



5916 County Road 168, Millersburg, OH 44654

## MILLER AUCTION IN BUNKER HILL

2 Story Home | 30'x50' 2-Story Shop plus a 24'x 36' Shop | Barn | On 1.5 Acre Lot  
Berlin Twp. | Holmes County | East Holmes Schools | Highly Visible Well Traveled Location  
Investment Opportunity | Antiques | Collectibles | Signs | Local Advertising



**Auction: Tuesday, September 15th**  
Real Estate: 6:30 PM | Contents: 3:00 PM  
Open House: Thursday, September 3rd, 5:00-7:00 PM  
(888) 852-4111 | Kaufman-Auctions.com | KaufmanRealty.com





1.5 Acres

Selling the residence and former home of the Bunker Hill Hardware. Whether you are looking to invest in residential or commercial real estate this one can serve both purposes. Just east of Berlin in the heart of Holmes County, in the triangle of CR 77, CR 168 and US 62, this property provides a convenient and visible spot for your business location or residential use. Additional access to property via vacated drive directly west of property. Excellent billboard income opportunity.

**Home:** The main floor has a kitchen/dining area, pantry, dining room, living room, office, 1 bedroom and 1 full bath. The upstairs has 4 additional bedrooms and a half bath. Full basement with canning kitchen. Utilities including natural gas hot water heat, gas lights throughout, private water well and septic system. Property has been well maintained.

**Shops & Barn:** The 30'x 50' 2-story shop is finished and insulated and has for decades been the location for Bunker Hill Hardware. Shop has a full bath and a kitchenette, gas heat. Additionally, there is a 24'x36' shop. The 22'x 28' barn has 3 box stalls and 2 tie stalls with a small pasture for a horse or two.

**REAL ESTATE SELLS AT 6:30 PM.** Call for map and brochure. Call Jr. Miller or Aaron Miller and go to [www.kaufman-auctions.com](http://www.kaufman-auctions.com) for more details. Do not miss this offering in a great location!

**Taxes and Legal:** Holmes County parcel numbers are 01-00441-000, 01-00777-000 and 01-00916-000. Taxes are currently \$896.96 per half year.

**Terms on RE:** 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.

**CONTENT AUCTION WILL START AT 3:00 PM**  
Conducted by Nelson & Daniel Weaver Auctioneers  
Nelson: 330.763.4855 or Daniel 330.231.8865

**Owners:** Jonas LM and Cindy Miller

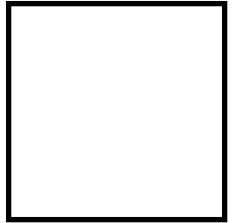






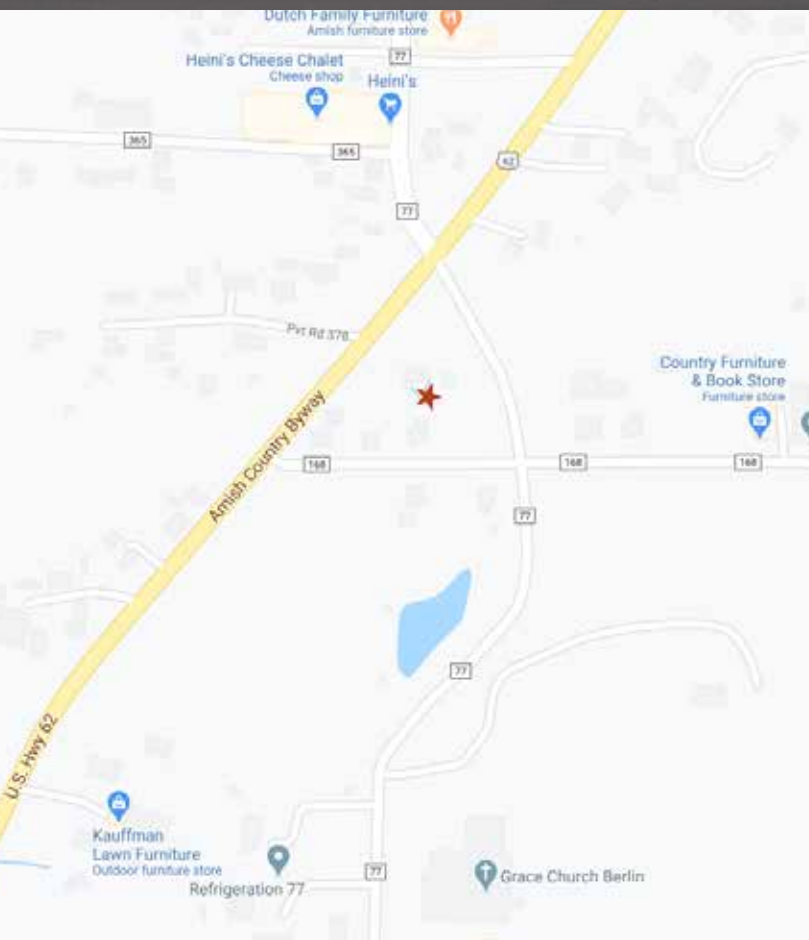


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Realty & Auctions



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**Address:**

5916 County Road 168, Millersburg, OH 44654

**GPS:**

40.571482, -81.782026

**Directions:**

At the corner of US 62, CR 168 and CR 77, approx. 1 mile east of Berlin. Signs posted.

**Location:**

Millersburg, OH | Holmes Co. | Berlin Twp.

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

**Aaron Miller** | Realtor  
330.473.7359 | aaron@kaufmanrealty.com