



Thursday, May 28th
Real Estate - 6pm
Chattels - 5pm



32± Acres
Offered in 4 Parcels
2 Homes
Outbuildings
Pasture
Chattels

Troyer Homestead

6601 CR 625, Millersburg, Ohio 44654

HOLMES COUNTY ABSOLUTE AUCTION

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TROYER CHATTEL AUCTION

Vehicle - John Deere Tractor - Batwing Mower - Skid Steer - Households & More

Vehicle: 2001 Honda Accord with 137,000 miles, power locks/windows, second motor

Equipment: John Deere 2630 2wd Tractor, single remote, 540/1000 pto, 7186 hrs, hydraulics leak; John Deere 1517 batwing mower; Case 1830 Uni-Load skid steer, gas engine, hrs unknown; Skid steer pallet forks; 3pt back blade; 3pt bale spear; Winpower 25K PTO generator; Tiger 30K watt PTO generator

ATV: Arctic Cat 375 ATV, 4x4, 876 hrs, snow blade, front winch does not work; Suzuki 250 ATV

Tools: Honda EU 3000 inverter; 1600 watt generator; Stihl weed eater; 150 BTU space heater; battery charger; Handy man jack; plastic pull behind lawn cart; John Deere lawn cart; cattle trough; feed tubs; misc assorted tools

Households: Oak table w/ 6 chares, 4 boards; wicker sofa & reclining chair; wicker end table; bar stools; bookcases; entertainment center; oak highchair; singer treadle sewing machine; end tables; coffee table; oak plant stand; lighted oak corner cupboard; 3 piece bedroom set; quilt rack; oak storage bench; lamps; canning jars; wheelchair; roll away bed; chest freezer; gas stove; tread mill; dishes and dish sets; books; encyclopedia; assorted home décor; chair and a half; IKEA chair; twin bed frame w/ springs; AB lounge; washer; Frigidaire upright freezer; Caloric gas stove



OWNERS: Jeremiah A and Rosann E Troyer • Auctioneers: Andy White / Joseph Mast
SETH ANDREWS, BROKER • JON MAST, AUCTION MGR 330-763-3883

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Will sell on location at 6601 CR 625, Millersburg. From Millersburg travel East on SR 39 and US 62 to CR 625, to property on left.

REAL ESTATE: Offering 32.155 acres with 2 homes, out buildings and pasture. The property will be offered in 4 parcels:

Parcel 1: 0.985 acre and a 1296 sq. ft home built in 2016. This home is a 2-bedroom 2 bath home with the master bedroom in the loft. The home also has a partially finished basement.

Parcel 2: 6.17 acres with a 4-bedroom, 3 bath home remodeled in 2011. The home also features a master bedroom on the main floor, breezeway / patio connecting the 4-car garage and shop. The property is well landscaped and manicured.

The outbuildings consist of a 24" x 60 Pole shed, 32" x 72 Pole shed, 24" x 46 Pole shed, 22" x 32" shop, and dog kennels.

Parcel 3: 15 acres pasture building lot.

Parcel 4: 10 acres pasture and building lot.

