

Yoder Real Estate Auction

Wednesday June 10, 2026 - 6:00 pm

Coshocton Area

Location: 45808 Township Road 285 Coshocton, Ohio 43812.

Directions: From Coshocton, Ohio take State Route 16 southwest 4 miles to Township Road 285 turn right 1.4 miles to the land on the right.

**46 Wooded Acres - 2 Parcels - Excellent Hunting/Recreational Property - Stocked Pond
Insulated Cabin - Storage Barn - Hunting Blinds - Deer Feeders - Ladder Stands - Trails
Virginia Township - Coshocton County - River View LSD**

Here is your opportunity to own a very nice parcel of wooded land with easy access all set up and ready to enjoy! Features of this parcel include a 14'x 24' insulated cabin with a 6' porch, a woodburner, a sofa, a 12'x 24' storage barn in good condition, a gravelled driveway, a stocked pond just a short walk from the cabin, 2 elevated hunting blinds, 2 food plots, deer feeders, 2 ladder stands, trails throughout, plus some timber. Walk the land at your convenience.

A good place to relax, hunt, fish, or simply enjoy nature & the outdoors!



www.NorthwoodAuctions.com

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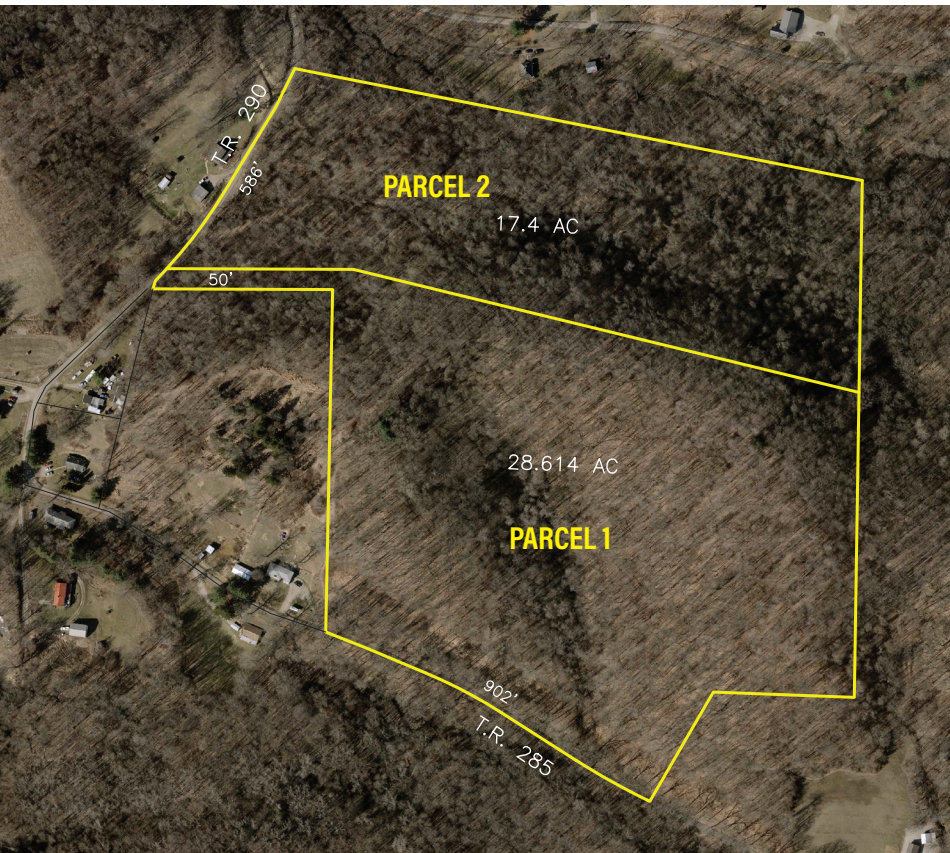
46 Wooded Acres · 2 Parcels
Excellent Hunting/Recreational Property
Stocked Pond · Insulated Cabin
Storage Barn · Hunting Blinds
Deer Feeders · Ladder Stands · Trails
Virginia Township · Coshocton County
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- Auctioneer/Realtor -
Orus Mast 330-473-9077
330-600-1045



8080 TR 669 Dundee, OH 44624

**Hunting/Recreational
Land Opportunity!**



Parcel Information

Parcel 1 - 28.6 acres with the cabin, the storage barn, the pond, & frontage on T.R. 285 & 290.

Parcel 2 - 17.4 wooded acres with frontage on T.R. 290.

Real Estate Taxes:
\$738.72/half year.

Owners:
Roy A. & Mary P. Yoder

Real Estate Terms: There is no buyer's premium. A 10% nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 45 days. 51% of the mineral rights will transfer to the buyer. The buyers will be charged \$750 per parcel for survey costs. Announcements at the auction precede previous statements and ads.

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