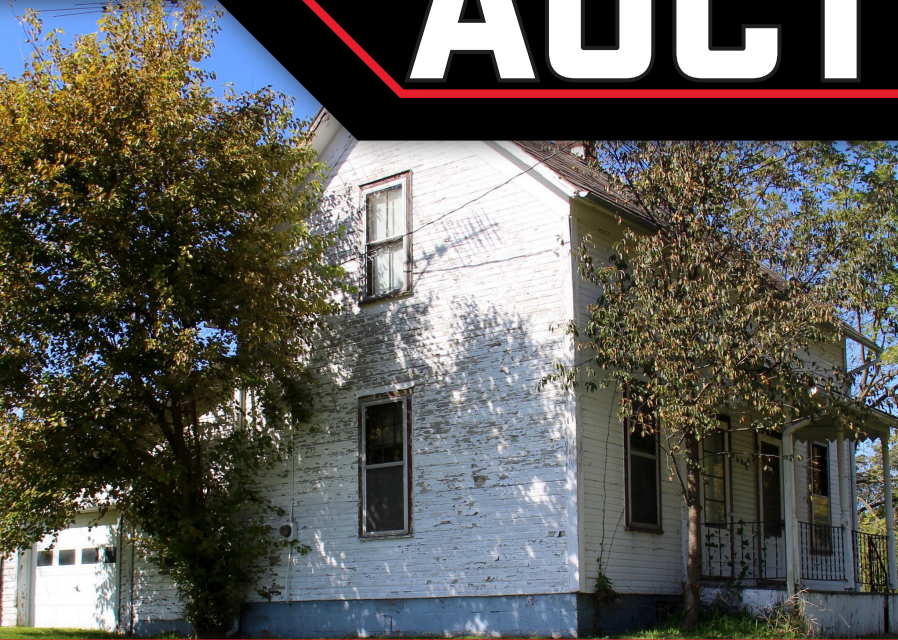


# 18.3 ACRES IN 3 PARCELS

WEDNESDAY OCTOBER 26TH AT 5PM | 6491 CR 201 MILLERSBURG, OHIO

ABSOLUTE REAL ESTATE

# AUCTION



**OPEN HOUSE:** The home and barn will be open of inspection on Tuesday Eve. October 11th from 5 - 7 PM stop in after the Mitten Auction being held just west on CR 207.



## BERLIN TOWNSHIP • HOLMES COUNTY • EAST HOLMES LSD

**PARCEL # 1:** 6.67 Acre parcel in the NW corner of the intersection of CR 201 & CR 207. This parcel is mostly wooded and has an older small home on it. The home is very basic (no updates). There is a natural gas furnace in the basement. The main floor has an eat-in kitchen, living room, small bedroom and small bathroom. Upstairs are two bedrooms. 483' Frontage on CR 201 & 598' on CR 207. Let your imagination run and I'll bet you can come up with

some cool ideas as to what you can do with this parcel.

**PARCEL # 2:** A 5.13 Acre vacant parcel of open land w/375' of frontage on CR 201 that joins parcel #1 to the north. A really nice parcel with good elevation and a prime building spot.

**PARCEL # 3:** A 6.54 Acre parcel in the NE corner of the intersection of CR 201 & CR 207. This parcel has a bank barn on it that is surrounded by a Walnut Grove (Not too big - but walnut none the less). The barn at some point has had major structural work done and is standing tall on a good foundation. The land is low lying and wooded. Add it on to one of the other parcels or think about other possibilities. 862' frontage on CR 201 & 325' on CR 207.

**Terms:** We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing in approx. 45 - 60 days. There is a 3% Buyer's Premium in effect for this auction. 3% of the highest will be calculated and added on to determine the contracted selling price. There are no financing contingencies.

**Title:** The sellers will provide at their expense a Fiduciary Deed and certificate of title. They will also offer to split the fee for an Owner's Policy of Title Insurance.

**Tax & Legal:** Parcel No. 01-00528-000 - 11.79 Acres This parcel will be split and offered as parcels 1 & 2. The current taxes on parcels 1&2 combined are \$ 2,466.02 per year. Parcel No. 01-00525-000 - 6.54 Acres. Offered as parcel # 3. The current taxes on parcel #3 are \$ 960.54 per year. Both are based on CAUV Value.

**Possession:** Immediate upon closing.

**Mineral Rights:** All mineral rights owned by the sellers will transfer to the new buyers. Subject to any leases of record. There is an operating well on adjoining land so the mineral rights are held by production.

  
Steve & Seth  
**Andrews**  
AUCTIONEERS  
5107 S. Jefferson Rd., Wooster, OH 44691  
**330.262.9186**



  
**RES**  
AUCTION SERVICES  
375 Fry Road, Wooster, OH 44691  
**833.765.3737**

Owens  
Real Estate  
Firm, Inc.



