



5540 State Route 60 Millersburg, Ohio 44654

ABSOLUTE STEELE REAL ESTATE & CHATTEL AUCTION WEST HOLMES

70.296 Acres | 4 Parcels | Monroe Twp. | Holmes County | West Holmes LSD | Newer ranch Home
2 Acre Pond | Open Tillable Ground | Wooded Acreage | Seclusion

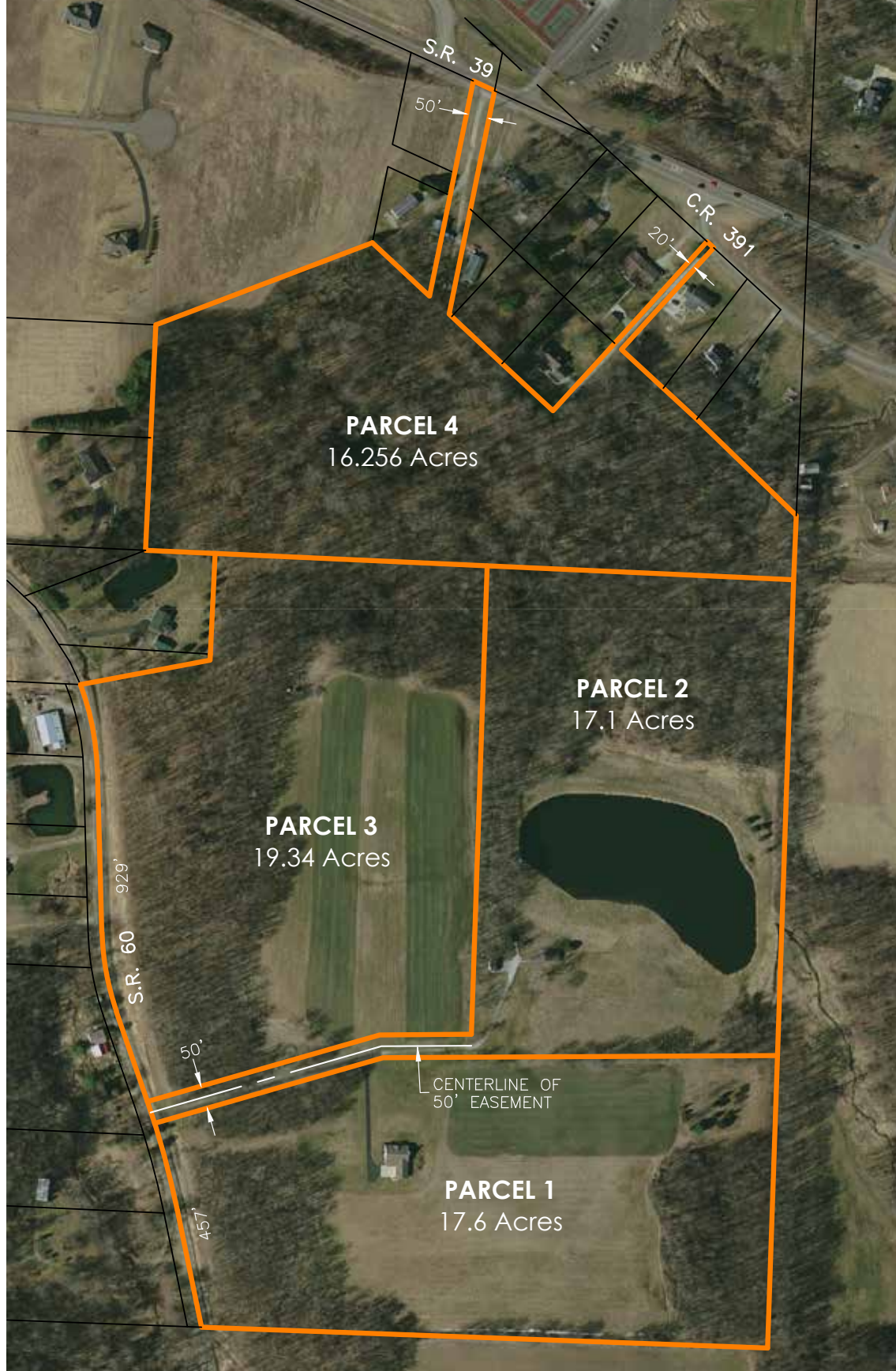


ABSOLUTE AUCTION

Thursday, June 18, 2020 – 6:00 PM

Open House: Wednesday, June 3– 5:00-7:00 PM

888.852.4111 | Kaufman-Auctions.com



Parcel 1: 17.6 acres with Ranch Home. Open and wooded. 457' frontage on SR 60.

Parcel 2: 17.1 acres with 2 acre pond. Open and Wooded. 50' frontage on SR 60.

Parcel 3: 19.34 acres. Wooded and open tillable acreage. 929' frontage on SR 60.

Parcel 4: 16.256 acres. Mostly wooded. 50' frontage on SR 39 and 20' frontage on CR 391.

Features: 70.296, 4 Parcels, Monroe Twp., Holmes County, West Holmes LSD, Newer ranch Home, 2 Acre Pond, Open Tillable Ground, Wooded Acreage, Seclusion

Located within walking distance of West Holmes High School this 70 acre property is the subject of secluded bliss. The paved driveway leads the way up to the ranch home sitting amidst the open fields surrounded with woods overlooking the pond. The home, built in 2005 by Schlabach Builders, offers an open floor plan featuring a hickory kitchen with an island and plenty of cupboard space, dining area and living room with a natural gas fireplace being accompanied with 3 bedrooms, 2 bathrooms and 1st floor laundry. With not a stitch of carpet in the home there is oak hardwood flooring throughout excluding the kitchen and bathrooms. The home sits on a full unfinished basement accessed from the attached 2 car garage. Exterior features are porches on both the front and rear of house, vinyl siding, asphalt shingle roof, and concrete apron on the garage. The home is serviced with natural gas forced air furnace, CA, private water well and septic. The property provides it's own retreat with the 20'x12' cabin nestled in a walnut grove beside the 2+ acre stocked pond. If you are in the market for a newer home with a little elbow room, the perfect spot for your dream home or a weekend getaway property make sure you check out this unique offering. Real Estate Sells At 6:00 PM.

