

# Wengerd Real Estate Auction

Thursday, December 7, 2023 · 5:00 pm

Open House: Monday, November 27 · 3:30 - 5:30 pm

Location: 47580 Township Road 216 Millersburg, Ohio 44654

From New Bedford take C.R. 12 west to County Road 126, turn right to T.R. 216, left to the property

**15 Acres · 2 Parcels · Open & Wooded Land · Creek  
Beautiful Home, Less Than 2 Years Old · 24' x 36' Barn  
Dog Kennel · Fenced Pasture · Excellent Hunting  
Millcreek Township · Coshocton County**



## ***Features of this nice country property include:***

**The home built in 2022** includes a kitchen with an island, a Dutch pantry, an open area to the living room, a sewing room, a full bath, and an entry/laundry room, all on the main floor. There are 5 bedrooms and a bathroom upstairs. 2 rooms are finished, the rooms are all drywalled, primed, and ready for the top coat. (Flooring and paint are included for the unfinished rooms.)

There is a large open 13 course basement included with a bathroom, an 8'x 10' garage door, and more.

**The barn** measures 24'x 36' and features 2 box stalls, spring water, and some storage area.

**The kennel** is a permanent building, was built in 2020 and is very well kept, has cement in-floor heat, a solar system, and outside runs.

**Approximately half of the land** is wooded, some of the pasture field has good woven wire fence.

The property is located on a quiet Township Road next to the creek and the woods. Some very nice bucks have been shot on this land!

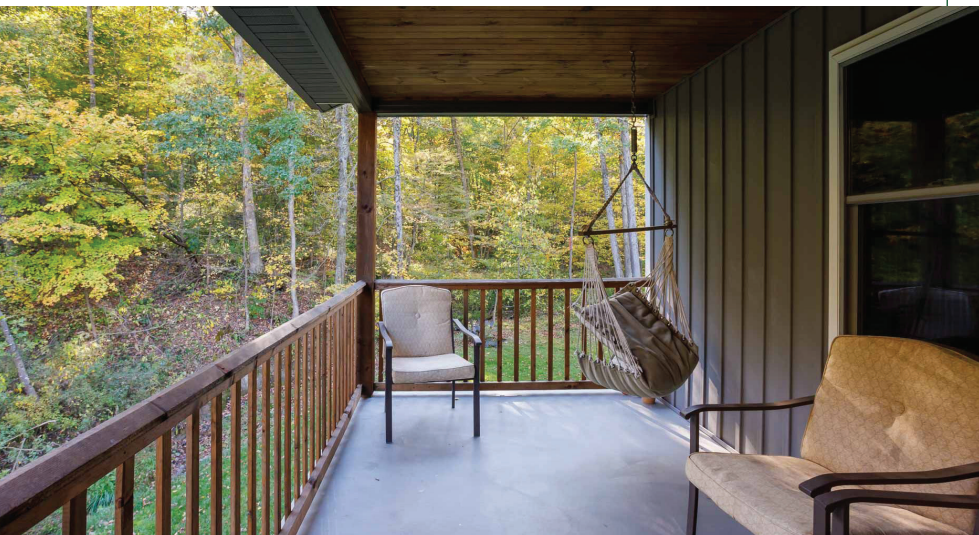
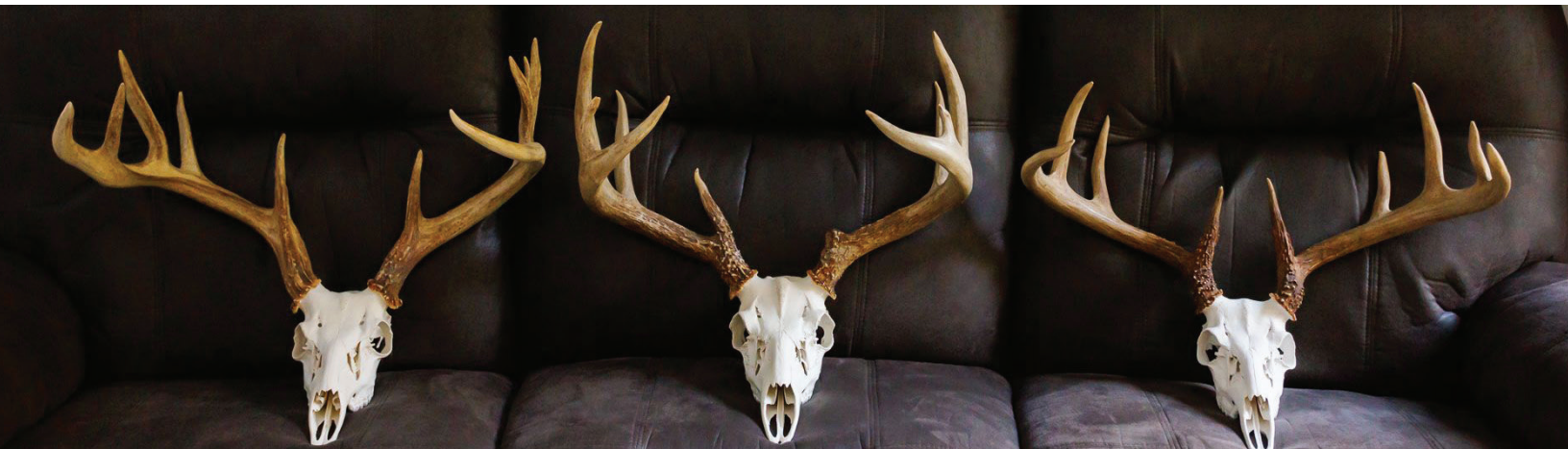
There is an upgraded private septic, spring water, free gas to the house and Knox Energy gas in the kennel.

**The House is like new & very pretty, the setting is hard to beat & includes 15 acres!!**

**For more photos visit [www.NorthwoodAuctions.com](http://www.NorthwoodAuctions.com)**



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## Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754



Orus  
Mast Auctions, LLC  
330-473-9077



BERKSHIRE HATHAWAY  
HomeServices  
Stouffer Realty

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## Terms

A 10% Nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 60 days. Buyers will be charged \$600 per parcel for survey costs. Possession will be given to the buyer at closing. Acreage & frontage amounts are approximate and subject to the final survey. Announcements at the auction precede previous statements and ads.

## Parcel Information:

**Parcel 1:** 7.4 acres w/ the buildings

**Parcel 2:** 7.6 acres open & wooded land

**Parcel #230000011403**

Real Estate Taxes: \$1,782.26/Half Year

## Real Estate sells 5:00 p.m.



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8080 TR 669 Dundee, OH 44624

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**Orus Mast**  
**330-473-9077**

**Allen Mast**  
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**Owners:** John A. &  
Susan R. Wengerd

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