

# Absolute Auction

## EAST HOLMES

Millersburg

TUESDAY, OCTOBER 11TH, 5PM

OPEN FOR INSPECTION SEPTEMBER 26TH 5-6 PM



# Absolute Auction

## EAST HOLMES COUNTY

Millersburg

### 44.3± ACRES in 6 Parcels

- East Holmes School District
- Parcels ranging from 5 to 13 acres
- Great building potential
- A great mix of access and location



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[www.RES.bid](http://www.RES.bid) - (833) 765.3737



Offered In Cooperation with



Robby Starner, Realtor & Auctioneer  
330-231-3744

Seth Andrews, Broker  
Jon Mast, Auction Mgr. 330-763-3883

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**Will sell on location:** located north of the junction of CR 207 and TR 331 Millersburg, OH 44654. From Benton travel east on CR 207 to auction location on right, or from intersection of SR 39 and CR 201, travel north to CR 201 to CR 207, turn West on CR 207 to property on left.

**REAL ESTATE:** Selling to the highest bidder is the opportunity to own 44.3 acres or a parcel, ranging from 5 to 13 acres. All lots have access to County Road 207 and are preapproved for driveway access. All lots are above 5 acres, final septic approval will be a buyer's cost.. This property has great building potential whether it be residential or commercial. Access and location are key, and this property has both!

**Parcel 1:** 5.2 Acres with 291 feet of frontage and driveway access on CR 207.

This parcel is open to the east with woods to the west.

**Parcel 2:** 13 Acres with 50 feet of frontage and driveway access on CR 207. This parcel is wooded on the east side and mostly open to the west, with access to a shared pond on the SW corner of the parcel. This pond has shared ownership and shared rights follow as customary to this situation.

**Parcel 3:** 5.0 Acres with 200 feet of frontage and driveway access on CR 207. This parcel is open to the east with woods to the west.

**Parcel 4:** 5.0 Acres with 238 feet of frontage and driveway access on CR 207. This parcel is open to the east with woods to the west..

**Parcel 5:** 5.0 Acres with 184 Feet of frontage and access on CR 207. This parcel is open to the east with woods to the west.

**Parcel 6:** 11.0 Acres with 50 Feet of frontage on CR 207. This parcel is mostly open with a few trees on the tree line.



**INSPECTION DATE:**

**Mon, September 26<sup>th</sup>**  
**5-6 PM**

Walk the property at your leisure being respectful of the tenant farmers crops. Call Robby Starner at 330-231-3744 or go to our website for complete details and pictures at [www.RES.bid](http://www.RES.bid).

**TERMS:** Property will be offered in parcels and as a whole and will sell whichever way it nets the most for the seller's. 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 5% buyer's premium will be added to the final bid to arrive at the contract price. Possession will be given at closing. The tenant farmer will have the right to harvest his 2022 crop.

**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 \$296.50 per year and will be pro-rated to the date of closing on that basis. The property is currently under CAUV, smaller parcels, if sold individually will not qualify for CAUV based on acreage. CAUV tax recoupment will be paid by the buyer. Property description is Parcel # 01-00052-000 consisting of 44.259 Acres. All lots are over 5 acres, Plot plans will be buyer's cost. All mineral rights transfer subject to any leases of record.

**RES**  
AUCTION SERVICES  
Real Estate & Equipment Specialists

Offered In Cooperation with

**Howard**  
**Hanna**

**Robby Starner, Realtor & Auctioneer**  
330-231-3744

**Seth Andrews, Broker**  
**Jon Mast, Auction Mgr. 330-763-3883**

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