

Kuhns Real Estate & Chattel Auction

Tuesday, August 12, 2025

Chattels start at 4:00 pm | Real Estate sells at 6:00 pm

Open House Monday July 28 • 5:00-7:00 pm

Location: 5502 Township Road 605 Millersburg, Ohio 44654

Directions: From Mt. Hope take S. R. 241 west 1 mile to T. R. 605 continue west .2 mile to the property.

5 Bedroom Home • 2-Story Barn • 3 Acres • 40' x 64' Shop • 2 Bedroom Mobile Home
Saltcreek Township • Holmes County • East Holmes Schools
Backhoe • Dorset Sheep • Open Buggy • Contents

A NICE OPPORTUNITY JUST WEST OF MT. HOPE!



Features of The Kuhns Property include The House which was built in 1986 and is very well kept. It includes a full walkout basement with a summer kitchen, a bathroom, a canned food room. There is a kitchen with a pantry, a living room, a 2nd bedroom/sewing room, a nice bright sitting room, and a bathroom on the main floor plus 4 bedrooms upstairs. You can heat the home with the gas boiler or the wood burner.

Included with the 2 Story Barn is a 20'x 28' storage area, 9 boxstalls, a wash bay, an 8' x 8' insulated/heated room, and a lot of storage on the second floor.

The 40' x 64' (Partial 3 Story) Shop features a cement block foundation, a large work area, a loading dock, a bathroom, a set of kitchen cabinets, 3 garage doors, and the battery pack on the main floor. There is a nice sized office/ man cave area upstairs. There is garage door and good storage area in the basement. The shop was built in 1997 and the addition in 2005.

The 14' x 70' Mobile Home is Very Clean and in Good Condition. Features include 2 bedrooms, 2 bathrooms, a laundry room, a nice kitchen, and a living room. Ideal for a single person or a couple and could provide extra income.

A Few More Nice Features included are a 24'x 24' pole building with a cement floor, a 12' x 16' storage barn with a chicken coop on the end, a solar system for the shop, good horse fence around the pasture, the Honda motor, the air compressor, 2 air tanks to pump water, the berry patches, the grapes, and more.

www.NorthwoodAuctions.com

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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. Announcements at the auction precede previous statements and ads.

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

Parcel Information

Parcel # 3400181000

R.E. Taxes: \$1846.82/half yr

Lunch Stand by Byler's BBQ


Orus
Mast Auctions, LLC
330-473-9077


BERKSHIRE HATHAWAY
Home Services
Stouffer Realty

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18 Dorset Sheep & Supplies: 7 adult ewes, 1 adult ram, 5 ewe lambs and 5 ram lambs born this spring.

Some ewes are bred. Electra net, Premier Energizer fencer, feeders, gates, wire panels, and supplies.

Backhoe- Open Buggy- Farm & Shop Misc.: 2005 TeramiteT5C backhoe with 2 buckets, pallet forks, and 2837 hours, 2 seated open buggy in excellent condition, skeleton elevator, new & used bio buggy harnesses, collars, Billy Goat 36" brush mower, Barn fan with an air motor, platform scales, 2000 & 3500 watt Honda generators, air nailers & staplers, misc. leather, leatherworking tools, 2 e-bikes, phone shanty, new dock plate, cider press, dog kennel, and more items not listed.

Household & Collectibles: 30" white Magic Chef cook stove, Bosch air mixer, sewing machine cabinet, oak hutch, gas refrigerator, 6 gun cabinet, wooden wardrobe, ext. table, books, and more misc.

Lunch Stand by Byler's BBQ



Auctioneers/ Realtors

Orus Mast 330-473-9077

Allen Mast 330-600-0754

Arlie Yoder 330-275-2242


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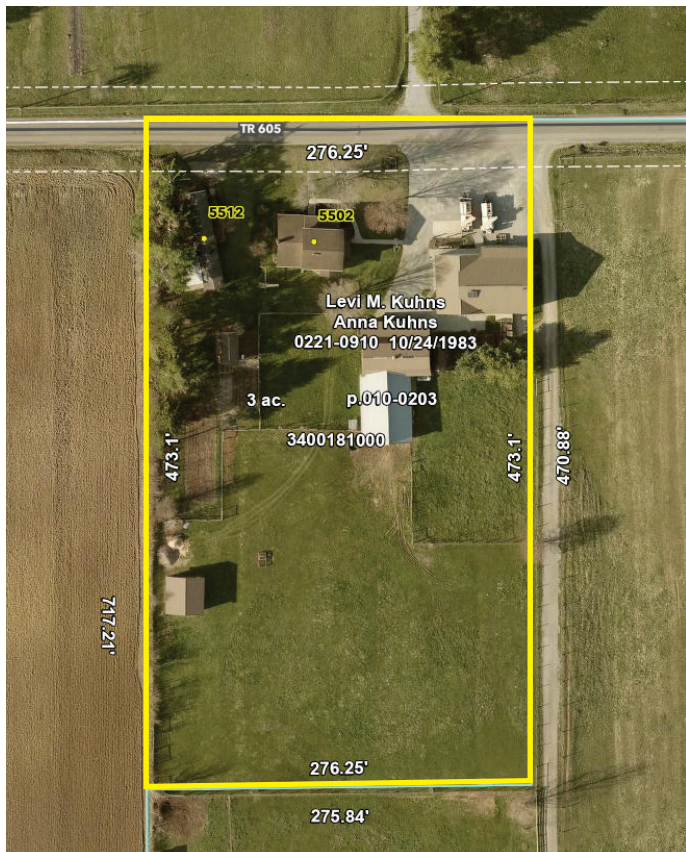
Arlie Yoder 330-275-2242



8080 TR 669 Dundee, OH 44624

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Owners: Levi M. & Anna L. Kuhns

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