

Absolute Miller Real Estate & Chattel Auction

Thursday, October 12, 2023 | Chattels 5:00 pm • Real Estate 6:00 pm
Open House Wednesday, September 27 • 5:00-7:00 pm

Location: 2021 Pleasant Valley Road • Sugarcreek, OH 44681

**6 Bedroom Home • Bank Barn • 2-Story Bank Shop • 7 Acres • One Parcel
Open & Wooded Land • Auburn Township • Coshocton County**



Here is a great country property with a set of well built and nicely maintained buildings built in 1991.

Features of the house include a nice kitchen/dining room, a pantry, a living room, a bathroom and 2 bedrooms on the main floor plus nice front and back porches. There are 4 bedrooms and a porch upstairs. The full walk-out basement has a kitchen, a bathroom, and a large canned food room.

The 32' x 42' bank barn includes several boxstalls, a cement driveway, spring water, and a nice storage area in the lean to, plus room for hay and straw and a 14' x 32' shop area on the upper level.

A very nice 28' x 60' 2 story bank shop was built in 2012 on a poured wall foundation and includes a bathroom a Hot Blast wood stove, and has many options.

The property also includes a small orchard, large shade trees, landscaping, a fenced pasture, good hunting, spring and well water, a Honda motor, an air compressor an air tank, and a private septic.

This is a nice country property with buildings that are move-in ready!!

Shop & Barn related items: One horse wagon, open buggy, older top buggy, heavy duty cart, Troy-bilt tiller with a Honda motor, water pump, drill press, power washer, ladders including a wooden ext. ladder, saddles, saddle tree, collars, buggy harness, buggy robes, horse blankets, Wobble Light Jr, and more misc. tools.

Household: Dometic refrigerator, Magic Chef stove, Bass Pro fryer, oak table with 11 leaves and 6 chairs, china hutch, book case, beds, dressers, chest of drawers, Coleman camp stove, Maytag washer (no wringer), lots of hunting magazines, books, and household misc.

Guns - Hunting -Fishing: (2) 12 ga. Browning 2000 shotguns, Ruger 77 7mm mag. with a 3x9 Bushnell scope, Ruger 357 pistol, (2) 50 cal. Muzzleloaders, Remington Nylon 6622, Fishing rods and tackle boxes.

Sports Cards: Several hundred sports cards including baseball, football, LeBron James rookie cards, and more.

Food Stand by Smokin' Chippers

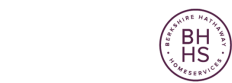
Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754



Mast Auctions, LLC
330-473-9077



BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty



For more photos visit www.NorthwoodAuctions.com

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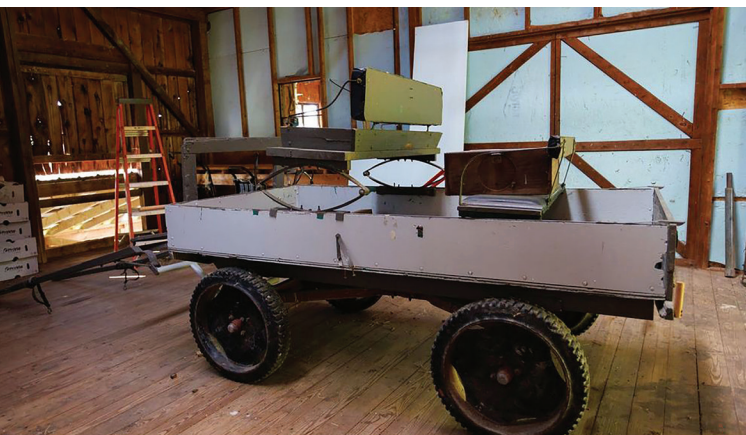
Parcel Information:

Parcels: 01-000806.001 & 01-0015158001
Real Estate Taxes: \$2,137.69 per half year



Real Estate Terms:

A 10 % Nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 45 days . Possession will be given to the buyer by January 12, 2024. Acreage & frontage amounts are approximate and subject to the final survey. Announcements at the auction precede previous statements and ads.



