

Raber Real Estate Auction

Tuesday, September 26, 2023 | 6:00 pm

Open House Monday, September 11 • 5:00-7:00 pm

Location: 52213 Township Road 186 • Fresno, Ohio 43824

From New Bedford take C.R. 10 south through Chili to T.R. 186, turn right to the property

**28.8 Acres • 3 Parcels • Open & Wooded Land • Remodeled Country Home
Barn • 40' x 84' Pole Building • 50' x 54' Insulated Shop • Sugar Shanty
White Eyes Township • Coshocton County**



Wow!! Here is a nice Package!

A property with a big, remodeled home. Features include a full walk out basement with a kitchen and bathroom. The main floor was all redone in 2021, all new windows, a new roof, drywall, insulation, and floor coverings, a big built-in book shelf, an entrance from the master bedroom to a relaxing back porch (partially screened in), 2 full bathrooms. The upstairs was brand new 2 years ago and only needs trim.

There is a 24' x 32' detached garage/shop building to the west of the house.

The 24' x 36' barn has a water hydrant, a few stalls, and storage above.

A 40' x 84' pole building with many possibilities is also included.

The 50' x 54' insulated & heated shop with (2) 16' overhead garage doors and a 12' ceiling is all wired and sets on Parcel 2.

29 acres, with open land for your animals & wooded land where you and your family can hunt deer and other wildlife, cut firewood, and enjoy the outdoors, a creek. There is a beautiful area behind the house to relax on the porch or the patio near the sugar house. The home has several fruit trees, a private septic, spring water, and is heated with a D&S wood burner.

Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754



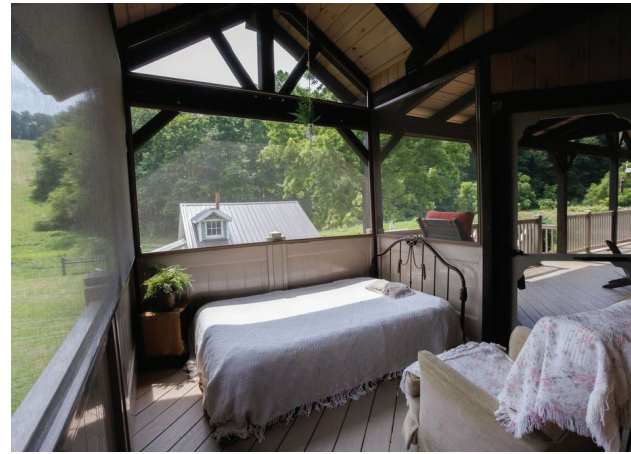
**Orus
Mast Auctions, LLC
330-473-9077**



**BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty**

For more photos visit www.NorthwoodAuctions.com

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Parcel Information:

- Parcel #1-** 9.24 Acres with most of the buildings
- Parcel #2-** 2.77 acres, the shop, spring water, nice building site
- Parcel #3-** 16.8 acres open & wooded with a creek

Terms: A 10 % Nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 60 days. Buyers will be charged \$600 per parcel for survey costs. Possession will be given to the buyer by May 1, 2024. Sellers are willing to pay rent to the buyer starting on closing day. Acreage & frontage amounts are approximate and subject to the final survey. Announcements at the auction precede previous statements and ads.



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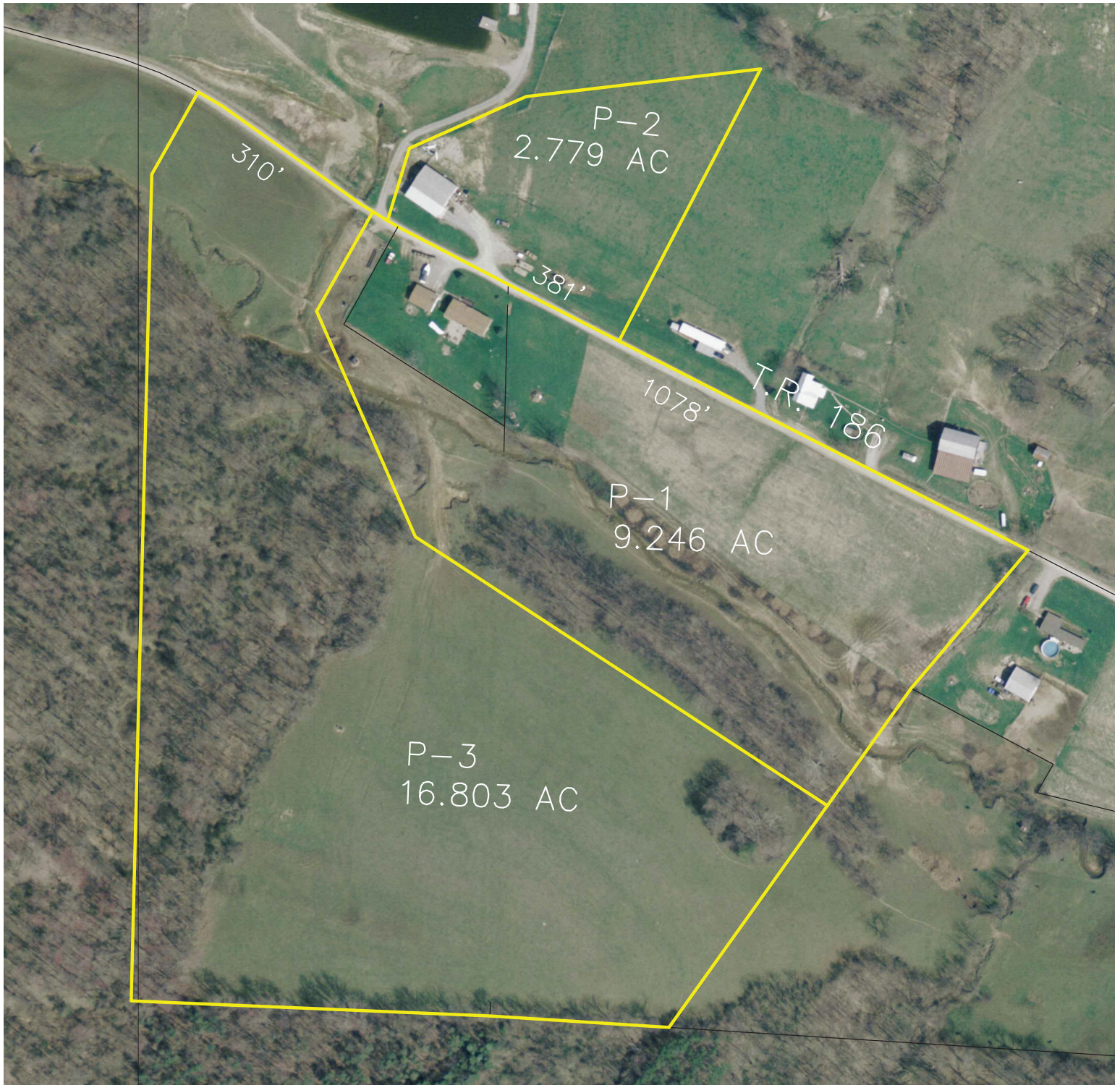
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52213 TR 186 • Fresno, Ohio 43824
White Eyes Township, Coshocton County

Owners: Mark & Esta Raber

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Open & Wooded - Remodeled Country Home

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50'x 54' Insulated Shop - Sugar Shanty

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8080 TR 669 Dundee, OH 44624

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