

# Yoder Real Estate Auction

Wednesday, March 20, 2024 - 6:00 pm

Open House: Tuesday, March 12, 2024 5:00 - 7:00 pm

**Location:** 54263 Township Road 85 Fresno, Ohio 43824

**Directions:** From New Bedford take St. Rt. 651 south 1.2 miles to Township Road 85, turn right .9 mile to the property.

**5 Bedroom Home · 6.6 Acres · 1 Parcel**  
**40' x 60' 2 Story Bank Barn/Shop Combination**  
**Pasture · Creek**  
**Crawford Township · Coshocton County**



## ***A Country Property in a Quiet, Peaceful Area!***

The House measures 38'x 44' was built in the early 90s and includes a full walk-out basement with a bathroom, a firewood room, and a laundry room. On the main floor there is a kitchen, a pantry, a living room, a sewing room, a bedroom, a full bathroom, and a library. There are 4 bedrooms upstairs.

The 40' x 60' Barn / Shop Building has several box stalls for your animals and a lot of storage on the bottom level. The upstairs was used as a furniture shop in the past and has a wood floor, a 16' garage door, plus a 10'x 32' office and can be heated with the gas or a wood burning stove.

The Sawmill Building measures 24'x 70' and is surrounded by a good solid graveled log yard.

The home has a spring, a well, and septic, and is heated with a Max Caddy wood burner.

A Honda GX390 motor and the air compressor are inside a 2 story outbuilding and sell with the property. (The air tank stays too.)

The land is rolling with a few acres of pasture, a creek, and a wooded creek bank.



Orus  
Mast Auctions, LLC  
330-473-9077



BERKSHIRE HATHAWAY  
HomeServices  
Stouffer Realty

## **Auctioneers/ Realtors**

**Orus Mast 330-473-9077**

**Allen Mast 330-600-0754**

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

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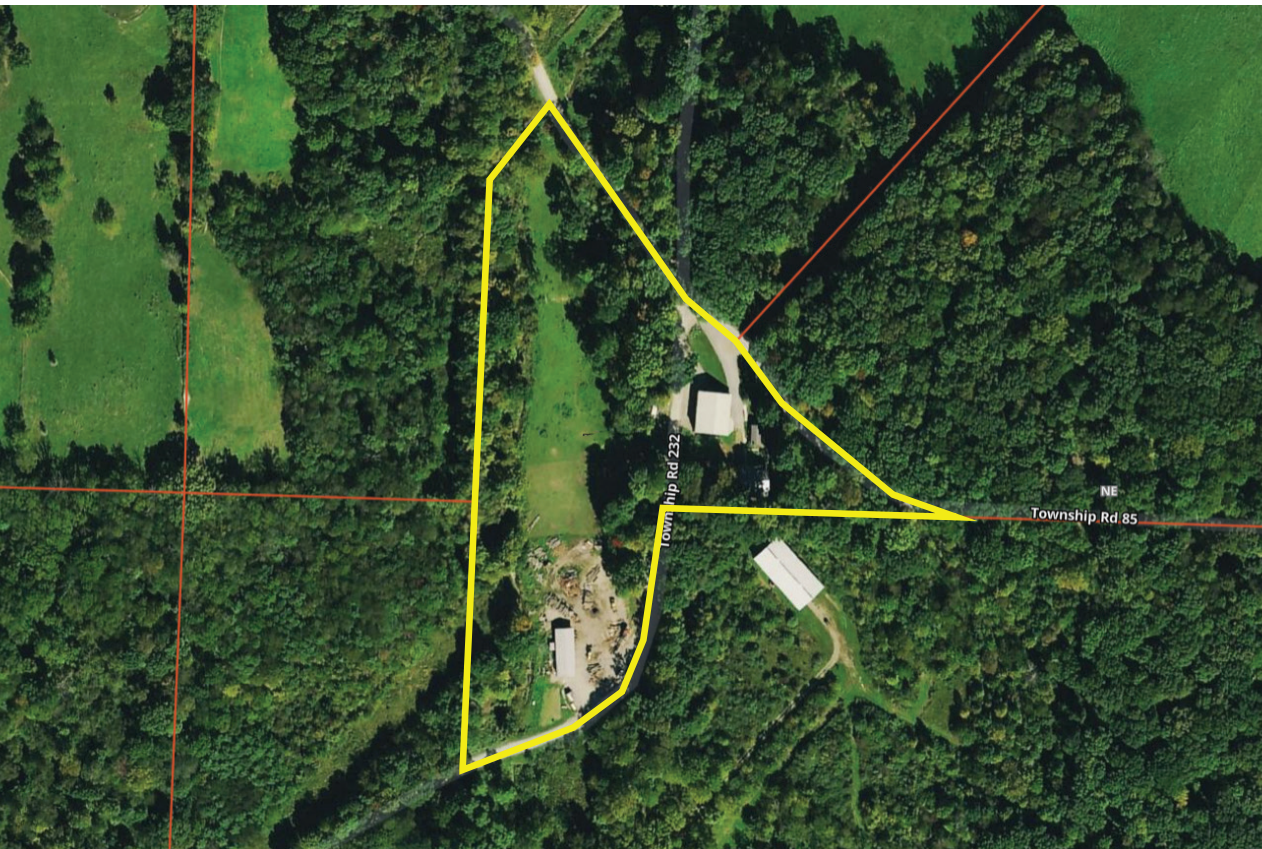


8080 TR 669 Dundee, OH 44624



## Auctioneers/Realtors

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### Terms

A 10% nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 45 days. Announcements at the auction precede previous statements and ads.

**Real Estate Taxes:**  
\$1660.63 per half year

**Owners:**  
Paul A. & Elsie Yoder

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