

Yoder & Burkholder Real Estate Auction

Wednesday, May 1, 2024 - 6:00 pm

Open House: Monday, April 22 5:00 - 7:00 pm

Location: 2308 County Road 58, Millersburg, Ohio 44654

Directions: From Becks Mills take C. R. 19 west 2.4 miles to C. R. 58, turn right .4 mile to the property.

**2 Homes - 2 Story Bank Barn - 9 Acres - 2 Parcels - 30' x 40' Shop
Fenced Pasture - Mechanic Township - Holmes County**



Country Property with 2 Homes in a Quiet Peaceful Area!

Parcel # 1 includes 8.6 acres of land & a comfortable home with a kitchen, a living room w/hardwood floors, a bedroom, a walk-in closet on the main floor, 6 bedrooms and a bathroom upstairs, plus a full walk-out basement with a set of kitchen cabinets and a canned food room.

The 30' x 40' Shop is insulated and comes with 2 garage doors, water, hot water heat, and a workbench.

The Bank Barn measures 30'x 40' and features 4 box stalls and a nice lean-to for your animals, a tack room, plus a lot of storage area on the second level.

The Land consists of a couple acres of woods, the balance is a fenced pasture field.

The Home is heated with a Navien on-demand hot water heater. Also included is a solar system with 2-year-old Ark Lithium batteries, a diesel motor, air compressor, an air tank, and a hyd. pump.

The windows have been replaced. The steel roof was new in 2019.

Parcel # 2 includes a home built in 2010 in excellent condition.

Features include a kitchen, a living room with a built-in sewing counter, 2 bedrooms, & a bathroom on the main floor plus a full walkout basement with a nice summer kitchen on .48 acre.

*The home is nice and bright, has large windows,
and a beautiful view from the front porch!*

Real Estate Taxes

Parcel 1: \$2023.97 per half yr **Parcel 2:** \$1016.83 per half yr

Auctioneers/Realtors

Orus Mast 330-473-9077 • Allen Mast 330-600-0754

Owners:

Parcel 1: Monroe L. & Ruby H. Yoder

Parcel 2: Henry U. & Katie H. Burkholder



www.NorthwoodAuctions.com

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 **Orus Mast Auctions, LLC**
330-473-9077

 **BERKSHIRE HATHAWAY HomeServices**
Stouffer Realty

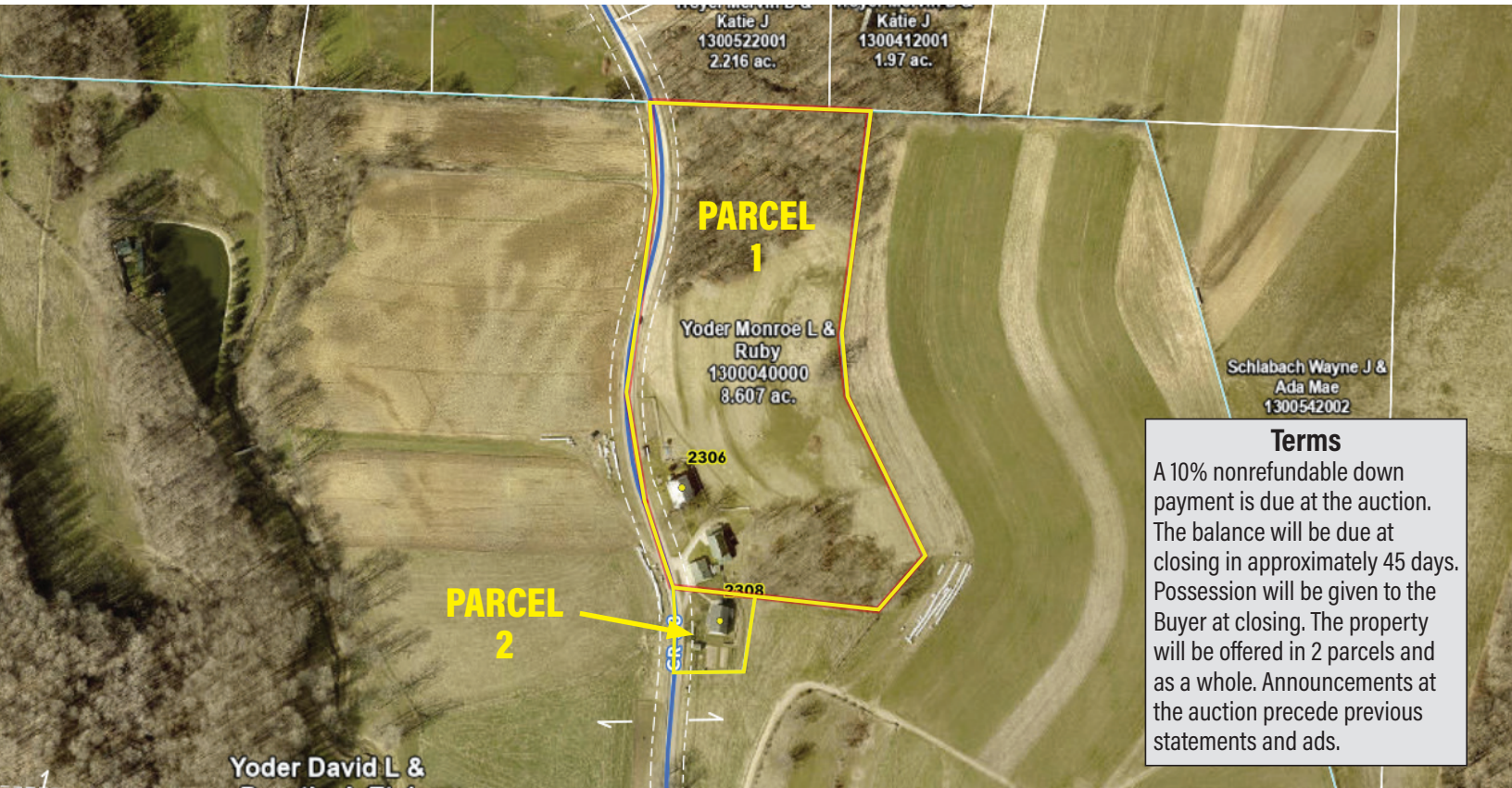
8080 TR 669 Dundee, OH 44624

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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 at closing. The property will be offered in 2 parcels and as a whole. Announcements at the auction precede previous statements and ads.

Yoder & Burkholder