



75490 Smyrna Road, Freeport, OH 43973

FREEPORT, OH - 22 ACRE FARMETTE

22.17 Acre Farm | 3 Parcels | 2 Story House | Older Barns | Garage & Shop
Pasture & Hayfields | Freeport Township | Harrison County



ON-SITE ONLY

Auction: Friday, October 30th, 4:00 PM
Real Estate Sells at 5:00 PM

Open for Inspection: Monday, October 19th, 5:00 PM

(855) 439-4111 | kaufman-auctions.com | kaufmanrealty.com



Offering 22 acres with older improvements on State Route 800 just south of the village of Freeport. The 2 story home has 4-5 bedrooms with 2 baths, the main floor has a kitchen, dining room, living and family rooms, as well as a mudroom entrance. There is a basement as well. The outbuildings include a Morton shop, several other smaller buildings and 2 former poultry barns approximately 40'x200' with partial concrete floors. Current owners are using the buildings for livestock husbandry. The land is fenced into several pastures and also has a hayfield and some woods. The sellers do not own the minerals but all seller owned surface rights transfer. Join us at the open house or feel free to drive by the property at your convenience.



Parcel 1: 5.3 acres with Home & shop

Parcel 2: 10.1 acres with 2- Poultry Barns and pastureland.

Good Home Site.

Parcel 3: 6.6 acres hay ground and potential home site.

Legal: Parcel #09-0000186.000 in Freeport Township of Harrison County and the East Guernsey LSD. Current annual taxes are: \$1,630.

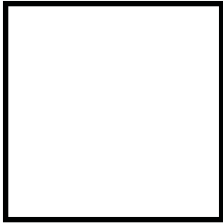
Personal Property & Livestock: Ford 2N-8N Tractor runs good; Farmall H; J.D lawn tractor for parts; 500 gal. air compressor; 1,000 gal. water tank; 1 Ram & 5 ewes 2 & 3 years old; 11 Jan. lambs, (6 ewes, 5 rams); black stud pony; 20' sheep hay feeder; Wood Saver wood stove; Singer sewing machine; 2 Wringer washers w/motors; Oil Stove; piano; windows & miscellaneous items.



Terms: 10% Buyers Premium. 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. 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.

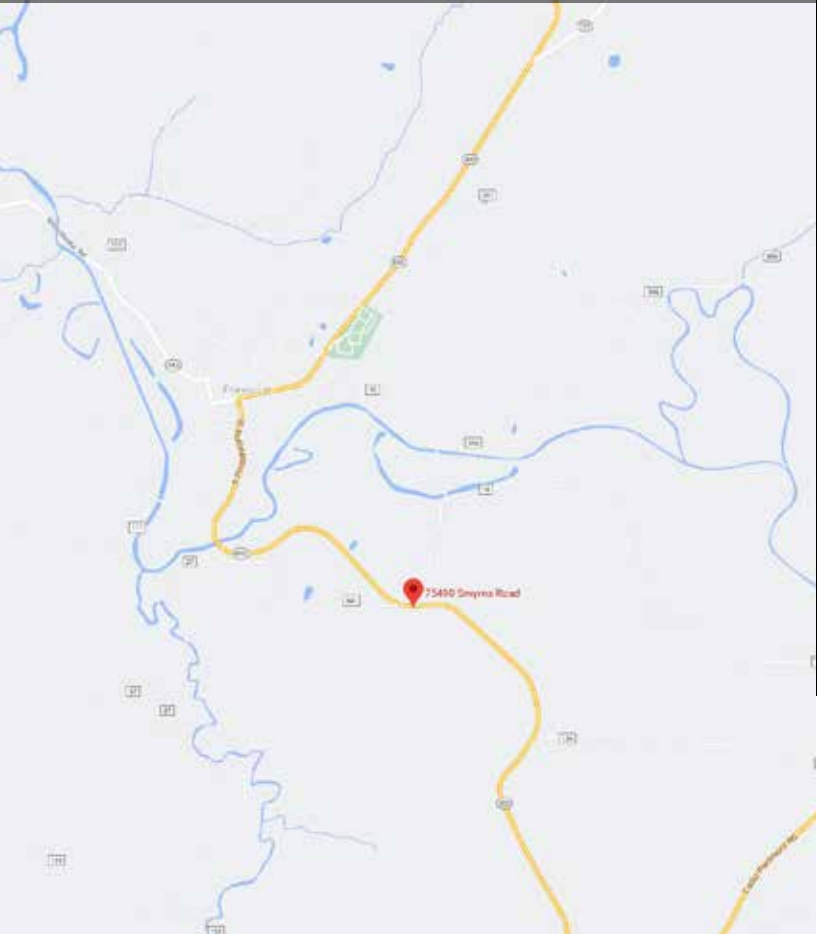
Auction by order of: Amos & Betty Miller





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Address:
75490 Smyrna Road, Freeport, OH 43973

GPS:
40.179086, -81.245357

Directions:
From Cadiz, OH follow State Route 22 West 15 miles to SR-800 then North ¼ mile to property. From Barnesville OH. follow SR-800 North 18 miles to Farm. Signs Posted.

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Freeport, OH | Harrison Co. | Freeport Twp.

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