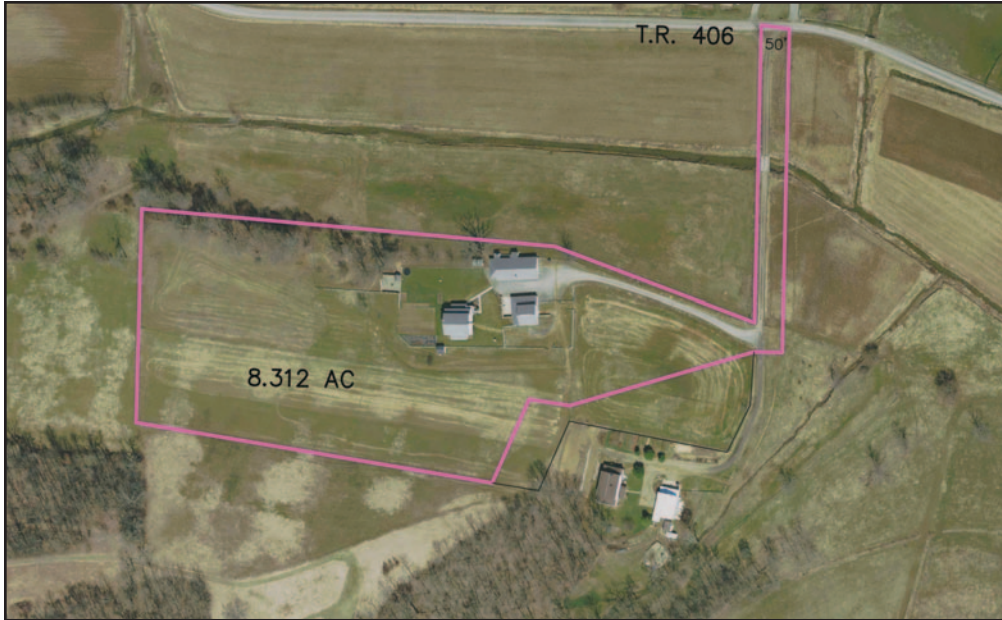


Raber Real Estate Auction

*Nice Country Home • 8.312 Acres • 30' x 70' Shop • Bank Barn
One Parcel • Fenced pasture • Great Location
Holmes County • Walnut Creek Twp. • East Holmes Schools*



**Wednesday
July 31, 2019
6:00 p.m.**

**Open House: Tues. July 23
5:00 to 7:00 p.m.**

**Location: 3396 TR 406, Millers-
burg, OH 44654**

**Directions: Located between Berlin and
Walnut Creek on TR 406**

NOTE: All boundary indications shown are approximate, and superceded by actual survey markers and/or official government records. This is not a legal document.


