

Troyer Real Estate & Chattel Auction

Tuesday June 6, 2023 | Open House Monday May 22

Chattels 5:00 p.m. | Real Estate 6:00 p.m.

Location: 2551 T.R. 177 • Baltic Ohio 43804

From New Bedford take S.R. 643 east to T.R. 177 right to the property

**5 Bedroom Home • 2 Story Bank Barn/Shop Combination
Kennel • Stocked Pond • Open & Wooded Land
11.7 Acres • 2 Parcels • Clark Township • Holmes County**



OPEN HOUSE

MONDAY MAY 22, 5:00-7:00 PM



Here is a great opportunity to purchase a property with a good set of buildings, a pond, open & wooded land, gorgeous views, and a peaceful setting!!

Some of the features include the home with a walkout basement including a nice set of kitchen cabinets, a full bath, a canned food room, and a ground cellar. There is a kitchen and a pantry with a lot of cupboard space, a living room, a bedroom, a full bath, and a spare bedroom on the first floor, plus an entrance to the front porch with one of the prettiest views around!! There are 4 bedrooms and a storage room upstairs. On the first floor of the bank barn/ shop there are 8 horse stalls, a tack room, and plenty of hay & straw storage. The second story is a finished shop with a lot of windows, 9' ceiling, 2 garage doors, and a ½ bath. A 20' x24' kennel with inside and outside runs and its own septic system are included. A beautiful stocked pond, fenced pasture, spring fed water trough, blueberries, raspberries, a few peach trees, and a small greenhouse are also included. The Honda GX390 motor, the air compressor, and a 1,000 gallon air tank all stay. The property has a private septic, a well, and a spring .

If you have a growing family that likes to fish, hunt, and enjoy the outdoors, or need more room, take time to check out the Troyer Property!!

Tractor, Storage Barn & Chattels: John Deere # 50 tractor with 3 pt. and a pulley, Gravely 36 " walk-behind mower (like new), easy-entry road cart, pedal boat and life jackets , Yamaha 2400 watt generator, backpack leaf blower, chipper/ shredder.

Furniture & Household: china hutch, cherry extension table, couch, recliner, dresser with a mirror, magazine stand, 6' & 8' Lifetime tables, 5 gal. coffee butler, Bosch mixer, pedestal & box fans, Alice & Jerry books , house plants, berry boxes , books and magazines, and more misc items .

Food stand by: **Smokin' Chippers**

Owners: Harvey A. & Edna R. Troyer

For more photos visit www.NorthwoodAuctions.com

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View From Front Porch



Parcel Information

Parcel #1: 5.54 acres with all the buildings

Parcel #2: 6.22 acres mostly wooded with a nice building site

Real Estate Terms: A 10% non-refundable down payment is due at the auction. The balance will be due at closing. The Buyers will be charged \$500 for survey costs. Announcements at the auction precede previous statements and ads.
Chattel Terms: Cash or good check.

Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754


Orus
Mast Auctions, LLC
330-473-9077

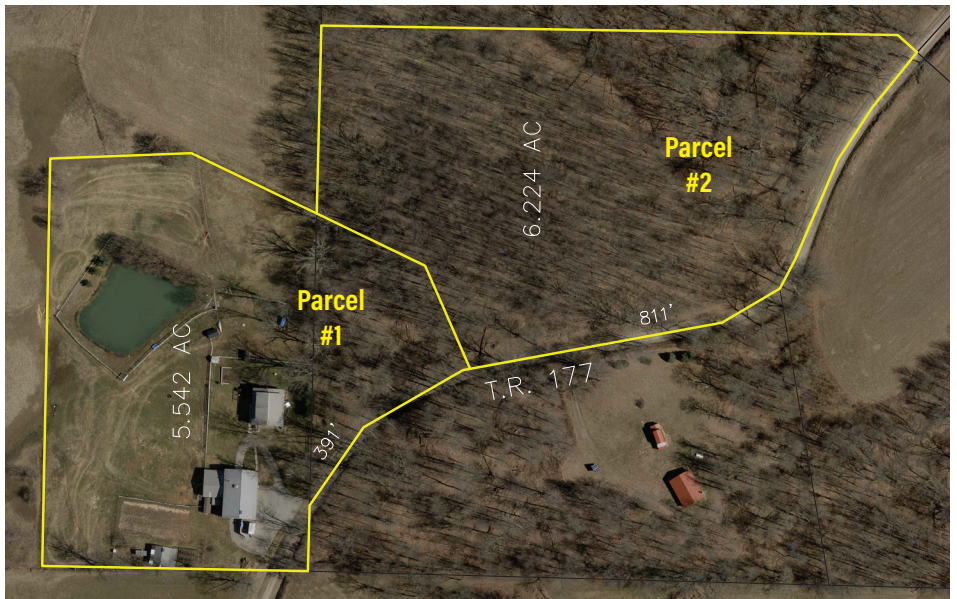

BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty



*Scan for
more
auction
info and
photos*

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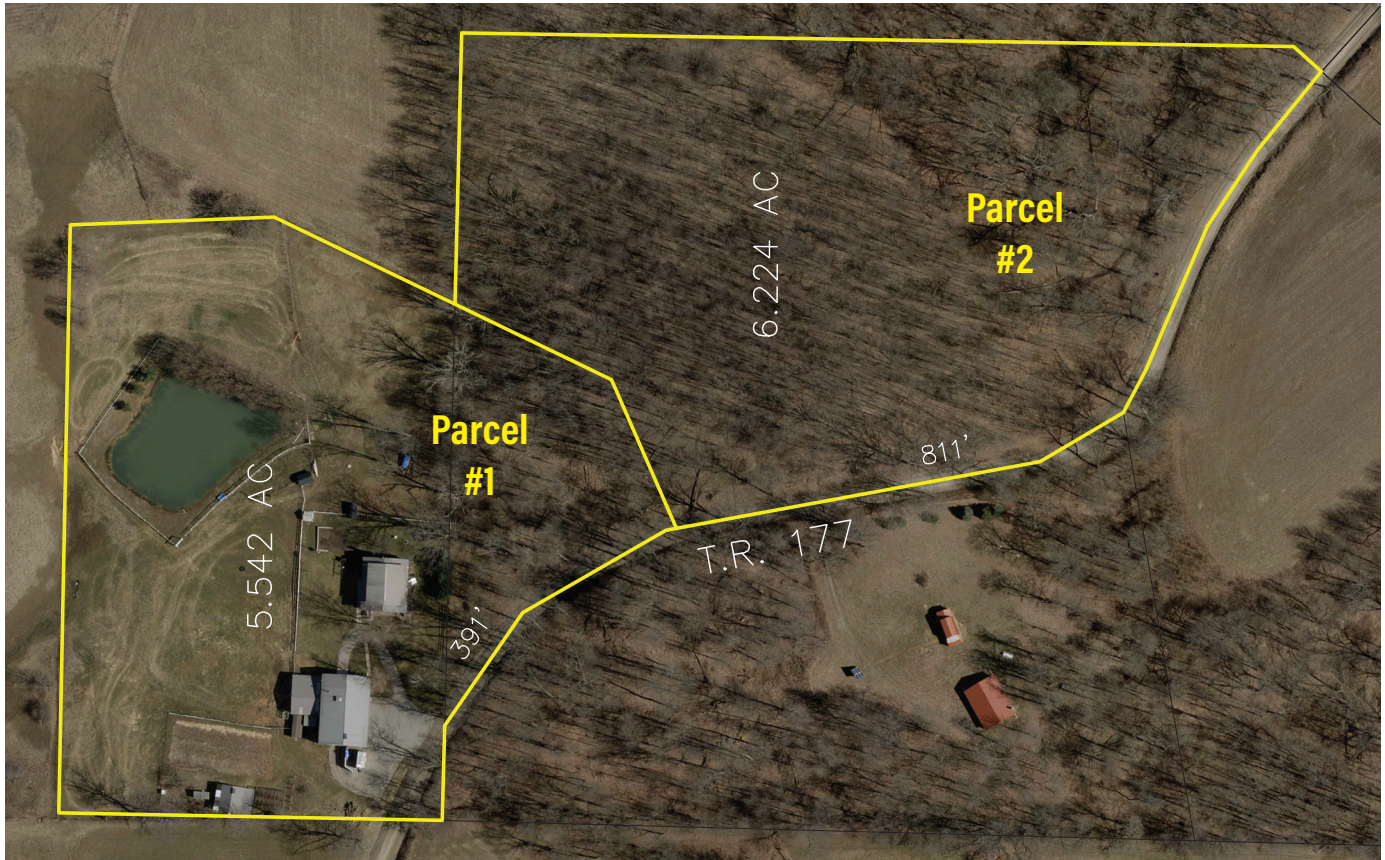
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8080 TR 669 Dundee, OH 44624

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