

# CRIDER

## REAL ESTATE & PERSONAL PROPERTY ABSOLUTE AUCTION

THURSDAY, SEPTEMBER 5TH  
REAL ESTATE @ 5PM

### RANCH HOME – BUILDING LOT – 2 PARCELS HAND TOOLS – APPLIANCES



**REAL ESTATE:** SELLING TO THE HIGHEST BIDDER IS A RANCH HOME ON 1 ACRE AND A 1-ACRE BUILDING LOT, EACH OFFERING UNIQUE OPPORTUNITIES FOR LIVING AND DEVELOPMENT. THE RANCH HOME PROVIDES A COZY AND EFFICIENT LAYOUT WITH SCENIC VIEWS, MAKING IT AN IDEAL RESIDENCE. THE BUILDING LOT IS A BLANK CANVAS, PERFECT FOR CONSTRUCTING YOUR DREAM HOME, ADDING ADDITIONAL STRUCTURES, OR UTILIZING IT FOR RECREATIONAL PURPOSES. BOTH PARCELS ARE SITUATED IN A TRANQUIL COUNTRYSIDE SETTING, PROVIDING A PERFECT BLEND OF RURAL CHARM AND MODERN CONVENIENCE.

AUCTION WILL BE HELD ONSITE LOCATED AT 9062 COUNTY ROAD 91, KILLBUCK, OH. FROM THE SQUARE OF MILLERSBURG: TURN SOUTH ON S. CLAY ST.-US 62/SR 83. THEN TURN WEST ON TR 92/TR 305. CONTINUE STRAIGHT AHEAD ON TR 92, THEN TURN SOUTH ON TR 91, PROPERTY ON LEFT. **WATCH FOR RES SIGNS.**

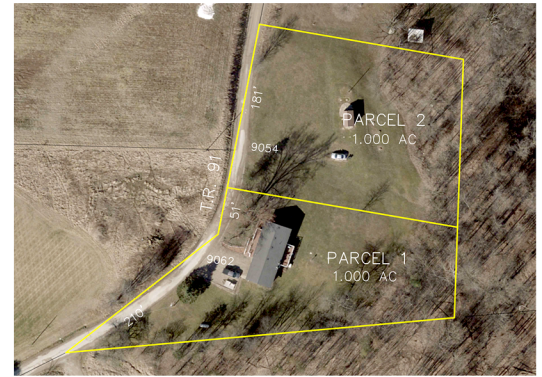
**LIVE AUCTION W/ ONLINE BIDDING @ RES.BID**



**833-SOLD-RES / WWW.RES.BID**



**PARCEL 1: 9062 COUNTY ROAD 91, KILLBUCK, OH**  
 LOCATED ON A PEACEFUL COUNTRY ROAD, THIS CHARMING 2-3 BEDROOM, 2 BATHROOM RANCH HOME ON 1 ACRE OFFERS DELIGHTFUL VIEWS OF THE SURROUNDING COUNTRYSIDE. AS YOU ARRIVE, YOU'LL NOTICE THE INVITING OPEN DECK, PERFECT FOR UNWINDING. THE FRONT DOOR OPENS INTO THE LIVING ROOM WITH A PICTURE WINDOW, FLOWING INTO THE DINING AREA WITH A SLIDING DOOR THAT LEADS TO THE BACK DECK—IDEAL FOR GRILLING OR ENJOYING NATURE. THE DINING AREA CONNECTS TO A GALLEY-STYLE KITCHEN WITH OAK CABINETS. DOWN THE HALLWAY, YOU'LL FIND THE BATHROOM AND BEDROOMS. THE THIRD BEDROOM HAS BEEN CONVERTED INTO A LAUNDRY ROOM BUT COULD EASILY BE REVERTED BACK TO A BEDROOM. THE SEMI-FINISHED BASEMENT INCLUDES A SECOND BATHROOM AND A REC-ROOM AREA. WITH A BIT OF TLC, THE LOWER LEVEL COULD SHINE AGAIN. THIS HOME, THOUGH NOT LARGE, IS EFFICIENTLY LAID OUT WITH NUMEROUS UPDATES OVER THE YEARS. PER THE SELLER, AN AUTOMATIC START GENERATOR PROVIDES PEACE OF MIND, CAPABLE OF RUNNING EVERYTHING BUT THE OVEN AND CLOTHES DRYER.