Legal: Holmes County Parcels 14-00584-000 and 14-00426-004 in Monroe Township and West Holmes LSD.

Taxes: Taxes are \$1,491.01 per half year and are currently in CAUV.

Real Estate Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS" and absolute to the highest bidder. 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. 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.

Tractors – Lawn & Garden: New Holland TC30 w/Loader 4wd diesel 917 hrs; New Holland T222DA 4wd 60" deck 1,000hrs; John Deere 950 1,304 hrs; New Idea 451 3pt. sickle bar mower; Bush Hog RDTH 72 finish mower; 25 gal mounted sprayer; pull behind seeder; Grass vacuum pull behind ne. ds motor; 200 gal fuel tank

Furniture – Appliances: (2) dining room tables w/chairs; corner tv cabinet; 5 pc. Antique cherry bedroom set; maple bookcase bed; maple chest on chest; chaise hide away bed; (2) recliners; 3 pc wicker patio set; (2) refrigerators; washer and dryer

Content Terms: Payment in full day of sale via cash, check with proper identification, Visa or Mastercard. 3% buyer's premium refunded for cash or check purchases.

Sale by Order of: Beverly Steele





Kaufman
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Address:

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Directions:

From the SR 39 and SR 60 intersection located midway between Millersburg and Nashville take SR 60 south ½ mile to location on left.

Location:

Millersburg, OH | Holmes Co. | Monroe Twp.

Auction Time:

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Tim Miller | Realtor/ Auctioneer

740.502.6786 | tim@kaufmanrealty.com

Dan Miller | Realtor/ Branch Manager

330.763.4653 | dan@kaufmanrealty.com



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