

NEWER RANCH HOME & BARN ON 10 ACRES

4717 WINKLEPLECK RD. NW
SUGARCREEK OH 44681



Kaufman

Realty & Auctions

(330) 403-4036

www.KaufmanAuction.sale

PO Box 422, Sugarcreek, Ohio 44681

MarkNet
ALLIANCE



TERMS: 10% nonrefundable down payment day of sale with balance due at closing. No contingencies. Any desired inspections must be completed prior to bidding. Announcements day of sale take precedence. The property is serviced by a Dedicated Private Drive.

Beachy Real Estate Auction

THURSDAY, NOVEMBER 16, 2017 – 4:00 PM

NEWER RANCH HOME & BARN ON 10 ACRES

10 Acres

Sugarcreek Township

Tuscarawas County

1 Parcel

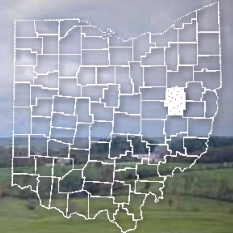
Newer Ranch Style Home

Bank Barn with Box Stalls

Beautiful Scenic Valley Views

Secluded Private Setting

4717 Winklepleck Rd. NW
SUGARCREEK, OH
Tuscarawas County



Beachy Real Estate Auction

THURSDAY, NOVEMBER 16, 2017 – 4:00 PM

OPEN HOUSE: MONDAY, NOVEMBER 6 – 4:00-6:00 PM

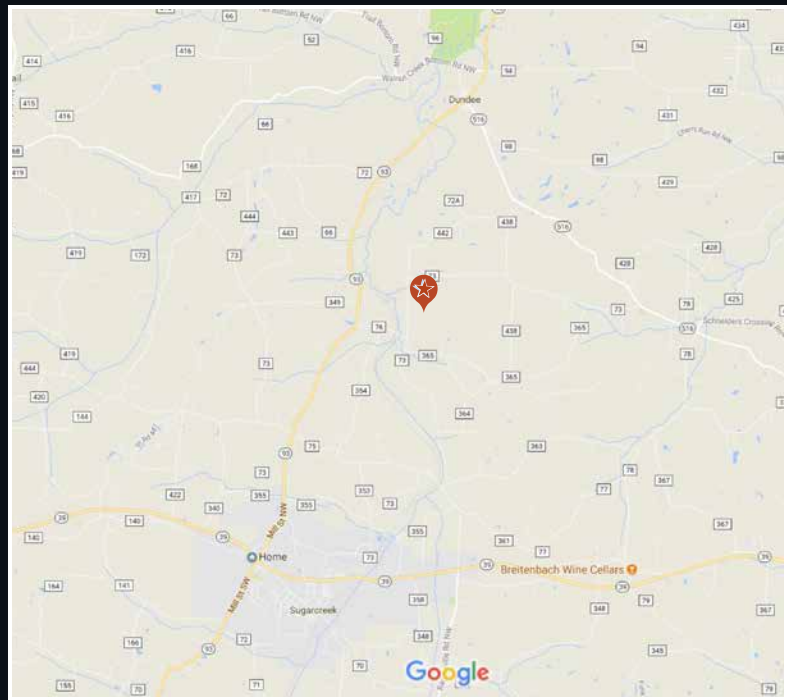
Directions: From Sugarcreek, take SR 93 north 3 miles to Barrs Mills Rd., turn right ½ mile to Winklepleck Rd., turn left ¼ mile to property. From SR 516 between Dover & Dundee, take Winklepleck Rd. west 3 miles to property. Signs Posted

Beautiful newer ranch home with barn all nestled on 10 private acres. The home was originally a basement home built in 2007 with main floor added brand new in 2016. The main floor features large living room, spacious custom kitchen with dining area & large pantry, sewing room, master bedroom, 3 additional bedrooms, & full bath along with a nice front porch. The full basement is walkout and has another bedroom, full bath, kitchen, fruit cellar, wash room, and large open area for additional living area. The home has natural gas hot water boiler in floor heat, wood burner, well & septic. The bank barn is 32'x32' with an attached 32'x32' shop with 11' lean to. There is a tack room, 4 box stalls, tie stall, and upstairs hay storage. The land is nestled back a long lane providing some wooded land, pasture, and nice yard areas with mature landscaping. This property has all you need for that perfect homestead.

Terms: 10% nonrefundable down payment day of sale with balance due at closing. No contingencies. Any desired inspections must be completed prior to bidding. Announcements day of sale take precedence. The property is serviced by a Dedicated Private Drive.

Legal: Parcel #'s 5600432001, 5600432004, 5600433006, & 5600464002 in Sugarcreek Township in Tuscarawas County & the Garaway LSD. Taxes per half year: \$1,515.34.

Auction by order of: Owen & Barbara Ann Beachy



(330) 403-4036 | KaufmanAuction.sale

**Curt Yoder | Realtor, Auctioneer
330-204-2447 | curt@kaufmanrealty.com**