

# Bowman Real Estate Auction

Wednesday, March 19, 2025 - 6:00 pm

Open House: Monday, March 10 - 5:00 - 7:00 pm

**Location:** 2465 Township Road 414 Dundee, Ohio 44624

The property is located at the northwest edge of Trail, Ohio

**Nice Country Property - 5 Bedroom Home - 2 Story Barn  
4.63 Acres - Fenced Pasture - East Holmes Schools  
Walnut Creek Township - Holmes County**



## **A Nice Country Property in a Good Area!!**

**The buildings were built in 1989.** The home features a full walkout basement including a nice set of kitchen cabinets, a wood burner, a bathroom, a laundry room, a canned food room, and more. On the main floor there is a nice sized kitchen, a living room with a wood burner, a bedroom, a sewing room with built in cabinets, a bonus room, and a full bathroom. There are 4 additional bedrooms upstairs.

**The 2 Story Barn** is built on a concrete foundation and includes several boxstalls, room for your pets, a cement floor, and water hydrant on the bottom floor. The 2nd floor is partially insulated and provides a lot of storage area and room for your work shop.

**The Chicken Coop/ Animal Shelter/Storage Building** is in nice condition.

A few other nice features include .. The fenced pasture, enough woods to hunt (4 deer harvested this last season.), Winesburg public water, options to heat the home with wood or gas, and more.

**The View From The Front Porch is Hard to Beat!!**



Front Porch View

## **Auctioneers/ Realtors**

**Allen Mast 330-600-0754**

**Orus Mast 330-473-9077**



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



**BERKSHIRE HATHAWAY**  
HomeServices  
Stouffer Realty



**www.NorthwoodAuctions.com**

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8080 TR 669 Dundee, OH 44624

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**Terms**

There is no buyer's premium. A 10% nonrefundable down payment is due at the auction. The balance will be due at closing in approximately 45 days. Announcements at the auction precede previous statements and ads.

**Owners:**  
Joseph M. & Esther O. Bowman

**Parcel #26-0141-000**  
**R.E. Taxes:**  
\$1760.39/Half Yr.