

TWO STORY HOME ON 3.098 ACRES - WALNUT CREEK AREA

2737 COUNTY ROAD 70
SUGARCREEK, OHIO 44681



Absolute Holmes Co. Real Estate & Chattel Auction

TUESDAY, APRIL 18, 2017

5:00 PM CHATTELS — 6:00 PM REAL ESTATE



Kaufman

Realty & Auctions

(888) 852-4111

(330) 852-4111

www.KaufmanRealty.com

PO Box 422, Sugarcreek, Ohio 44681

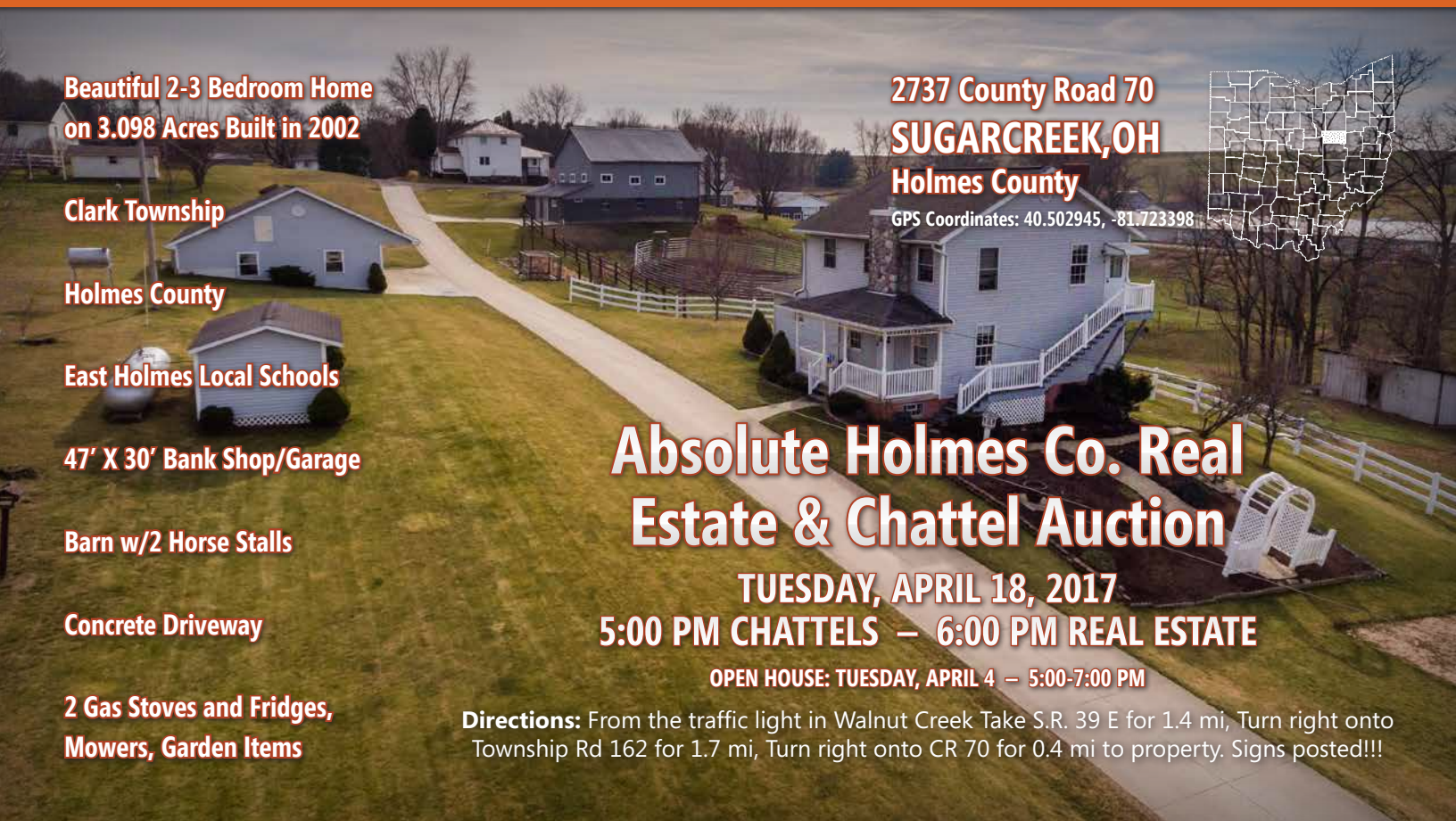


MarkNet ALLIANCE



TERMS: 10% nonrefundable down-payment the day of auction and the balance due at closing with no financing or other contingencies. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate, but not guaranteed. Buyers must independently investigate and confirm any information or assumptions on which any bid is based. Announcements the day of the auction, take precedence over all previous advertising and statements.