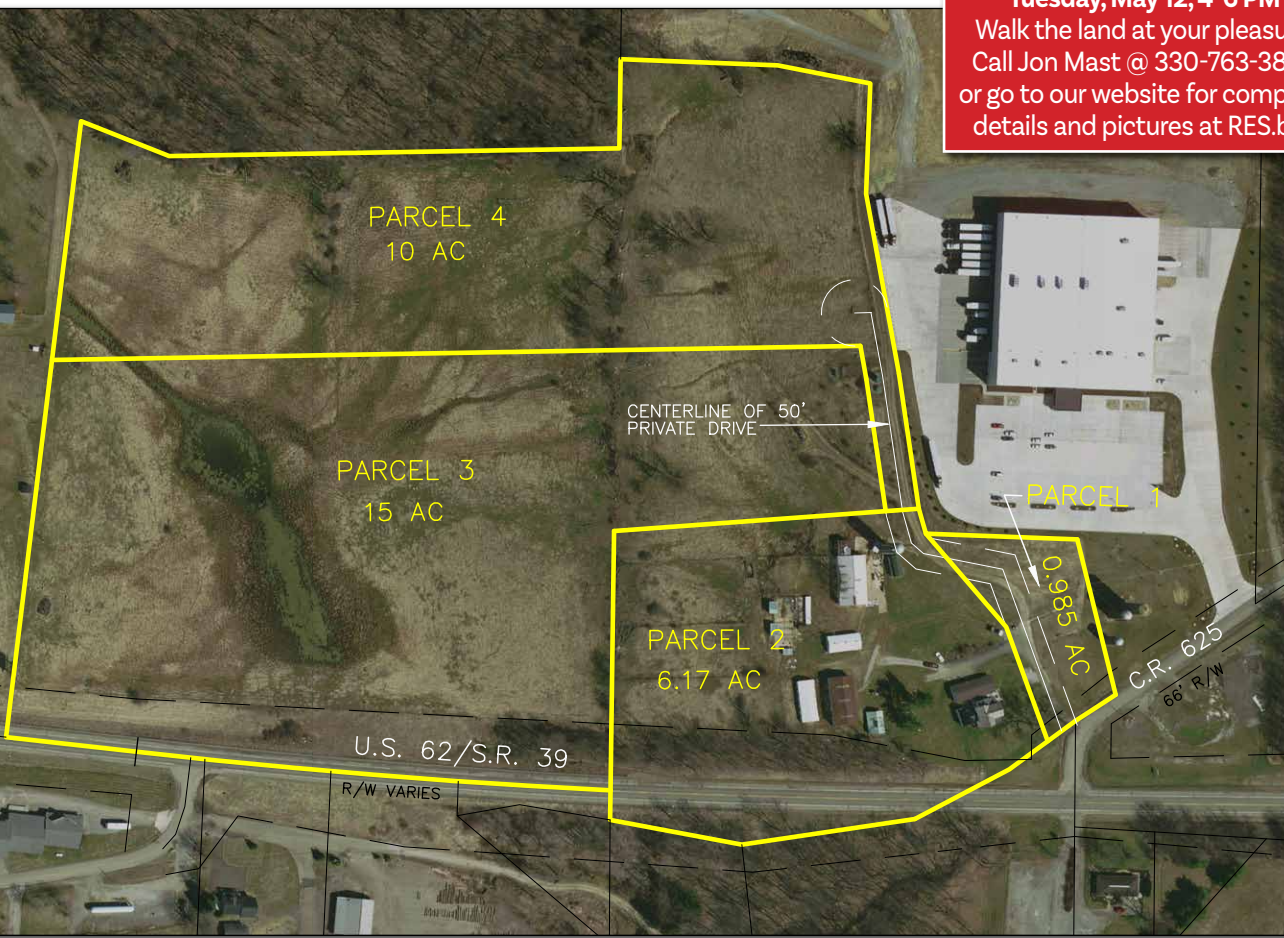
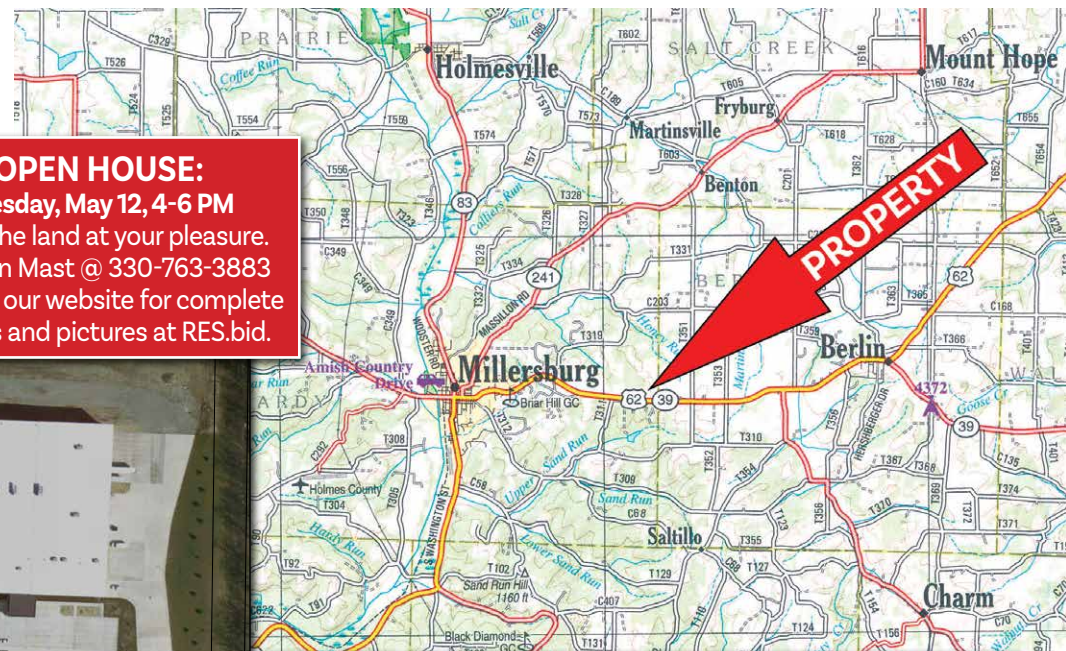
OPEN HOUSE:

Tuesday, May 12, 4-6 PM

Walk the land at your pleasure.

Call Jon Mast @ 330-763-3883

or go to our website for complete details and pictures at RES.bid.



Real Estate Terms: We require a non-refundable down payment of 10% of the purchase price at the close of the auction with the balance due in full at closing within 45 days. There is a 10% Buyer's Premium in effect for this auction. 10% of the final bid will be added to the final bid to determine the contract price. Possession given at closing.

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

TAXES/LEGAL: Parcel #06-00810-000 consisting of 32.155 acres. The taxes are currently \$2815.06 per half year and will be pro-rated to the date of closing on that basis. The property is currently under CAUV. Buyer will be responsible for any CAUV recoupments. The water for Parcel 1 and 2 is from a well on the adjacent property, if the new owners of Parcel 1 and 2 cannot come an agreement with the adjacent owner, they will need to dig their own well within 6 months of closing. The leach field for the house on Parcel 1 is in the yard on Parcel 2. An easement will be created at transfer for the leach field. This property is being divided by a private drive over the existing drive and extending north across the eastern edge of Parcels 3 and 4. The cost bringing this driveway up to county code and continued maintenance of the drive will be shared evenly by the new owners of the property.

MINERAL RIGHTS:

All mineral rights owned by the seller will transfer to the new owner subject to any current leases of record.



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