Orus
Mast Auctions, LLC
330-473-9077



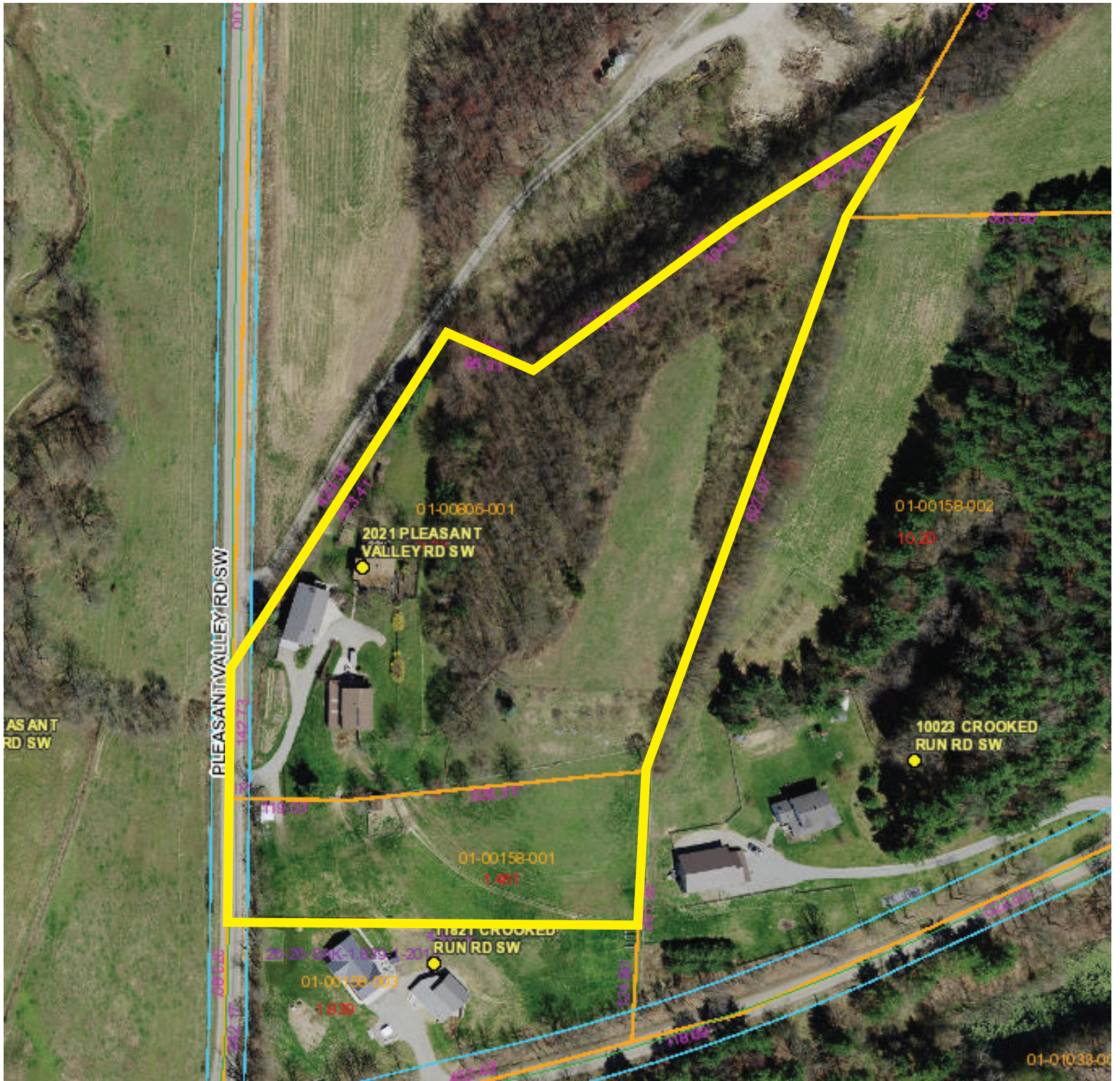
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2021 Pleasant Valley Road • Sugarcreek, OH 44681

Auburn Township, Coshocton County

Owners: Ervin N. & Betty Miller

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Auburn Twp. - Coshocton County

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Stouffer Realty

8080 TR 669 Dundee, OH 44624

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