stunning views of the surrounding countryside. Lots of wildlife here! Deer, turkey, etc.

All of this is close to the conveniences of several towns throughout

the area, including Dover, Canton and Strasburg. Woods, wildlife, water...this one has it all, and close to home. Why drive an hour or longer to get to your recreation property when this one is so close!

Taxes/Legal: Stark County Parcel #16704275. Taxes: \$94.70/half year

Real estate Terms: A 10% nonrefundable deposit is due at the auction.

The balance is due at closing in approx. 60 days. The property sells as is and subject to all articles of record. Announcements prior to end of bidding precede previous statements and advertisements.

Owner: Yoder Woodlands

Auctioneer/Realtor: Orus Mast 330-473-9077

Auctioneer/Realtor: Allen Mast 330-600-0754



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For more photos visit www.NorthwoodAuctions.com