**Auction by Order Of: Shannon E. Allen, POA  
for Martha M. Allen, Owner**

**SETH ANDREWS, BROKER | JON MAST, AUCT. MGR.**  
330-466-5471 330-763-3883

**Auction Conducted As A Co-Broke With  
OWENS REAL ESTATE FIRM**

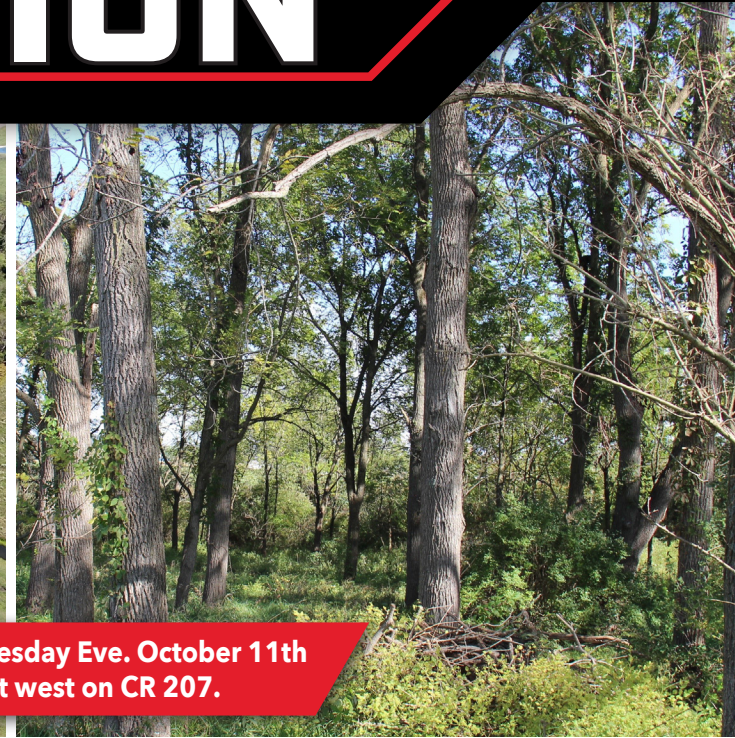
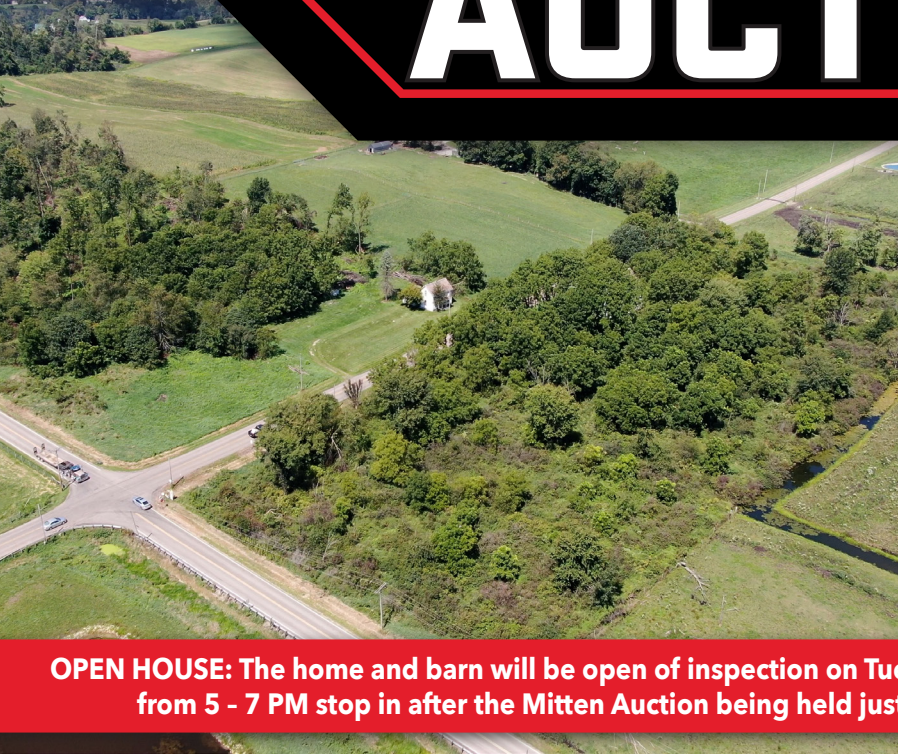
**TINA OWENS - OWNER/BROKER 330-231-0733**



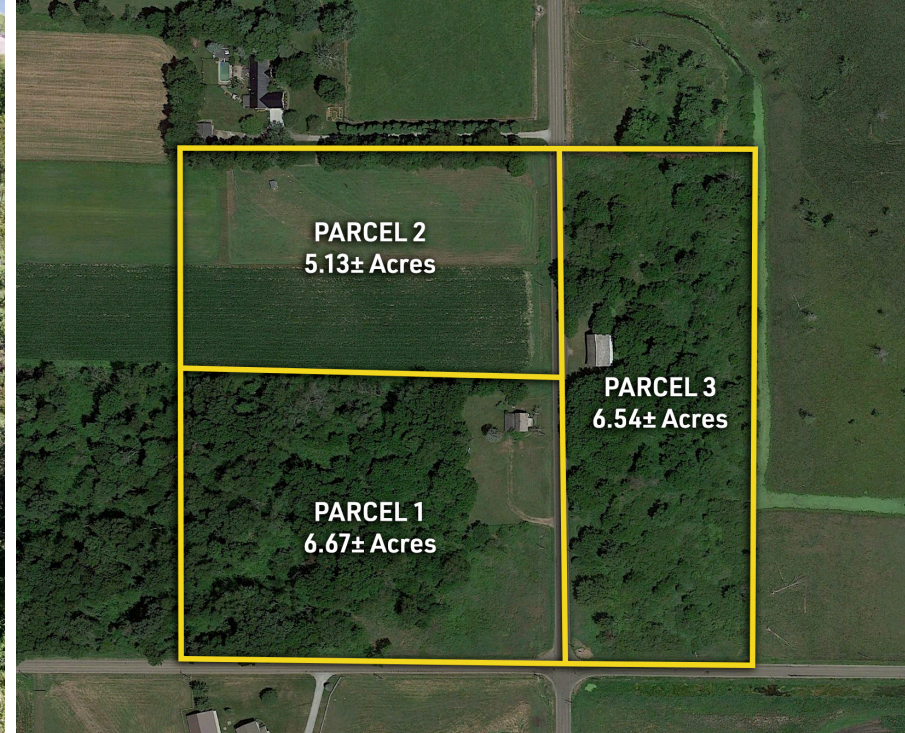
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