



5251 County Road 207, Millersburg, Ohio 44645

27 ACRE FARM IN THE HEART OF HOLMES COUNTY

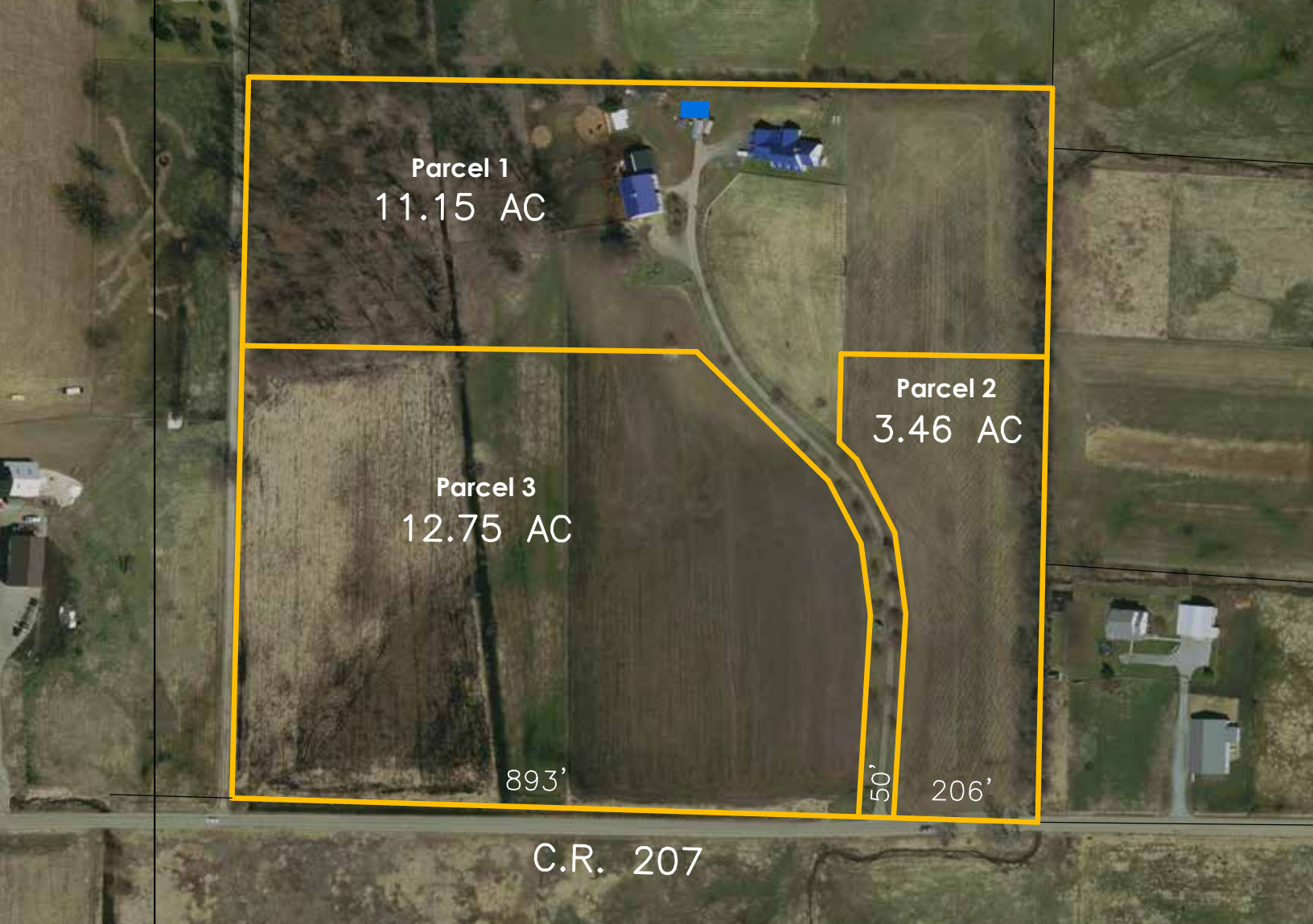
**Beautiful Home on 27 Acres | 3 Parcels | 12 Stall Horse Barn | Berlin Twp. | Holmes County
East Holmes Schools | Open/Tillable & Wooded Land | Prime Setting and Location | Building Sites**