TWO STORY HOME ON 3.098 ACRES - WALNUT CREEK



Beautiful 2-3 Bedroom Home on 3.098 Acres Built in 2002

Clark Township

Holmes County

East Holmes Local Schools

47' X 30' Bank Shop/Garage

Barn w/2 Horse Stalls

Concrete Driveway

2 Gas Stoves and Fridges, Mowers, Garden Items

2737 County Road 70
SUGARCREEK, OH
Holmes County

GPS Coordinates: 40.502945, -81.723398



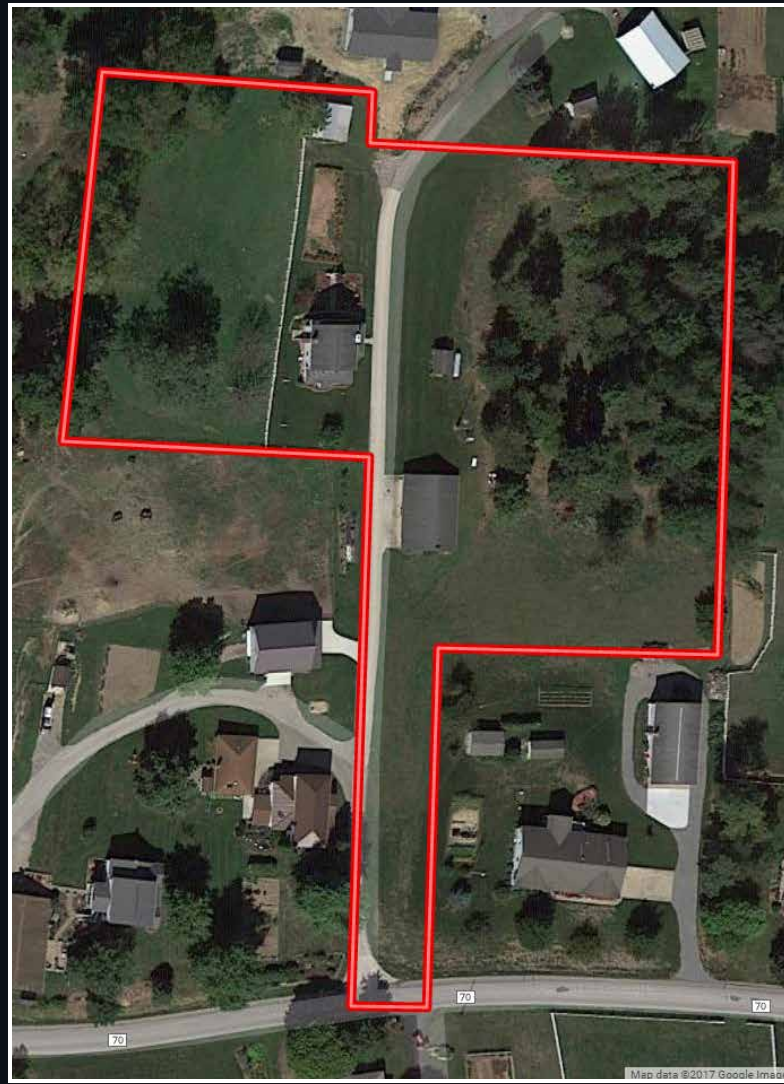
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TUESDAY, APRIL 18, 2017

5:00 PM CHATTELS — 6:00 PM REAL ESTATE

OPEN HOUSE: TUESDAY, APRIL 4 — 5:00-7:00 PM

Directions: From the traffic light in Walnut Creek Take S.R. 39 E for 1.4 mi, Turn right onto Township Rd 162 for 1.7 mi, Turn right onto CR 70 for 0.4 mi to property. Signs posted!!!



Look no further for a conveniently located, beautiful and move in ready home in the East Holmes School district. Built in 2002 this beautiful 2 story home is in a great location and private setting in Walnut Creek. Plenty of living space which includes, on the main floor, a custom oak kitchen with dining room, pantry, living room, bedroom and full bath. The 2nd level has one more bedroom, full kitchen, full bath and living room with gas fireplace that can be easily converted into a bedroom. Solid concrete block walkout basement with fruit cellar and laundry room. Utilities to the home include private well & septic, natural gas & wood burner, hot water boiler heat including in-floor heating on main floor as well as upstairs, and a solar system. The property offers ample room for a pasture area and it includes a barn with two horse stalls. The shop/garage has a half a bath, is 47' X 30' and is fully insulated, heated, and running water. This is a great opportunity to purchase a quality home & outbuildings with excellent livability and a great place to raise a family!

Real Estate will be sold at 6:00 PM. Terms: 10% nonrefundable down-payment the day of auction and the balance due at closing with no financing or other contingencies. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate, but not guaranteed. Buyers must independently investigate and confirm any information or assumptions on which any bid is based. Announcements the day of the auction, take precedence over all previous advertising and statements. **Legal:** Parcel # 0200484000, in Clark Township of Holmes County and the East Holmes LSD. Taxes per half year: \$918.57

Selling at 5:00 PM: 1 pellet guns, 7 scrap books with local newspaper clippings, security safe, battery fence, folding step ladder, Stihl model 026 chainsaw, fuel storage tank, saw horses, Performance Tool 5 Gallon portable air tank, Huskee steel trailer, Berlin Flyer wagon, 21" TORO Super Recycler GTS5 Lawn Mower, 21" TORO GTS Lawn Mower, ECHO weed eater, Troy-Bilt tiller, wheelbarrow, vinyl bench, garden bench, full size bed w/mattress, A frame swing, grease gun and hand tools. Maytag wringer washer, 2 Premier gas stoves and 1 Dometic & 1 Serval gas refrigerators.

Chattel Terms: ID required for registration. Cash or check accepted. All items must be paid in full day of sale and prior to removal.

Lunch Stand

Sale by the Order of: Ada R. Mullet



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(888) 852-4111 | KaufmanRealty.com

Pedro Guzman | Realtor

(330) 763-1424 | pedro@kaufmanrealty.com