

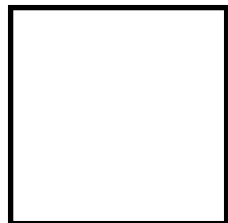


Kaufman
Realty & Auctions



BEAUTIFUL 5 BEDROOM HOME ON 19+ ACRES
NEW BEDFORD & CHILI AREA

Newer 5 BR Home | Secluded Country Setting
Pond | 19.433 Acres | 2 Parcels | Crawford Township
Coshocton County | Garaway School



31253 TR 11, Fresno, OH

BEAUTIFUL 5 BEDROOM
HOME ON 19+ ACRES
NEW BEDFORD & CHILI AREA

Thursday, May 28, 2020 – 6:00 PM

Open for Inspection: Tuesday May 28 – 4:00 to 6:00 PM

888.852.4111 | Kaufman-Auctions.com

Excellent country property with very little road traffic. Built in 2012 the 5 bedroom home is in immaculate condition. No corners cut in the construction of the property. Poured wall foundation, 5 bedrooms, 2 bath, and 2,696 sq. ft of living space provide plenty of room for that growing family. Summer kitchen in the basement. Covered front porch with composite decking and so much more. The barn is a perfect size outbuilding for a mini farm. Parcel 2 features a pond and hilltop sight with excellent views. Utilities include solar which will stay with the property and outdoor wood burning heat.

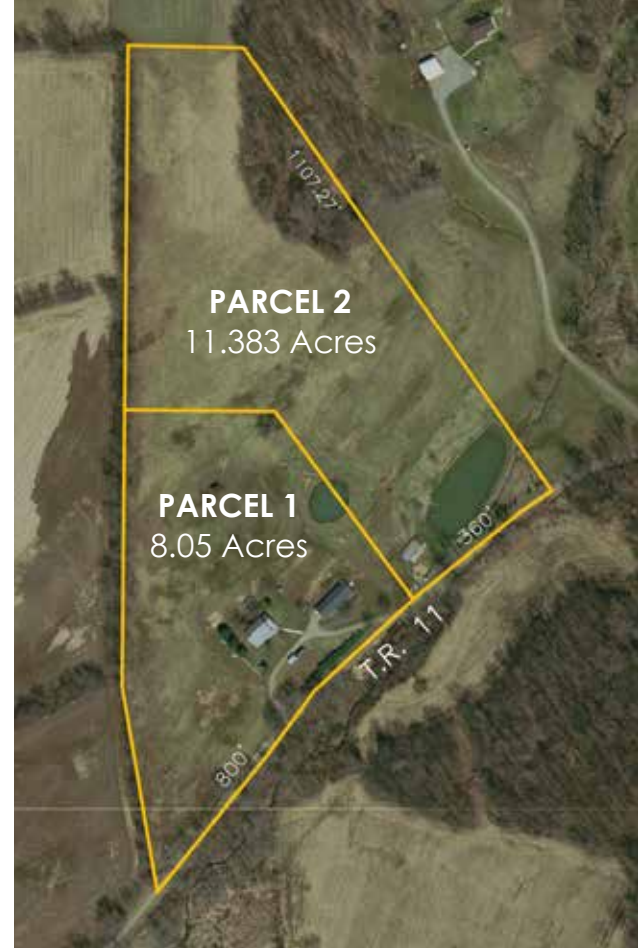
Parcel 1 – 8.05 Acres, Home and Barn. 800' Frontage

Parcel 2 – 11.383 Acres, Pond and Pasture. 360' frontage

Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole. See sale order addendum day of sale for more details.

Legal: Parcel #080000029502 of Crawford Twp in Coshocton County. Taxes are \$2,516 per year.

Sale by order of: Raymond and Amanda Yoder



Address:
31253 TR 11, Fresno, OH

Directions:
From New Bedford Take SR 643 south, left on Twp Rd. 227. Right on Twp Rd. 11.

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