



5520 S Market St, Berlin, OH 44610 (Unit D)

## ABSOLUTE BERLIN, OHIO CONDO

2 Bedroom | 2 Bath Condo | One Car Garage  
Holmes County | Berlin Township | East Holmes Schools



ABSOLUTE ONLINE ONLY AUCTION Biddings Ends: Monday January 18, 2021. Don't miss your chance to buy this well-cared property in the heart of Berlin, Ohio. The condo features a one floor living with 2 Bedroom, 2 Baths and a 1-car attached garage within walking distance from restaurants, grocery stores, banks, post office, etc. The condo sells equipped with fridge, range as well as washer and dryer. All city utilities. Contact Pedro Guzman for all bidding options or to schedule your private showing.

**Auction 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. 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. See sale order addendum day of sale for more details.

- Any inspection of the property OR purchase and title documents by the Buyer's council must be done prior to bidding.
- Any bid submitted during the sale is binding upon the bidder until the sale is concluded and the winning bidders are declared.
- The auto-extend feature for online-only real estate sales will be 5 minutes for the first 30 minutes of extension. If there have been 30 minutes of extension past the stated soft-close time the extension time will fall to 3 minutes.

**Legal:** Parcel # 01-50001-004 in Berlin Twp. of Holmes County and the East Holmes SD. Taxes per year: \$950.14.

**Auction by order of:** Michael J Yoder  
Trustee of the Emma J Yoder Irrevocable trust

**Auction Ends: Monday, January 18th, 6:00 PM w/ Extended Bidding**

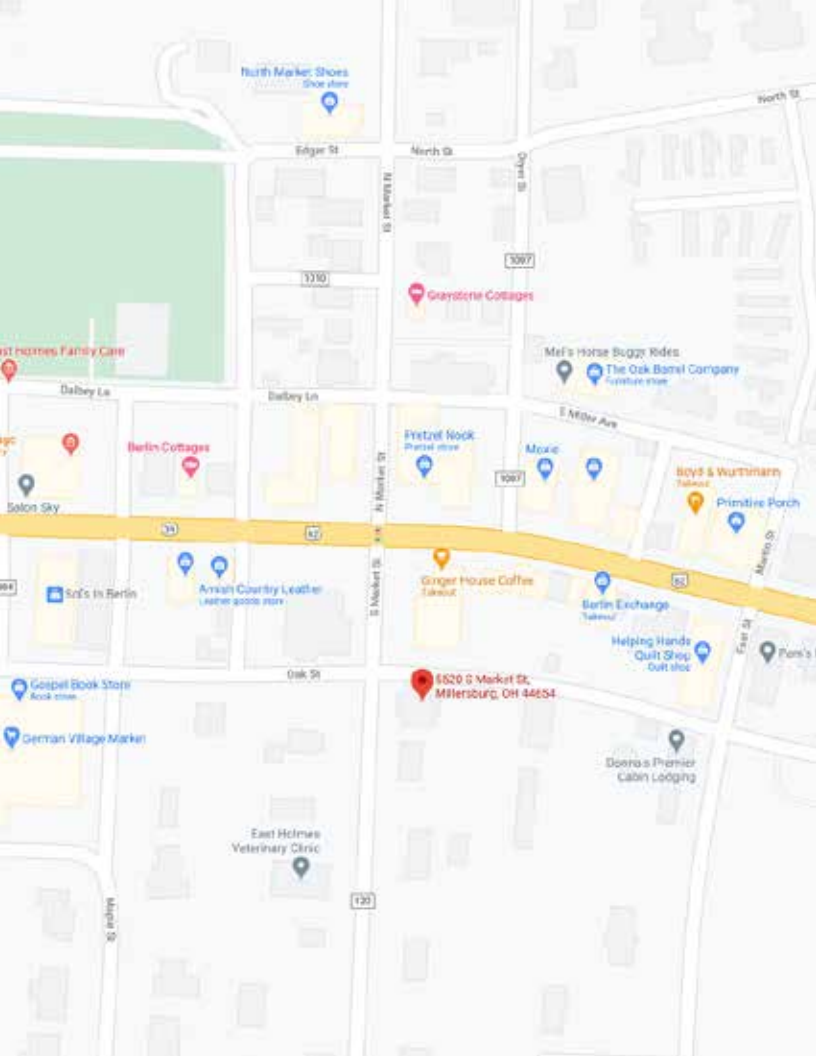
**Open House: Monday, January 11th, 4:00 – 6:00 PM**

(888) 852-4111 | [kaufman-auctions.com](http://kaufman-auctions.com) | [kaufmanrealty.com](http://kaufmanrealty.com)



## YODER REAL ESTATE AUCTION

21.8 Acres in One Parcel | Farmhouse | Garage  
Fabulous Dundee Farmette | Tusc. Co. | Wayne Twp. | Garaway Schools



### Address:

5520 S Market St, Berlin, OH 44610 (Unit D)

### Directions:

From the square in Berlin: South on Market Street; Left onto Oak Street. Property will be on the right. Signs Posted!

### Location:

Berlin, OH | Holmes Co. | Berlin Twp.

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**Pedro Guzman** | Realtor  
330.763.1424 | [pedro@kaufmanrealty.com](mailto:pedro@kaufmanrealty.com)