

Klingerman Real Estate Auction

*Great Country Location • 2-story Barn • 2.16 Acres • Pasture
Nice Dog Kennel • Holmes County • Mechanic Twp. • West Holmes Schools*



***Thurs. June 30,
2022 • 6:00 p.m.***

**Open house:
Mon. June 20 • 5-7 p.m.**

Location:
2808 TR 128
Millersburg, OH 44654

Directions: Between Saltillo and
Becks Mills, OH take TR 128
west 1.3 miles to the property

NOTE: All boundary indications shown are approximate, and superceded by actual survey markers and/or official government records.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
330-473-9077



BERKSHIRE HATHAWAY
HomeServices
Northwood Realty Services

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Back on the market! If you missed this one last time, here's your chance! This beautiful 2-acre property sits on a hillside in Echo Valley in the Saltillo/Panther Hollow area.

There is a lot here, including solar system (plus line electricity), spring water, nice garden, fruit trees, excellent landscaping highlighted by a large stone wall, and good outbuildings.

The exterior of the home has been updated with wood siding, a metal roof and replacement windows. The remodeled mobile home has a bedroom addition built on a foundation that also includes a small cellar and laundry/mudroom area. The home is very open, and is heated with a gas wall heater plus a very nice woodburner.

The kitchen features an attractive set of custom cabinets and plenty of space to prepare meals. The centerpiece of the living area is a high-end MBS "Magnum" wood cookstove that also has a built-in oven. Nice set of cabinets for storage in the living area. The bedroom features a walk-in closet area and a full bath. Nice materials and colors throughout.

Outside, the deck has a beautiful view of the valley, and a small porch is located on the other end of the home.

Also featured is a well-constructed two-story barn with slate roof, covered storage area, three stalls on the lower level with water tap and good storage on the upper level.

The barn also has a modern kennel setup that is clean and ready to go — great way to supplement your income. The kennel has in-floor heat, room for several dogs, access to outdoors, and a small office area with wash tub and heated water. Nice setup with top-notch equipment!



Located just steps from the back porch is a cabin/shed with loft that can be used for storage or could easily be turned into a cozy guest room, etc.

The property has had good maintenance and needs nothing to make it your home. Private septic and good spring-fed water.

So many possibilities here! If you're just starting out, you could buy this property and live in the home and then eventually build a new home here. Two acres, barn, kennel, solar system, fruit trees, outbuilding — everything you need to establish a "forever" property is here!

Investors take note: this property is located in a peaceful, beautiful area that is just minutes from the most popular tourist

destinations. The home, cabin and barn could easily be transformed into a highly profitable multi-unit AirBnB.

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.

Holmes County Parcel #1300399005

Property taxes: \$540.82/half year

Owner: Paul Klingerman

Auctioneer Realtor:

Orus Mast: 330-473-9077

Auctioneer Realtor:

Allen Mast: 330-600-0754


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For more photos visit www.NorthwoodAuctions.com