

# RANCH HOME ON 1.612 ACRES IN HOLMES COUNTY

1574 STATE ROUTE 39  
SUGARCREEK, OHIO 44681



# Kaufman

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ALLIANCE



TERMS: 10% nonrefundable down payment day of sale with the balance due at closing. No Contingencies. Announcements day of sale take precedence. Sells "As Is" to the highest bidder.

## Absolute Holmes County Real Estate Auction

MONDAY, SEPTEMBER 18, 2017 — 6:00 PM

# RANCH HOME ON 1.612 ACRES IN HOLMES COUNTY

1.612 Acres

Walnut Creek Township

Holmes County

Ranch Home

4 Bedrooms

3 Bathrooms

1574 State Route 39  
SUGARCREEK, OH  
Holmes County



## Absolute Holmes County Real Estate Auction

MONDAY, SEPTEMBER 18, 2017 — 6:00 PM

OPEN FOR INSPECTION: THURSDAY, SEPTEMBER 7 — 5:00-7:00 PM

Directions: From Sugarcreek take SR 39 west to property. Signs Posted.



This absolute auction is a rare opportunity- a ranch home on 1.612 acres in Holmes County. The main floor features a kitchen (with appliances), dining room with sliding doors to the back deck/gravel patio area, living room, full bathroom, Master bedroom suite, 2 additional bedrooms and an office/bedroom. The full basement has a large family room, storage room/bedroom, bathroom/laundry room and fruit cellar. The utilities consist of electric baseboard heat, wood burner, electric hot water heater, well & septic. The 2 car attached garage has electric and water. And there is a storage barn on the property as well. Join us at the open house to see for yourself!

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**Legal:** Parcel #2601017000 in Walnut Creek Township of Holmes County and East Holmes LSD. Taxes per half year are: \$759.62

**Auction by order of:** Marlin J. Yoder, Velma S. Yoder, Daniel D. Yoder, David E. Yoder, Regina Miller, Mary Weaver



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