

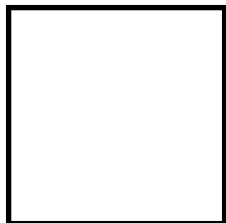


Kaufman
Realty & Auctions



ABSOLUTE MAST REAL ESTATE AUCTION
BEAUTIFUL HOME & BARN ON 6.887 ACRES

6.887 Acres | Crawford Township | Coshocton County
Beautiful 5 Bedroom Home | Nice Bank Barn | Fenced Pasture
Round Pen | Quality Hilltop Homestead with Scenic Views



54429 ST RT 651, Baltic, OH 43804

**ABSOLUTE MAST REAL
ESTATE AUCTION**
BEAUTIFUL HOME & BARN ON 6.887 ACRES

Tuesday, June 2, 2020 – 6:00 PM
Open for Inspection: Tuesday May 19 – 5:00 to 7:00 PM

888.852.4111 | Kaufman-Auctions.com

A beautiful hilltop homestead nestled on 6.887 Acres with wonderful views of the area. This home, built new in 2011, features a rustic hickory kitchen with dining area, living room with open staircase, sewing room, master bedroom, full bath, office or bedroom all on the main floor and an additional 4 bedrooms and full bath upstairs. Additionally, on the main floor is a 24'x40' open space used for laundry area, washroom, fruit cellar, and storage. The home has wood burning boiler with in floor heat, propane (Knox Energy Natural Gas available), and has spring water, well & septic. The home also features a large covered front porch, rear patio firepit area, and additional amenities. The bank barn has 5 box stalls, wash bay, tack room, and run in area as well as a buggy shop and storage room on main level. The upper level has a shop room and hay/feed storage. The land is mostly fenced with a round pen and includes pasture, some woods, as well as garden areas with blueberry, raspberry, & strawberry patches and grape arbor. This is a like new wonderful property conveniently located between Baltic & New Bedford that is move in ready. Online bidding offered immediately with simultaneous live bidding on June 2nd.

Legal: Parcel #'s 0080000014707 & 0080000014702 in Crawford Township of Coshocton County and the Garaway SD.

Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. Sellers to transfer any and all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Per the government mandate, if this auction is required to become an online only auction- call Curt Yoder for any bidder assistance!

Auction by order of: Merle & Linda Mast



Address:
54429 ST RT 651, Baltic, OH 43804

GPS:
40.442982, -81.732077

Directions:
From SR 93 in Baltic, take SR 651 west 1.9 miles to property.
From SR 643 in New Bedford, take SR 651 east 2.1 miles to property. Signs Posted.

Curt Yoder | Realtor | Auctioneer
330.204.2447 | curt@kaufmanrealty.com

