

# Absolute Miller Farm Auction

*Thursday, April 30, 2015 • 6:00 p.m.*

*Open house Monday., April 20, 2015 • 5 p.m. - 7 p.m.*

**66-Acre Farm • 9 Parcels • 2 homes • Bank barn • 40'x500' Chicken House • Pond • Prime building lots • Int. diesel tractor • Brush hog Tools • Household • Holmes County • Clark Twp. • East Holmes Schools**

**Location: 3614 TR 188 Baltic, OH 43804**

**Directions: From Charm take CR 600 south to TR 188, turn left to the farm on the right**



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**Looking for land to build on or farm in the heart of Amish Country? You just found it! This farm consists of approx. 66 acres and will be offered in 9 parcels ranging from 3 to 11.7 acres.**

Buildings include a good solid farm house with a nice kitchen, large living room, bathroom and bedroom on the main floor, 4 bedrooms upstairs and a full basement.

The home is nice, well maintained and ready to move in. The second home is smaller and would be ideal for grandparents or a young couple. Both homes are in move-in condition.

The other buildings include a 40x500 chicken house which was built in 1995, upgraded in 2013 and was in operation as of spring 2014 with Gerber's (sells with all equipment included), a large bank barn, cement stave silo and several outbuildings.

The land is mostly open, rolling farmland. The homes are both wired, and heated with natural gas boilers (Knox Energy). The chicken house is on parcel #2 and has its own water well and electric service.

These are some of the nicest parcels of land you'll have the opportunity to buy this spring. The farm is just a short drive from Charm, Farmerstown and New Bedford. The farm sells first, followed by chattels.

**Contents to sell after real estate:** Int. #574 diesel tractor, 7'x12' bumper hitch dual axle trailer, 6' 3 pt. brush



hog, 03 Tiger Pro PTO 1800 rpm 250/125 amp, 120 and 240 volt generator, Cub cadet riding lawn mower, Honda 5000 watt generator, pressure washer, lawn roller, Stihl backpack leaf blower, weedeaters, new Delta 12" table saw, 2 diesel fuel tanks on a stand, fence posts, barbed wire bolt bin, household items: GE above-stove microwave, electric refrigerators, portable dishwasher, gas stove, gas and electric dryers, front load washer, matching sofa and chair, and misc.

**Terms:** A 10% non-refundable down payment is due at the auction, with the balance due at closing (approx. 45 days). Acreage and frontage amounts are approximate and subject to final survey. Buyers will be charged \$450 per parcel for survey. Property sells subject to all articles of record and final county approvals. Announcements at the auction precede previous ads and statements.

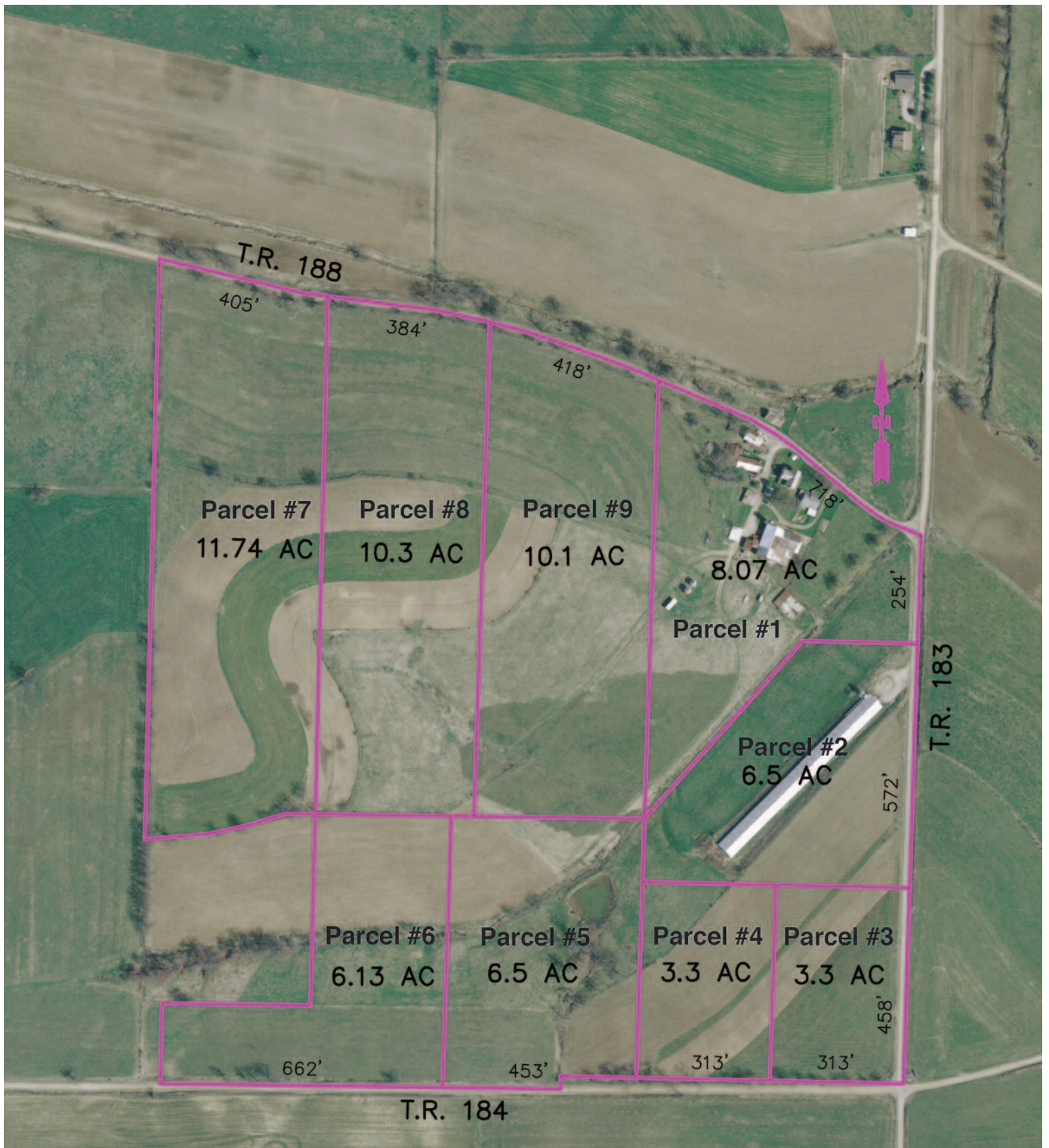
**Owners:** Vernon and Effie Miller

**Auctioneer/Realtor:** Orus Mast 330-473-9077

**Auctioneer/Realtor:** Vernon Yoder 330-466-0520



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Parcel #1 .....8.07 acres on TR 188 and 183, both houses, and all buildings (except chicken house)  
 Parcel #2 .....6.5 acres and chicken house on TR 183  
 Parcel #3.....3.3 acres at corner of TR 183 and 184  
 Parcel #4 .....3.3 acres on TR 184

Parcel #5 .....6.5 acres with pond on TR 184  
 Parcel #6 .....6.13 acres on TR 184  
 Parcel #7 .....11.74 acres on TR 188  
 Parcel #8 .....10.3 acres on TR 188  
 Parcel #9 .....10.1 acres on TR 188

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Auctions, LLC • 330-473-9077  
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Broker



[www.northwood.com](http://www.northwood.com)