

Troyer Real Estate Auction

Wednesday July 26, 2023 • 6:00 pm

Open House: Tuesday, July 18, 2023 • 5:00 - 7:00 pm

Location: 10798 T.R. 262 • Millersburg, Ohio 44654

**Beautiful Property • Peaceful Setting • 5 Acres
4 Bedroom, 3 Bath Brick Home • Barn • Kennel • Good Fence
Ripley Twp • Holmes County • West Holmes Schools**



The Troyer property is very clean & well-kept and the setting is private & peaceful!

Property features include a Schlabach-built brick home with a custom kitchen with an island and a dutch pantry, a living room with a large built in book shelf and a vaulted ceiling, a Master bedroom with a master bath, 3 more bedrooms and a second bathroom. The full walk-out basement is partially finished with a kitchen, a full bath, and a nice open area. There is a beautiful patio and a private porch behind the house. The home is fully wired and is currently powered by a solar system only 2 years old. Included is a private well and septic and you can heat the home with the Max Caddy wood burner or the propane gas furnace. There is a 2nd septic near the barn. Also included is about an acre of woods.

The barn has several stalls for your animals, a concrete drive, a water hydrant, a small kennel, plus a storage area on the second floor. The pasture field has good woven wire fence & the yard is nearly level. The storage barn and the chicken coop sell with the property.

Enjoy the birds & other wildlife in the privacy of your own backyard!




Orus
Mast Auctions, LLC
330-473-9077


BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty



www.NorthwoodAuctions.com

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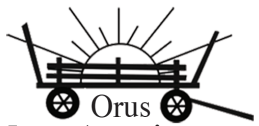
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**Auctioneers/
 Realtors**

**Orus Mast
 330-473-9077**

**Allen Mast
 330-600-0754**



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