Auction: Wednesday, September 16th, 6:00 PM

Open for Inspection: Tuesday, September 8th, 5:00-7:00 PM

(888) 852-4111 | Kaufman-Auctions.com | KaufmanRealty.com



Located in the heart of Holmes County this estate like property is sure to catch your eye! Situated on 27 spacious acres the 4-bedroom home, built in 2000, has over 3100 sq. ft. of living area. The main floor has a custom cherry kitchen with combined dining and family room, walk-in pantry, living room, master bedroom and bath. All appliances on the main floor including washer & dryer will sell with property. Other first floor features include an office, screened-in sun porch, laundry room, a ½ bath and plenty of wood floors and cherry doors & trim throughout. The upstairs has 3 additional bedrooms, a full bath plus a large finished bonus room. Full walkout basement and an attached 3-car garage. Utilities include natural gas forced air (zoned) heat and air conditioning along with hot water in-floor and radiator heat, has outdoor wood burning boiler for auxiliary heat source, private water well and septic system. Outside improvements feature a 34'x 90' bank horse barn with 12 box stalls, wash area and small tack room. Also has a 32'x 48' pole barn for machinery & hay storage. Complete with fenced pasture, several paddocks and tillable acreage. You will love what this property has to offer! If you are in search of that small horse or beef farm don't miss it! Natural gas by NE Ohio Gas and Holmes/Wayne electric. A great opportunity to own real estate in a very desirable area. Call Jr Miller for more info, maps, and brochures. Visit our website at www.kaufman-auctions.com for more details.

Parcel 1: 11.15 open and wooded acres with home and barn. 50' road frontage on CR 207

Parcel 2: 3.46 acres open/tillable land. 206' frontage on CR 207.

Parcel 3: 12.75 acres tillable and pastureland. 893' frontage on CR 207.

Taxes and Legal: Holmes County Parcel number 01-00244-000 Taxes are currently \$2518.65 per ½ year and are under CAUV

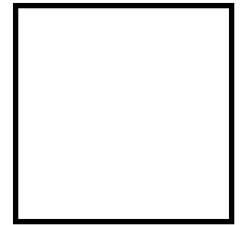
Terms on Real Estate: 10% nonrefundable down payment due day of sale. Balance due at closing. No financing contingencies. Acreage is approximate and subject to final survey. Any required inspection must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots.

Auction By order of: Lynn and Janine MacVey



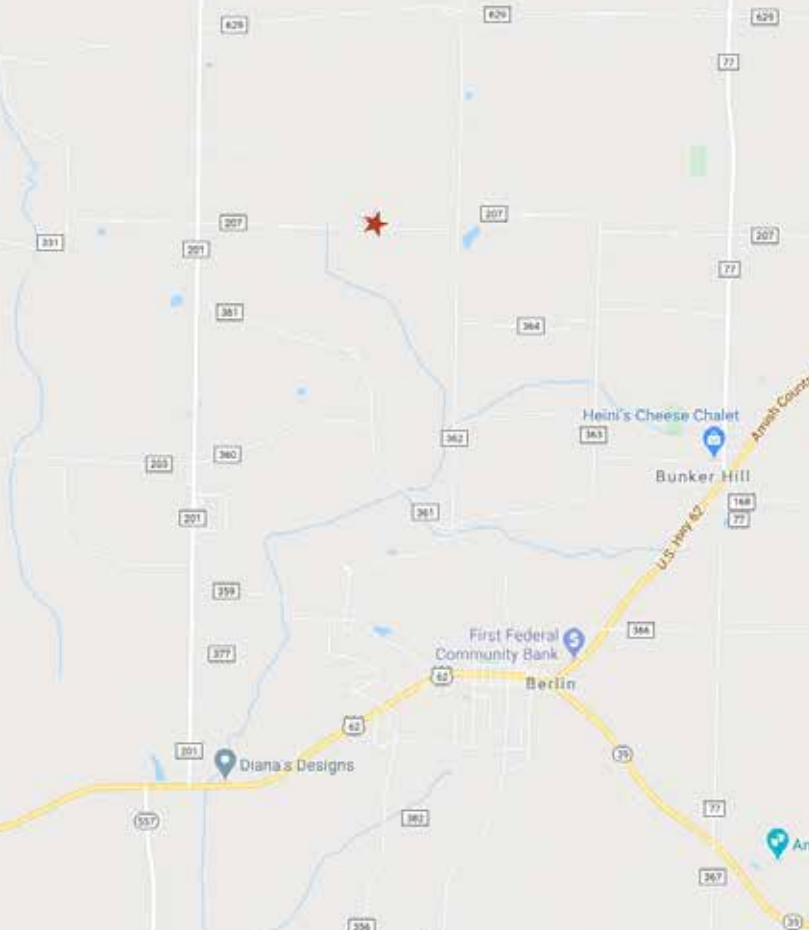


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MACVEY REAL ESTATE AUCTION

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Berlin Twp. | Holmes County | East Holmes Schools
Open/Tillable & Wooded Land | Prime Setting/Location | Building Sites



Address:

5251 County Road 207, Millersburg, Ohio 44645

GPS:

40.586828, -81.806818

Directions:

From the square of Berlin take TR 362(N Market St) north 2 miles to CR 207 west 1/3 mile to location. Or from SR 39 & US 62, 1/2 west of Berlin, take CR 201 north 2 Miles to CR 207 east 2/3 mile to auction. Signs posted.

Location:

Millersburg, OH | Holmes Co. | Berlin Twp.

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Jr. Miller | Auctioneer, Realtor
330.231.1914 | jr@kaufmanrealty.com