

Miller Real Estate & Chattel Auction

Wednesday July 9, 2025

Small Items sell at 4:00 pm | Real Estate sells at 6:00 pm,
followed by Mules, Sheep, Skid Loader, Farm Machinery

Open House Monday June 30 • 5:00-7:00 pm

Location: 1740 TR 164 • Sugarcreek Ohio 44681

Directions: Between Sugarcreek and Walnut Creek, Ohio take T.R. 420 south 500' to T.R. 140 left 300' to T.R. 141 right to T.R. 164 turn right to the farm.

**Beautiful Mini Farm • 6 Bedroom Home • 2-Story Bank Barn
40' x 72' Pole Building • Hoop Building • 11.6 Acres • 2 Parcels
Clark Township • Holmes County • East Holmes Schools**

**100 Sheep • Mules • Cat Skid Loader
Farm Machinery • Guns • Tools & Household**



An Exciting Opportunity with a nearly New House!

The well built Home was new in 2015 and includes many nice features: a custom kitchen with an island, the pantry, a living room, a bedroom, a bathroom, an office, an entry mud room, on the main floor. (most of the rooms have nice built in cabinets.) There are 5 bedrooms and a full bath upstairs, plus a big, bright walk out basement with infloor heat, a bathroom, a storage room, a canned food room, all in a beautiful well-built home only 10 years old!!

The 40' x 72' Pole Building is in good shape and has a concrete floor with several drains, sliding doors on each end, and several windows.

The 2 Story Farm Barn has horse stalls, a large loafing shed that provides a lot of room for animals or storage and was built on a sandstone foundation with a lot of long wooden beams.

The Hoop Building measures 36' 4" x 60', is 3 years old, and will be sold right after the property.

There are Several Additional Outbuildings on the farm.

A few other nice Features include: The fenced pasture, the solar system with MillerTech Lithium batteries, solid interior doors, natural gas infloor heat in the basement, the Max Caddy woodburner, a spinning washline, the grapes, the raised beds, nice sandstone landscaping, a spring fed creek, and many more things not listed!

www.NorthwoodAuctions.com

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Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754

Joe Miller



Orus
Mast Auctions, LLC
330-473-9077



BERKSHIRE HATHAWAY
Home Services
Stouffer Realty



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Sheep. The sheep flock includes approximately 100 head of ewes ranging from 6 months of age to 5 years. Breeds included are Dorsets, Dorset /Ill-De-France, and Dorset/Katadin crosses. Several rams will be sold too.

Team of Mules. A nice team of smooth mouth mules 15.2 hands tall and broke to work. These mules were used on the farm and on wagon trains.

Skid Loader and Farm Machinery. Cat #226 skid loader with 3500 hrs in good condition, 2 New Holland #455 7' haymowers with motors, Case Int. #8430 round baler with a 35hp. Vanguard motor, McD. #37 square baler with 20 hp. Honda motor, John Deere hay rake, Grimm hay tedder, Pioneer fore cart, New Idea #17 manure spreader, Boontown field sprayer, fore cart, Pioneer riding plow, 6' double disk, 12' tooth harrow, hay elevator, flatbed wagon, cultipacker.

Hoop Building & Farm Related Items. 36' 4" x 60' CVS Hoop Building will be sold separately, 2 way sorting gates, sheep supplies, round & square bale sheep feeders, farm gates, fence including E-net, T- posts, step in posts, electric fence, 2 Speed Rite fencers, hand corn sheller, 2,3, & 4 horse eveners, top buggy, 100 gallon fuel tank, platform scales, draft harnesses, collars, drill press, table saw, bolt bin, Troy Bilt 33" walk behind mower, Honda 21" lawn mower, garden tiller and more misc.

Guns & Watches. Winchester model 1300 20 ga. combo, Weatherby 300 mag with a scope, Weatherby 12 ga., Mossbrg 12 ga., Marlin 25N bolt action 22LR, HR 410, HR 45 caliber & a CVA 45 caliber muzzel loaders, 6 pocket watches including a Hamilton 17 jewel watch.

Household & Furniture. Gun cabinet, china hutch, dresser, night stand, bed frame, canning jars, wine bottles, set Encyclopedia World Books, set of Uncle Arthur Bible story books, and more books & misc.

Parcel Information

Parcel # 02-00170-000

Parcel #1: 5.1 acres with the homestead.

Parcel #2: 6.5 acres with beautiful building site.

Real Estate Terms: There is no buyer's premium. A 10% non-refundable down payment is due at the auction. The balance will be due at closing in approximately 45 days. The Buyers will be charged \$750 per parcel for survey costs. Announcements at the auction precede previous statements and ads.

Chattel Terms: Cash, good check, or credit card.

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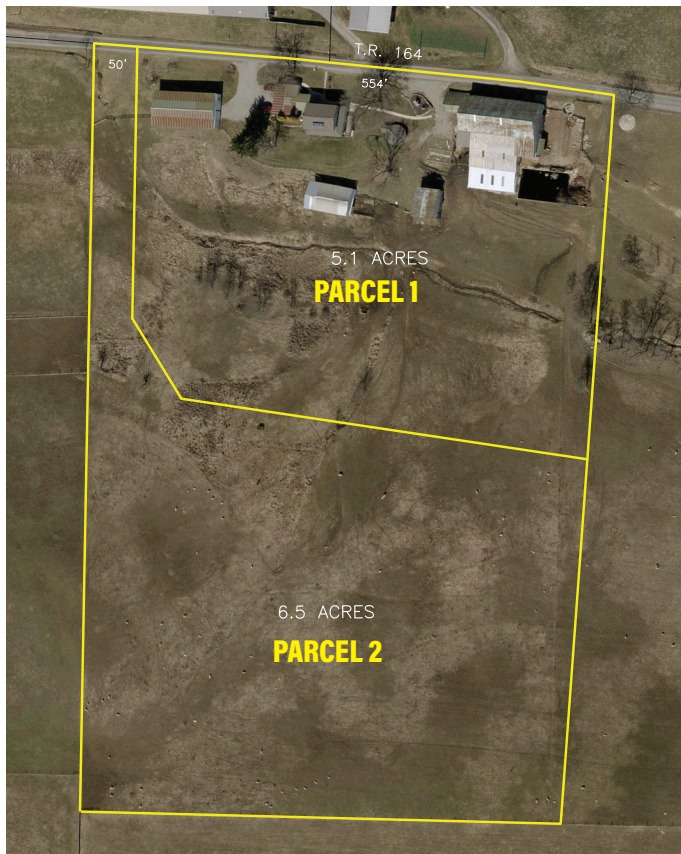
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8080 TR 669 Dundee, OH 44624

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**A nice Country Home in a
good Location!!**

Owners: Vernon R. & Edna Mae Miller

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