

# Yoder Real Estate Auction

Tuesday, July 14, 2026, - 6:00 pm.

Open House Monday, July 6 from 5:00 to 7:00 pm

**Location:** 6583 State Route 241 Millersburg, Ohio 44654.  
The property is located 1.7 miles west of Benton, Ohio.

**3 Bedroom Home- 30'x 48' Shop- 2 Story Bank Barn- 2 Acres –  
Fenced Pasture – Hardy Township – Holmes County – West Holmes Schools.**



## **An Ideal Starter Property with a House, a Nice Shop, and a Barn.**

**The Ranch Home** features an updated kitchen with a nice set of cabinets, a pantry, newer floor coverings, and a dutch pantry, a living room, 3 bedrooms, a full bathroom and a nice entry/ mudroom with a woodburner and old style barn siding, (formerly the garage). The home has a basement and most of the windows have been replaced.

**The 30'x 48' Shop** was built in 2010, is insulated and finished and includes a small apartment featuring a kitchen/living room, and a bathroom with infloor heat, plus a lot of shop or garage area with a wood burner, overhead doors, and floor drains. .

**The 2 Story Bank Barn** includes several box-stalls, a small dog kennel area with natural gas and some storage space. There is an overhead garage door and good storage space on the second floor.

**Some other Nice Features** to the property include a fenced pasture, a small solar system, landscaping, a retaining wall, a camp fire area behind the house, a nice sized garden, grapes and berries, a Kawasaki natural gas motor, an air compressor and a 500 gallon air tank to pump your water. The property has a private well and an upgraded septic in 2025.

**Contents will sell right after the property.** Dometic gas refrigerator, Magic Chef 30" gas stove, misc. hunting supplies, tools, and house hold items.

[www.NorthwoodAuctions.com](http://www.NorthwoodAuctions.com)

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**Beautiful Country Property**  
**2 Acres - Nice Location**  
**Hardy Township - Holmes County**

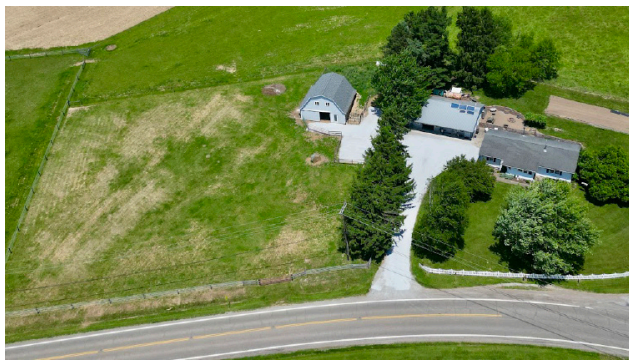
**- Auctioneer / Realtor -**  
**Orus Mast 330-473-9077**  
**330-600-1045**

**Open House**  
**Monday July 6, 2026 5-7:00 p.m.**



**Orus Mast Auctions, LLC**

**BERKSHIRE HATHAWAY HomeServices Stouffer Realty**



**Terms.** 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.

**Real Estate Taxes : \$1,484.34 per half year.**

**Owners:** Gaylord J. & Mary R Yoder

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