

ABSOLUTE YODER LAND AUCTION

110 Acres - Tiverton Center Area

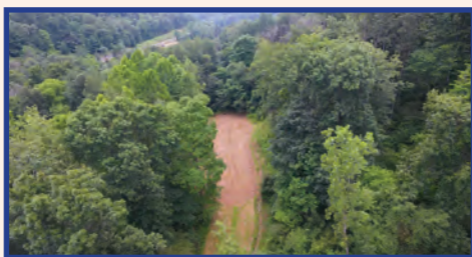
Prime Hunting Land

Location: CR 20 Warsaw, Ohio 43844

GPS Coordinates: 40.400339, -82.113590 **Directions:** From Millersburg, take US 62 southwest 16 miles (US 62 is closed until end of August) to SR 206, turn south 3.6 miles to Tiverton Center, turn east onto CR 20 2.2 miles to property. From US 36 midway between Coshocton & Mount Vernon in New Castle/Walhounding Area, take SR 206 north 7.8 miles to CR 20 and previous directions. Signs Posted.

Wed. Sept. 13th, 2017 • 6 PM

* 110.72 Acres * Tiverton Township * Coshocton County
* 4 Parcels * Prime Hunting * Multiple Hunting Blinds & Ladder
Stands * Food Plots * Trails * Mostly Wooded with Timber
Potential * Small Pond * Seller Owned Mineral Rights Transfer
* IMMEDIATE HUNTING RIGHTS



This tract has everything one would look for in an excellent hunting plot of land. Actively managed for wildlife habitat for 10 years, these 110 acres offer proven hunting for whitetail & turkey, 3 elevated hunting blinds, 12 ladder stands, food plots, and trails throughout. There are also streams and a small pond to complete this fine offering. Seller owns 85 acres of HBP mineral rights that will transfer to the new owner. Parcels range in size from 23 to 31 acres and each one offers great hunting spots. There is also several nice cabin or home sites if desired. Not many properties offered this fall will be able to provide the complete hunting package like this one will. Walk this land at your convenience and see for yourself what it offers. Immediate hunting rights granted to the buyer with an approved down payment. Pictures of previous hunting results along with more information, maps, and brochures available at www.kaufman.sale

Parcel 1: 23.95 acres w/ 574' frontage.
Mostly wooded with stream.

Parcel 2: 28.56 acres w/ 511' frontage.
Wooded with stream.

Parcel 3: 26.48 acres w/ 626' frontage.
Mostly wooded with pond.

Parcel 4: 31.73 acres w/ 892' frontage. All wooded.

Terms: 10% Buyer's Premium. 10% nonrefundable down payment day of sale with the balance due at closing. No Contingencies. Offered in parcels and/or combination. Acreage & frontage amounts are approximate and subject to final survey. Announcements day of sale take precedence. Sells "As Is" to the highest bidder.

Legal: Parcel #'s 0330000026501, 0330000026803, 0330000026805, & 0330000026900 in Tiverton Twp. Of Coshocton County and the Riverview LSD. Taxes per half year are: \$438.00 based on CAUV; any recoupment is the buyer's responsibility.



Sale by Order of:

Paul & Sara Mae Yoder

Kaufman LLC
Realty & Auctions

Kaufman Realty and Auctions, LLC

www.kaufmansale.com or (866) 852-4111

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