

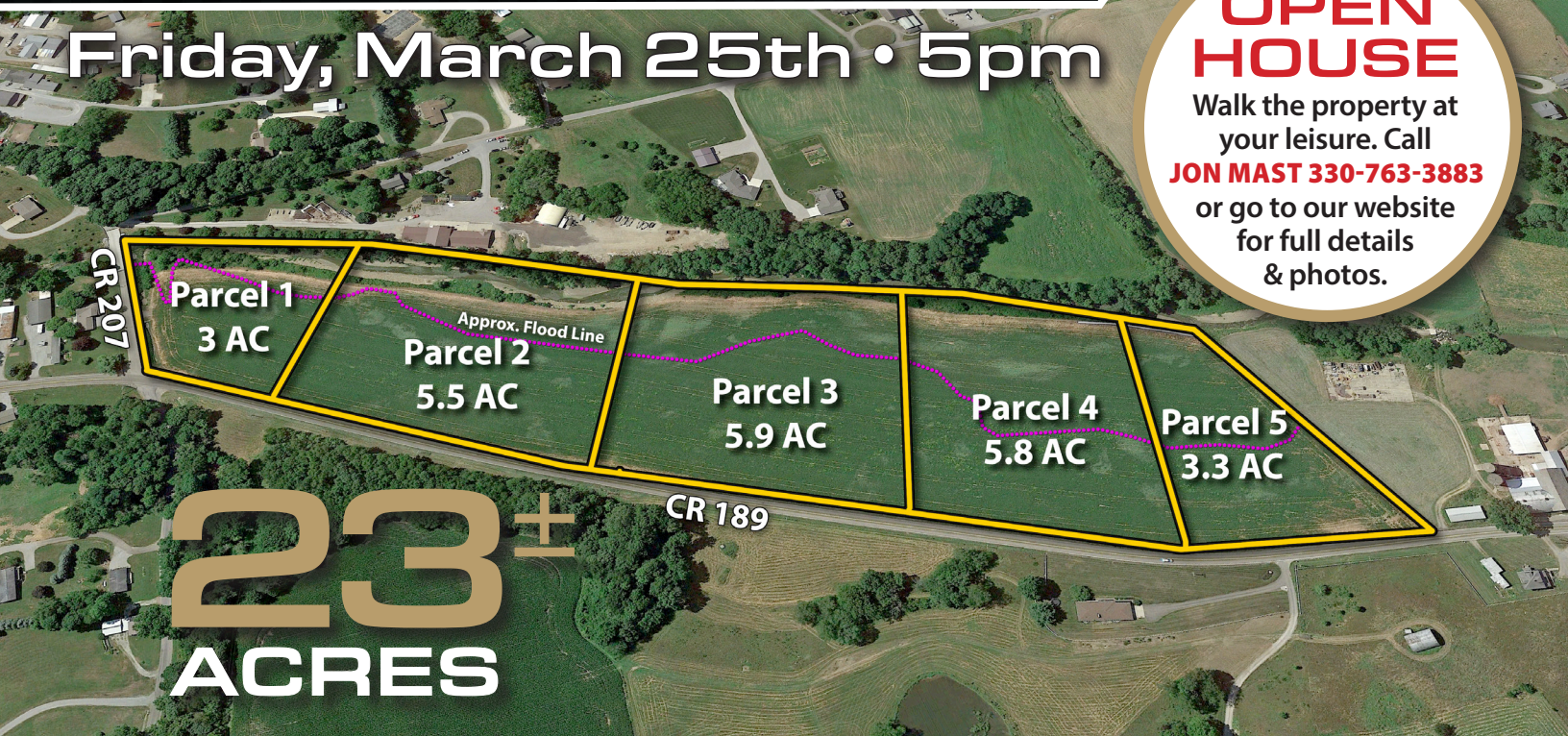
ABSOLUTE East Holmes County
LAND AUCTION
East Holmes School District

OFFERED IN
5 PARCELS
COMBINATION & ENTIRETY

Friday, March 25th • 5pm

OPEN HOUSE

Walk the property at your leisure. Call **JON MAST 330-763-3883** or go to our website for full details & photos.



All lots have access to Martins Creek and are pre-approved for septic!

Great building potential for residential or commercial!

Property has both prime access and location!

Located southwest of the intersection of CR 189 & CR 207, just west of Benton.

Go to www.RES.bid for more details



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23[±]
ACRES

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PARCEL 1:

3 ACRES with 343 feet of frontage and driveway access on CR 189 and 324 feet of frontage on CR 189.

PARCEL 2:

5.5 ACRES with 570 feet of frontage and driveway access on CR 189.

PARCEL 3:

5.9 ACRES with 505 feet of frontage and driveway access on CR 189.

PARCEL 4:

5.8 ACRES with 483 feet of frontage and driveway access on CR 189.

PARCEL 5:

3.3 ACRES with 422 feet of frontage and access on CR 189.

REAL ESTATE: Selling to the highest bidder is the opportunity to own 23.6 acres or a parcel from 3 to 5.9 acres. All lots have access to Martins Creek and are preapproved for septic. A portion of the lots next to the creek are in floodplain. Please refer to the map to see the line. This property has great building potential whether it be residential or commercial. Access and location are key, and this property has both!

PROPERTY & AUCTION LOCATION: Will sell next to property location at 6599 CR 189 Millersburg, OH 44654. From Benton travel west on CR 189 to auction location on right. Property is located southwest of the intersection of CR 189 and CR 207, just west of Benton.

PROPERTY RESTRICTIONS: Property sells subject to restrictions placed on property by previous owner and will sell subject to those restrictions.

1. No Commercial poultry barns or dog kennels.
2. All dwellings must provide a minimum of 1500 square feet of habitable living space.
3. No mobile homes or manufactured homes shall be permitted. Industrialized (modular) dwelling units built to conform to the Ohio Basic Building Code and so affixed with a seal of state inspection shall be permitted subject to their placement on a frost-free foundation and connection to appropriate utilities.
4. There shall be no outside storage of trash, junk, garbage, scrap materials or inoperable vehicles of any kind.
5. Man made ponds greater than 1000 square feet shall be constructed in accordance with the Holmes County Soil and Water District's guidelines.
6. These restrictive covenants shall run with the land. They may be changed by agreement of all adjoining landowners.

TERMS: Property will be offered in parcels and as a whole and will sell whichever way it nets the most for the sellers. We will require a non-refundable down payment of 10% of the contract price at the close of the auction with the balance due in full at closing within 45 days. A 10% buyer's premium will be added to the final bid to arrive at the contract price. Possession will be given at closing. If the land sells as a whole, permission to farm the land will be given with the down payment.

TITLE: The sellers will provide a Warranty Deed, marketable title to the property and will offer to split the fee for an Owner's Policy of Title Insurance.

TAXES/LEGAL: Property sells subject to final survey. The taxes on this property are currently \$270.30 per half year and will be pro-rated to the date of closing on that basis. The property is currently under CAUV. All pieces if sold individually will not qualify for CAUV based on acreage. Tax recoupment will be paid by the buyer. Property consists of Parcel # 24-00567-005 consisting of 23.613 Acres. All lots have been pre-approved for septic. Plot plans will be buyer's cost. All mineral rights transfer subject to any leases of record. Seller is a licensed Real estate Broker in the state of Ohio.



Joseph Mast – Andy White – Seth Andrews, Broker – Jon Mast, Auction Manager, 330-763-3883 | Owner: Mast Associates, Ltd



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