

BERLIN AREA PROPERTY

4680 CR 120, MILLERSBURG, OHIO 44654



Absolute Country Homestead Auction

WEDNESDAY, APRIL 26, 2017 — 6:00 PM



Kaufman

Realty & Auctions

(330) 403-4036

www.kaufmanauction.sale

PO Box 422, Sugarcreek, Ohio 44681



TERMS: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies. Any required inspections must be completed prior to bidding. Acreage and frontage amounts are approximate and subject to final survey. Buyer to pay \$500 per surveyed parcel. Announcements day of sale take precedence over all previous advertising and statements.

— BERLIN AREA PROPERTY —

5.34 Acres - 2 Parcels

Berlin Twp.

Holmes Co.

East Holmes Schools

5 BR Home

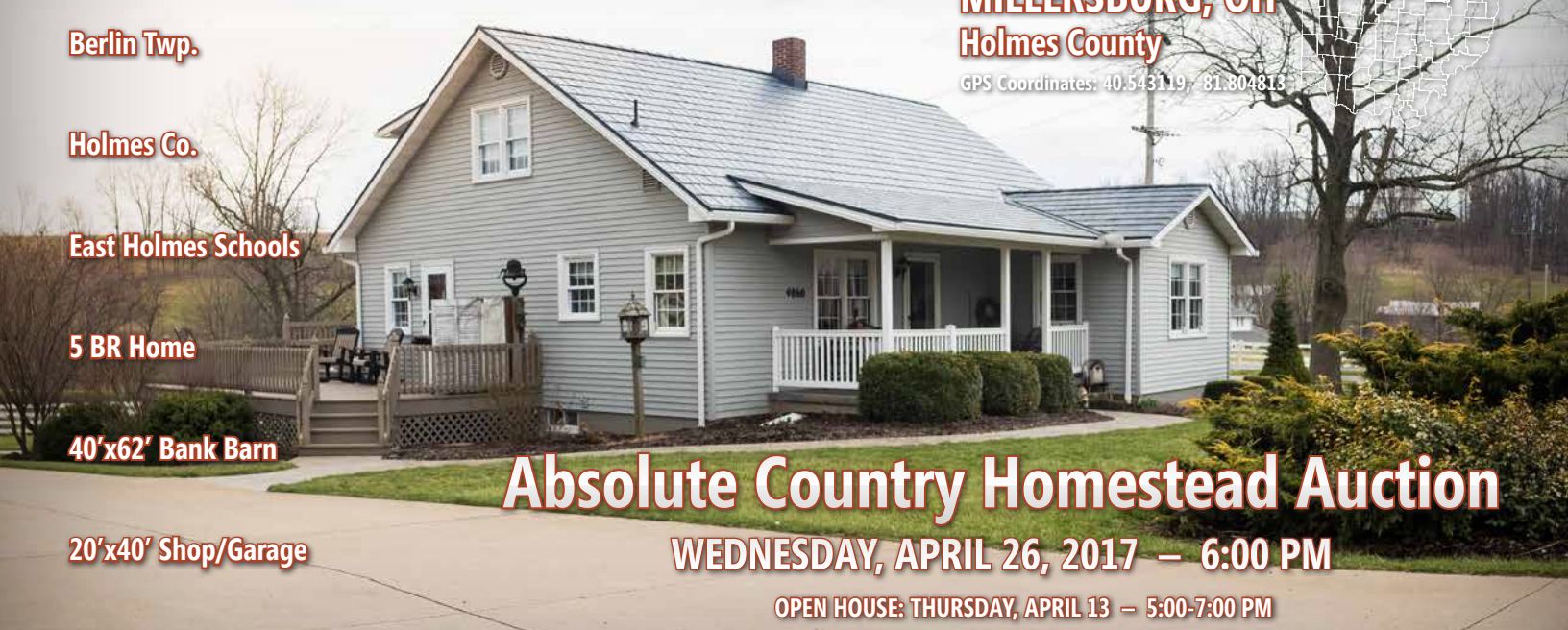
40'x62' Bank Barn

20'x40' Shop/Garage

Rolling Building Site

4680 County Road 120
MILLERSBURG, OH
Holmes County

GPS Coordinates: 40.543119, -81.804813

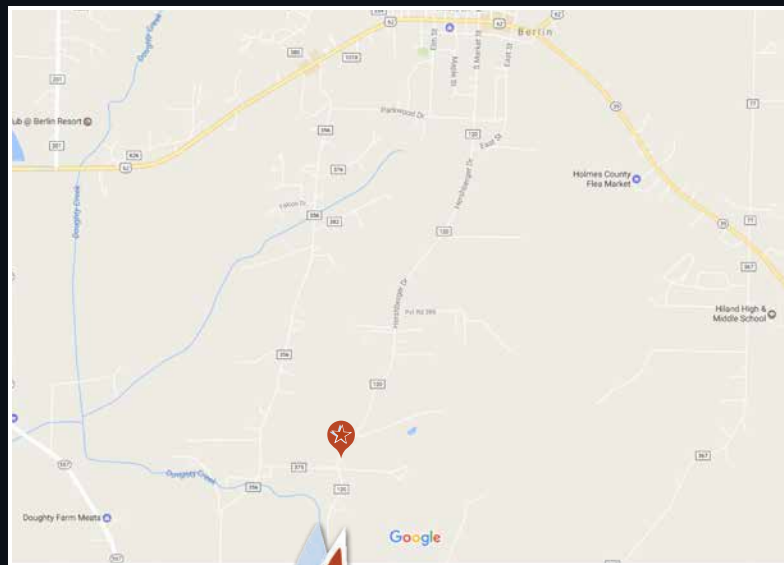


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WEDNESDAY, APRIL 26, 2017 — 6:00 PM

OPEN HOUSE: THURSDAY, APRIL 13 — 5:00-7:00 PM

Directions: From the square in Berlin take CR 120 south 1.5 miles to location.



Immaculately maintained country property in the Eastern Holmes County, features a cozy and well-built bungalow style home. Among its amenities are five bedrooms, kitchen, bath, living room, sewing room, and walk out basement. Additional buildings include the solid bank barn with three box stalls, six tie stalls, and excellent hay storage. The shop/garage building includes plenty of room for storage and a work area. For additional info on the buildings including, heat source, well and septic info, visit kaufmansale.com or pickup a brochure. The adjacent building lot is rolling and the ideal spot for a home with a walk-out basement. Property will be offered in parcels and combination.

Parcel 1 – 2.87 Acres. 255' Frontage. Building Parcel.

Parcel 2 – 2.47 Acres. 346' Frontage. Building Lot.

Home & Building Information: 5 bedrooms, full bath, kitchen, summer kitchen or TV room, living and sewing rooms, walkout basement (can cellar, generator hookup, bath w/ shower), deck & patio, stamped concrete walks, concrete drive

Updates: 2015 well pump and pressure tank, 2014 steel roof, 2004 ABC Seamless steel siding, some replacement windows

Utilities: private water & sewer, gas heat via Knox Energy, central air

Additional Information: free gas is not included, water to barn is via a cistern on adjacent property, this supply will be terminated, storage "red" barn is not included.

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Auction by order of: Oasis Properties Inc.



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