

Miller Real Estate Auction

Tuesday, September 3, 2024 - 6:00 pm

Open House: Tuesday August 27 - 5:00 - 7:00 pm

Location: The land is beside 7605 Hoy Road Fredericksburg, Ohio 44627

Directions: From Fredericksburg take Fredericksburg Road north to Graber Road, west to Hoy Road, north to the land.

**20.59 Acres - 3 Parcels - Heated Cabin
Stocked Pond - Nice Wooded Building Sites
Good Hunting - Komatsu 20 A Dozer - Chattels
Franklin Township - Wayne County - Triway LSD**

REAL ESTATE SELLS FIRST

Here is a great opportunity to own some nice wooded land with a heated cabin, a stocked pond, and a pavillion with a concrete floor in a quiet peaceful setting.

The land is rolling and pretty much all wooded and will be offered in 3 parcels.

The 14' x 28' cabin is very well insulated, has a 10' screened porch, a natural gas cook stove, and water from the well.

There is a 20' x 40' open sided pavillion with a cement floor . The pavillion and the cabin are surrounded by a fence. The pond is stocked. The 10' x 18' outbuilding has a small shop area, room for a horse, and a storage area. A Honda motor, an air compressor and a 1,000 gallon air tank connected to the water well sell with the property!

An elevated hunting blind and a deer feeder sell with the property too!

This property has many Opportunities! Build- Hunt- Fish - Relax- Enjoy Nature!

Dozer & Chattels to sell after the property

Komatsu 20 A dozer with a 6 way blade and forks, Whiskey barrel table and 5 chairs, log style dresser and night stand, queen bed, porch glider, 2 Lifetime picnic tables, several swings, 2 hay racks, 2 grain tubs.

Parcel #30-01121.018

CAUV Real Estate Taxes:

\$303.32 per half year

Parcel #1: 5.49 acres with the cabin & pond

Parcel #2: 5.1 wooded acres

Parcel #3: 10 acres all wooded

Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754



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



**BERKSHIRE HATHAWAY
HomeServices
Stouffer Realty**



For more photos visit www.NorthwoodAuctions.com

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AUCTION TIME:

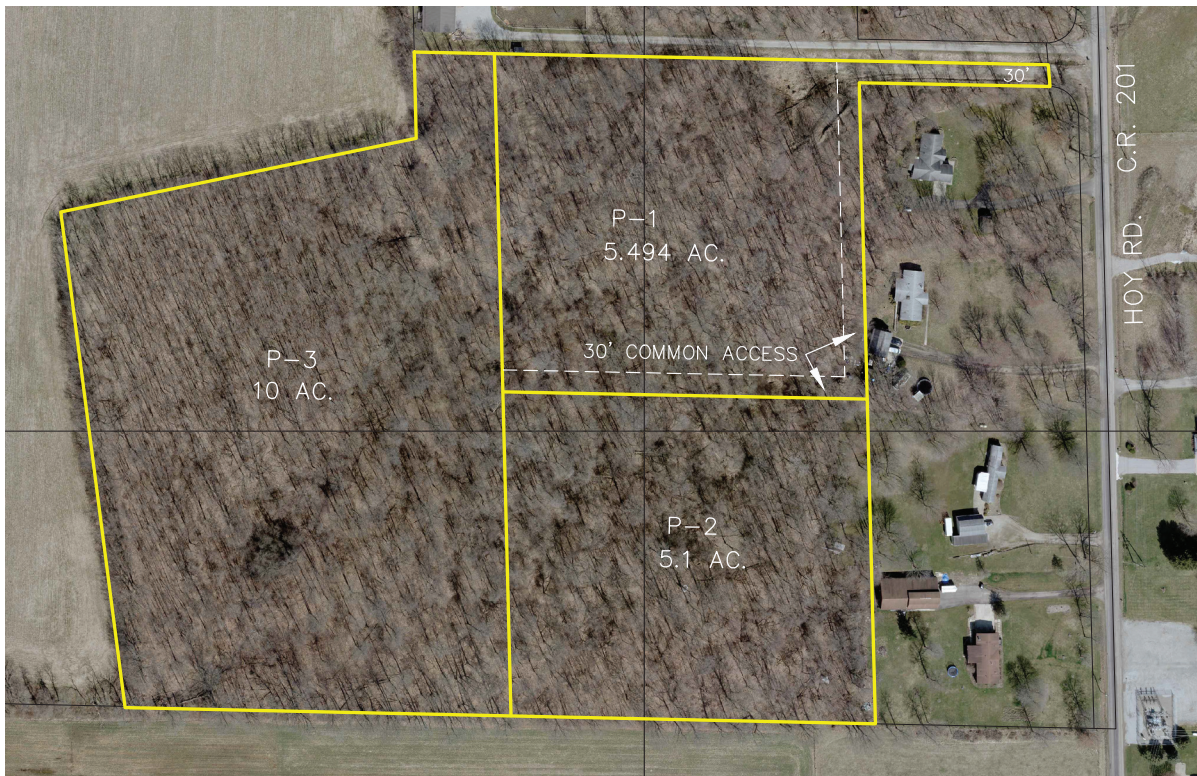
- 6:00 pm -



8080 TR 669 Dundee, OH 44624

Open House

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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. The buyers will be charged \$700 per parcel for survey costs. Announcements at the auction precede previous statements and ads.

Owners:

Dan A. & Fannie Miller

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