

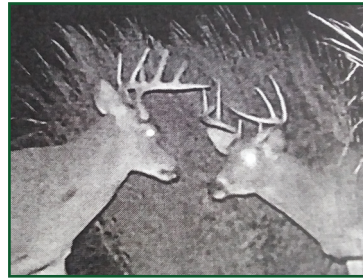
# Yoder Real Estate Auction

**Tuesday, July 12 2022 • 6:00 p.m.**

**49-Acre farm • Two parcels • Open and wooded • Good solid bank barn • Excellent hunting  
Fenced pasture/hay fields • Springs • Millcreek Twp. • River View Schools**

**Location: 29399 St. Rte. 83, Coshocton, OH 43812**

**Directions:** From Millersburg, OH take St. Rte. 83 south approx. 14.8 miles to auction on right. From US 36/St. Rte. 83 in Coshocton, OH take St. Rte. 83 north approx. 8.5 miles to auction on left



This 49-acre farm is located between Clark and Coshocton, and surrounded by hills and woods. The land is made up of about 35 acres tillable and 15 acres of woods. A nice creek crosses the entire property in the front, and there is ample spring water here. Large parcels like this don't come up very often, and this farm is being offered in 2 parcels.

There is a large bank barn with stalls in the lower level, and a 24x40 building that could easily be converted into a hunting cabin. Also included is a 28x40 two-story shop building.

The barn leads to the pasture, which has nice springs for watering livestock. Water is plentiful here, from the creek that runs along the front near the road, to a nice, wide creek in the wooded area of Parcel 1. There also is good woven wire fencing across much of the property. Great views of the surrounding countryside from several places on the property.

This property has a lot of potential, and a number of different options: It would make a great family homestead/minifarm, use it as a buy and hold, or buy it as a nice piece of hunting property close to home.

Even though it is located on a state highway, the buildings sit well off the road, and this is a nice private location. The location offers an easy commute to either Coshocton (approx. 9 miles) or Millersburg (approx. 15 miles), so you can either work or shop in town, and still enjoy owning a country property that is easily accessed.

There is excellent hunting here and the back corner of the property is completely wooded. The back corner adjoins other parcels that are heavily wooded and part of literally hundreds

of acres of unbroken woods, ponds, etc. There have been some nice bucks taken here. Enjoy some of the best hunting this part of Ohio has to offer — again, there are lots of options here whether you are a farmer, hunter or homesteader. The farm is being offered in two parcels, and there are nice building sites on each parcel. Good opportunity in a nice area!

## Parcel information

Parcel # 1 = 29.099 acres with the buildings

Parcel # 2 = 20.1 acres open & wooded land

**Real Estate Terms:** A 10% nonrefundable deposit is due at the auction. The balance is due at closing in approx. 45 days. The property sells as is and subject to county approvals, and all articles of record. Announcements at the auction precede previous statements and advertisements.

Buyers will be charged \$500 per parcel for survey costs.

**Taxes/Legal:** Parcel #0230000001000 Taxes: \$770.68/half

**Owner:** Allen Yoder

**Auctioneer/Realtor:** Orus Mast 330-473-9077

**Auctioneer/Realtor:** Allen Mast 330-600-0754



**Mast Auctions, LLC**  
**330-473-9077**



**BERKSHIRE HATHAWAY**  
HomeServices  
Northwood Realty Services

**For more photos visit [www.NorthwoodAuctions.com](http://www.NorthwoodAuctions.com)**

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