Orus
Mast Auctions, LLC
8080 T.R. 669
Dundee, OH 44624



BERKSHIRE HATHAWAY
HomeServices
Northwood Realty Services

Raber Real Estate Auction

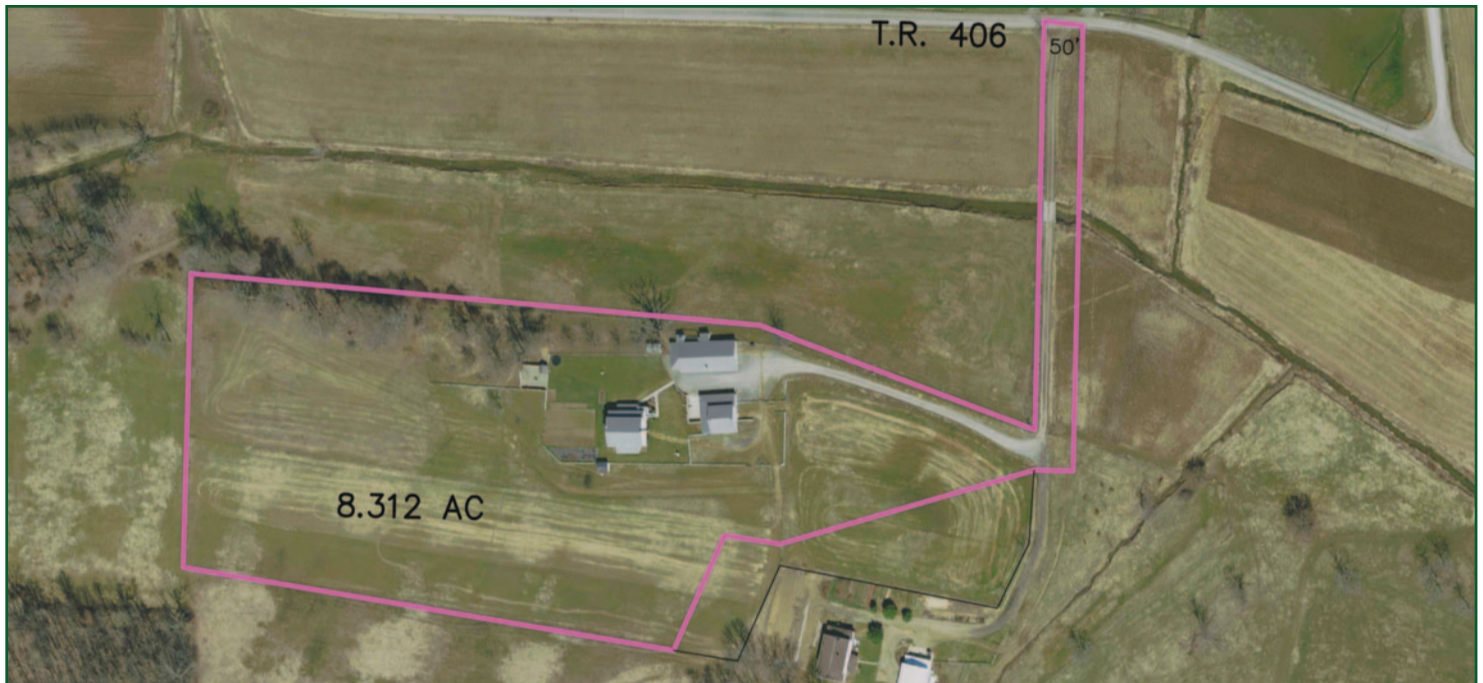
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Here it is! Home, shop and barn with a large piece of land, all in the very heart of Amish Country! All the buildings were built in 2006 and sit well off the road, back a shared driveway/right-of-way, for good privacy. You'll appreciate the large family home which features a total of eight bedrooms. The main level consists of kitchen, living room, built-in storage, bedroom and bath. Upstairs are seven additional bedrooms, while the full walk-out lower level features another bathroom, fruit cellar and storage room. The home also features six-inch exterior walls, solid wood 6-panel doors, and Northeast Gas. You'll definitely enjoy the large 30' x 70' shop that is insulated and finished with steel, has a cement floor and water hydrant. The water system has a Honda GX motor, 5 HP air compressor and air tank. Private well and septic. With 8.312 acres and fenced pasture there is plenty of room for horses and other animals. Best of all is the Walnut Creek/Berlin/ Trail location on a quiet township road within approx. two miles to Walnut Creek in one direction and three miles to Berlin in the other! This is a

rare opportunity in this area and the property does not disappoint. Don't miss this one! Make plans now to attend the open house and auction.

Terms: A 10% nonrefundable deposit is due at the auction. The balance is due at closing in approx. 45 days. The property sells as is and subject to all articles of record. Announcements at the auction precede previous statements and advertisements.

Taxes/Legal: Holmes County Parcel # 2601378002. Taxes \$2,222.87/half

Owners: David and Lydia Ann Raber

Auctioneer/Realtor: Orus Mast 330-473-9077


Orus
Mast Auctions, LLC
330-473-9077


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