



KAUFMAN
REALTY & AUCTIONS




TIM MILLER

LIVE ONSITE AUCTION



26697 Danville-Amity Rd, Danville, OH 43014

IDYLIC KNOX COUNTY FARMSTEAD

30.3 Acres | 2 Parcels | Farmhouse | Bank Barn | Shop | Pond with Cabin | Gas Well
Riding Arena | Excellent Building Site | Knox County | Union Township | Danville LSD

Auction: Monday, August 4th, 2025, at 6:00 PM

Open For Inspection: Wednesday, July 23rd, from 4:00 to 6:00 PM

(330) 674-7355 | kaufman-auctions.com | kaufmanrealty.com



Summary: Beautiful Country Farmstead on 30+ Acres—A Rare Opportunity Near Danville. Tucked away on the peaceful outskirts of Danville, this picturesque 30.3-acre farmstead offers the perfect blend of charm, functionality, and rural living. Whether you're seeking a private homestead, hobby farm, equestrian property, or a serene country retreat, this property checks all the boxes. The turn-of-the-century farmhouse, with 1,872 sq. ft. of finished living space, has been completely remodeled while preserving its timeless character. The main floor features a kitchen with an eat-in island, dining area, living room, full bath, laundry, and a versatile bonus room. Upstairs includes three bedrooms and a second full bath. The home is built on a full basement and features a metal roof, vinyl siding, and a classic wraparound porch. Utilities include natural gas forced air heat, central air, water well, and private septic. Outdoors, the property showcases beautiful landscaping and a covered walking bridge that adds to its country appeal. For the hobbyist, entrepreneur, or mechanic, the 40' x 100' heated shop is a standout feature—complete with six overhead doors, extra-thick concrete floors, office space, and a restroom. The 34' x 48' bank barn offers a striking blend of functionality and history, with a solid metal roof, updated bank wall, and 10 box stalls ideal for horses or livestock. For the equestrian enthusiast, the 80' x 180' outdoor riding arena and multiple fenced pastures—each with their own water source—provide ready-to-use infrastructure. At the heart of the property lies a scenic 1-acre stocked pond, accompanied by a 24' x 42' cabin featuring a kitchen, living room, bedroom, half bath, and a wooden dock—perfect for weekend retreats, guest lodging, or simply unwinding by the water. Adding to the versatility, the rear portion of the property includes a potential building site offering privacy and seclusion for a second home or future development. Properties like this—offering such a unique blend of updated amenities, historical charm, recreational opportunity, and natural beauty—are rarely available. Don't miss this exceptional opportunity to own a premier country homestead in Knox County.

Parcel 1: 9.4 Acres with Farmstead, Pond and Cabin. 505' Frontage on Dan-Amity Road

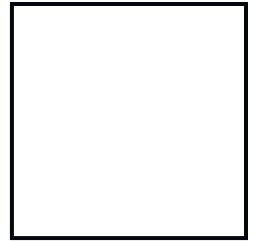
Parcel 2: 20.9 Acres with Riding Arena and Building Site. 50' Frontage on Dan-Amity Road

Legal: Knox County Parcels 6000853000 and 6000854002 in Union Township and Danville Local Schools.

Taxes: Taxes are currently \$1,715.65 per half year and is in CAUV. Buyer is responsible for any recoupment.

Real Estate Terms: 10% nonrefundable down payment day of sale with the balance due at closing. The sale is not contingent upon buyer securing financing and or any additional contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. All seller's owned mineral rights transfer. Property sells subject to all articles of record. Acreage & frontage amounts are approximate and subject to final survey. Any lease pertaining to the property must be honored for the remainder of the term. Buyer to pay \$500 per surveyed parcel. The 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. Announcements day of sale take precedence over all previous advertising and statements.

Sale: By the order of Grant and Lydia Nyhart.

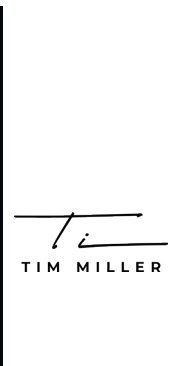
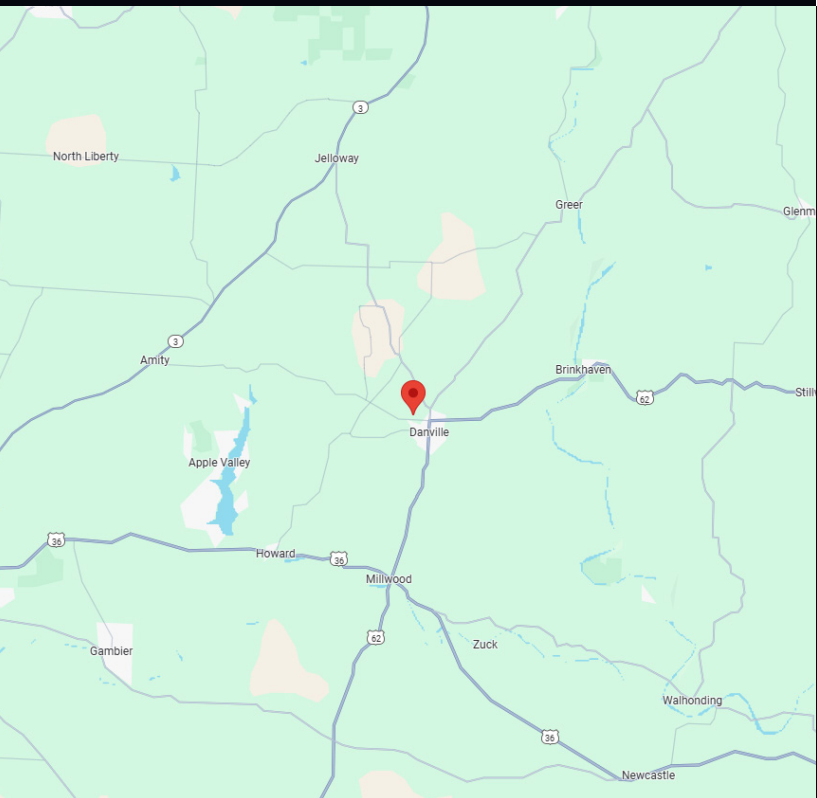


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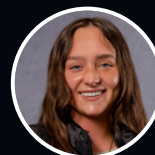
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Tim Miller

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Mariah Miller

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Directions: From the Square in Danville take Danville-Amity Road 1/3 mile to location on right.