



Wednesday, September 4 @ 5:30PM

Live Auction w/ Online Bidding @ RES.bid

Auction will be held onsite located at 5993 County Road 333, Millersburg, OH. Take State Route 39, West of Millersburg, and turn right to County Road 333. Watch for RES Signs.

West Holmes Real Estate Auction

Discover 74 acres of prime real estate featuring a harmonious blend of secluded woods and open tillable land, perfect for farming, hunting, or recreational activities. This property, split into two parcels, offers unique privacy and flexibility for your dream retreat or agricultural ventures.

2 parcels
Tillable - Wooded
Barn - Unfinished Cabin

Parcel 1: 33.8+/- acres, featuring 232 feet of frontage and a perfect blend of approximately 2/3 wooded area and 1/3 open ground. This versatile property features an unfinished cabin with a finished basement, providing a blank canvas for your dream home or getaway. Additionally, a barn with a lean-to and a pavilion equipped with a recreational area add to the property's appeal, offering endless possibilities for outdoor enjoyment and storage.



The cabin area enjoys a secluded and private setting, nestled amidst the wooded portion of the land, ensuring peace and tranquility. Meanwhile, the barn and a spacious parking lot are conveniently located at the front of the property, providing easy access and ample space for vehicles and equipment. This parcel is ideal for those seeking a mix of privacy, recreation, and potential for future



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LIVE & ONLINE

Parcel 2

40.4+/- acres featuring 50 feet of frontage and an ideal blend of approximately half wooded area and half open, tillable ground. The open land is conveniently situated at the front of the parcel, providing easy access and ample space for agricultural use or future development. At the back of the property, you'll find a serene, wooded area perfect for recreational activities or creating a private retreat.

The land benefits from an improved spring development, ensuring a reliable water source, and currently has a septic holding tank in place. This makes the property well-suited for a variety of uses, including farming, residential development, or a recreational getaway.



Under the Current Agricultural Use Valuation (CAUV) program, the property has been managed for both mature and growing timber through selective timbering over the years. Don't miss this chance to own a property that offers so many possibilities, from farming and development to recreation and relaxation. Embrace the opportunity to make this land your own, tailored to your vision and needs.

Auction By Order Of Dutch Legacy Acres, LLC

Open House: Property will be open for inspection **Tuesday, August 27th 4-6PM**. Pick up a brochure and walk the land at your leisure.

Private showings available through:

Jon Mast | 330-763-3883 or Jake Miller | 330-473-7352.

Taxes/Legal: Holmes County Parcel # 06-001800-005 is located Hardy Township and West Holmes School District. The current annual taxes are \$1,611.62 and will be prorated to the date of closing.

Andy White - Jon Mast, Auction Manager, 330-763-3883

Jake Miller, 330-473-7352 – Seth Andrews, Broker



LIC # 2022000271

Terms: The property will be offered in 2 parcels and together and will sell the way it brings the most for the seller. We require a non-refundable down payment at the close of the auction of 10% of the purchase price with the balance to be paid in full at closing within 30-45 days. There are no financing contingencies. Any desired inspections must be completed before the auction. **There is a 3% Buyer's Premium in effect for this real estate auction. 3% of the highest bid will be calculated and added on to the high bid to determine the contracted selling price.** If the property sells in parcels, \$500.00 per parcel will be added to the purchase contract to cover part of the survey costs. The buyer will be given immediate possession at closing. Hunting rights will be given to the new buyer with the down payment on auction day. The online portion of the auction will close with the drop of the hammer at the live auction.



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