**PARCEL 2: 9054 COUNTY ROAD 91, KILLBUCK, OH**  
 THIS 1-ACRE LOT FEATURES A STORAGE SHED, A SEPTIC SYSTEM DESIGNED FOR A 2-BEDROOM HOME, TRAILER PAD PILLARS, A YARD, AND A SMALL WOODED AREA. THE PROPERTY OFFERS FLEXIBILITY FOR VARIOUS USES AND POTENTIAL FOR BUILDING. WHETHER YOU'RE LOOKING TO DEVELOP A CUSTOM-BUILT HOME, PLACE A MOBILE HOME, OR SIMPLY ENJOY THE EXPANSIVE YARD AND NATURAL SURROUNDINGS, THIS LOT HAS THE INFRASTRUCTURE IN PLACE TO SUPPORT YOUR VISION. THE SMALL WOODED AREA ADDS A TOUCH OF SECLUSION AND A NATURAL BACKDROP, PERFECT FOR CREATING YOUR OWN PRIVATE RETREAT. ADDITIONALLY, THE EXISTING UTILITIES AND STORAGE OPTIONS PROVIDE A HEAD START FOR ANY PROJECT, MAKING THIS LOT A VERSATILE AND VALUABLE PIECE OF LAND.



**PERSONAL PROPERTY:** 2012 KAWASAKI 360 4 WHEELER, REBUILT STARTER, BRAKES NEED WORK, SNOW PLOW; CUB CADET Z-150 ZERO TURN MOWER, 125 HOURS, AGTECH YARD RAKE, LYNN SCRATCHER; CENTRAL PNEUMATIC AIR COMPRESSOR; 150 PSI 26 GALLON TANK; ASSORTED AIR TOOLS; DELTA TABLE SAW; WALKER; SMALL ACETYLENE TORCH SET, NO TANKS TWO SHOP VACS; GARAGE LIGHTS; BENCH GRINDER; MISCELLANEOUS GAS CANS; PROPANE BULLET HEATER; SHOP STOOL; MISCELLANEOUS HAND TOOLS; DELTA BLADE SHARPENER; CHICAGO ELECTRIC CHAINSAW SHARPENER; MISCELLANEOUS ELECTRIC TOOLS; AIR NAILER; BOSTITCH, BRAD NAILER; HUSQVARNA 240 CHAINSAW; AIR STAPLER; STEEL SHELVES; GARDEN TOOLS; STEEL ORGANIZER SHELF; MISCELLANEOUS HARDWARE; YARD MECHANIC 20" MOWER; LOG CHAINS, BATTERY CHARGER; BOTTLE HYDRAULIC JACK; CREEPER; DRILL PRESS; VICE, OIL DRY; JACK STANDS; SLED; BOX LOTS; 2 BB GUNS; HAND PLANE; EXTENSION CORDS; 2 DRESSERS; LASER LEVEL; DESK FILE CABINET DEHUMIDIFIER; SMALL REFRIGERATOR, SMALL TOOLBOX; WHIRLPOOL 3 DOOR FRIDGE; BOTTOM FREEZER ICE MAKER; GE ELECTRIC STOVE SMOOTH TOP; GE WASHER TOP LOAD WHIRLPOOL ELECTRIC DRYER; PATIO TABLE AND CHAIRS; CHAR BROIL PROPANE GAS GRILL; TWO END TABLES, WOODEN; PORCH SWING; ROLL OF CARPET

**THE PROPERTY WILL BE OFFERED IN TWO PARCELS AND ITS ENTIRETY, GIVING YOU THE OPPORTUNITY TO BUY EXACTLY WHAT YOU DESIRE.**

**TAX AND LEGAL:** HOLMES COUNTY PARCEL NUMBER 08-00358-002 LOCATED IN WEST HOLMES SCHOOL DISTRICT AND KILLBUCK TWP. THE CURRENT ANNUAL TAXES ARE \$1,354.12 ON HOMESTEAD EXEMPTION RATE. WITHOUT HOMESTEAD EXEMPTION THE TAXES WOULD BE \$1,714.38.

**TERMS:** 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 10% BUYER'S PREMIUM IN EFFECT FOR THIS REAL ESTATE AUCTION.** 10% OF THE HIGHEST BID WILL BE CALCULATED AND ADDED ON TO THE HIGH BID TO DETERMINE THE CONTRACTED SELLING PRICE. THE BUYER WILL BE GIVEN IMMEDIATE POSSESSION AT CLOSING. IT THE PROPERTY SELLS IN PARCELS: THE BUYERS WILL BE CHARGED \$400.00 PER PARCEL TOWARDS THE COST OF THE SURVEY, AND THE BUYER OF PARCEL 2 WILL HAVE 3 MONTHS FROM THE DATE OF CLOSING TO DRILL THEIR OWN WATER WELL OR MAKE OTHER ARRANGEMENTS WITH THE BUYER OF PARCEL 1. IMMEDIATE POSSESSION UPON CLOSING.

**OPEN HOUSE:** THE HOME WILL BE OPEN FOR INSPECTION ON TUESDAY, AUGUST 22 5:00 TO 6:00PM FOR PRIVATE SHOWINGS CALL **JON MAST, 330-763-3883**

**AUCTION BY ORDER OF JAMES L. CRIDER** LIC # 2022000271

**ANDY WHITE**

**JON MAST, AUCTION MANAGER, 330-763-3883**

**SETH ANDREWS, BROKER LIVE & ONLINE**



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