

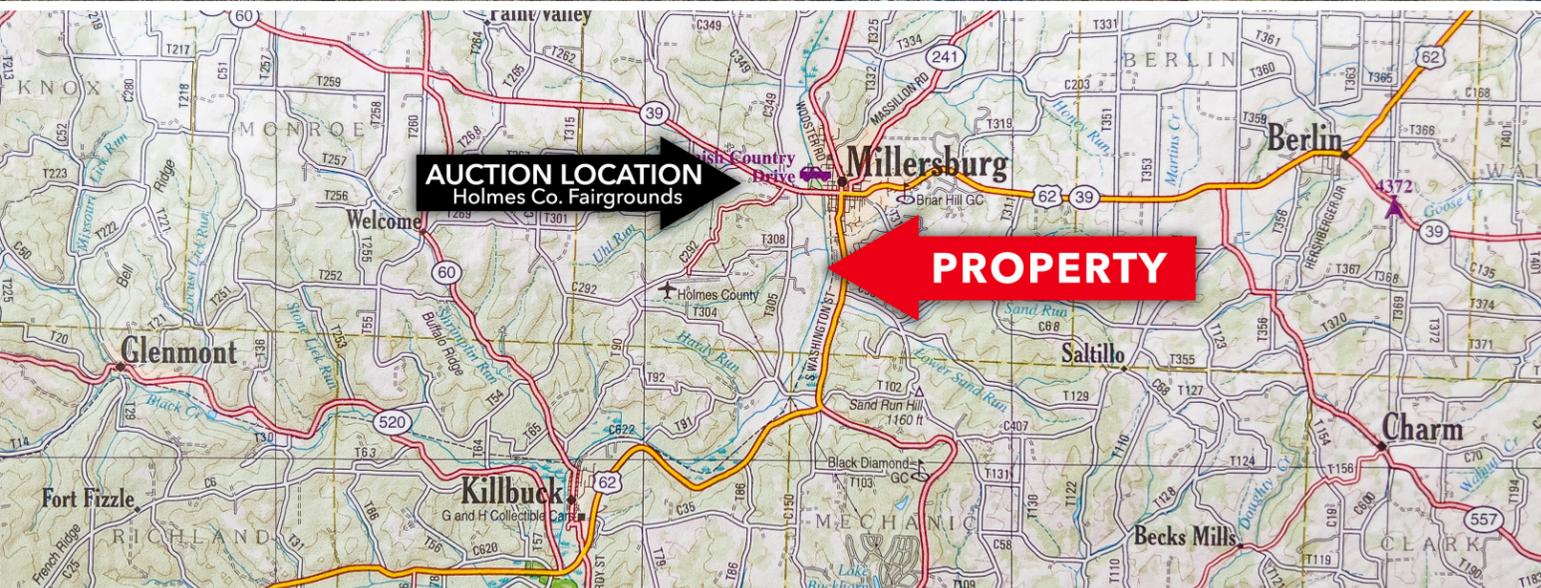


HOLMES CO.

**198±**

ACRES IN 6 PARCELS

**ABSOLUTE**  
**AUCTION**  
SATURDAY, DECEMBER 31 - 10AM



**AUCTION LOCATION**  
Holmes Co. Fairgrounds

**PROPERTY**



**COMMERCIAL**  
**AGRICULTURAL**  
**RECREATIONAL**

**Terms:** Property will be offered in parcels and as a whole and will sell whichever way it nets the most for the sellers. We will require a non-refundable down payment of 10% of the contract price at auction with the balance due in full at closing within 45 days or after completion of the survey. A 5% buyer's premium will be added to the final bid to arrive at the contract price. Possession will be given at closing.

**Taxes/Legal:** Holmes County Parcels #0600726000, #0600727000, #1300434000, #1300434001, #1300495000, #0800463000, #1300331000, #1300333000. The taxes on this property are currently \$4739.52 per year and will be pro-rated to the date of closing. The property is currently under CAUV, if the buyer takes the property out of CAUV the tax recoupment will be paid by the buyer. Mineral rights transfer subject to leases of record. Additional terms and conditions are available at [www.RES.bid](http://www.RES.bid).



SALE BY ORDER OF MJL 106, LIMITED  
AUCTION CONDUCTED BY ANDY WHITE AND JOSEPH MAST AUCTIONEERS  
SETH ANDREWS, BROKER | JON MAST, AUCTION MGR. 330-763-3883

**WWW.RES.BID | 833.765.3737**



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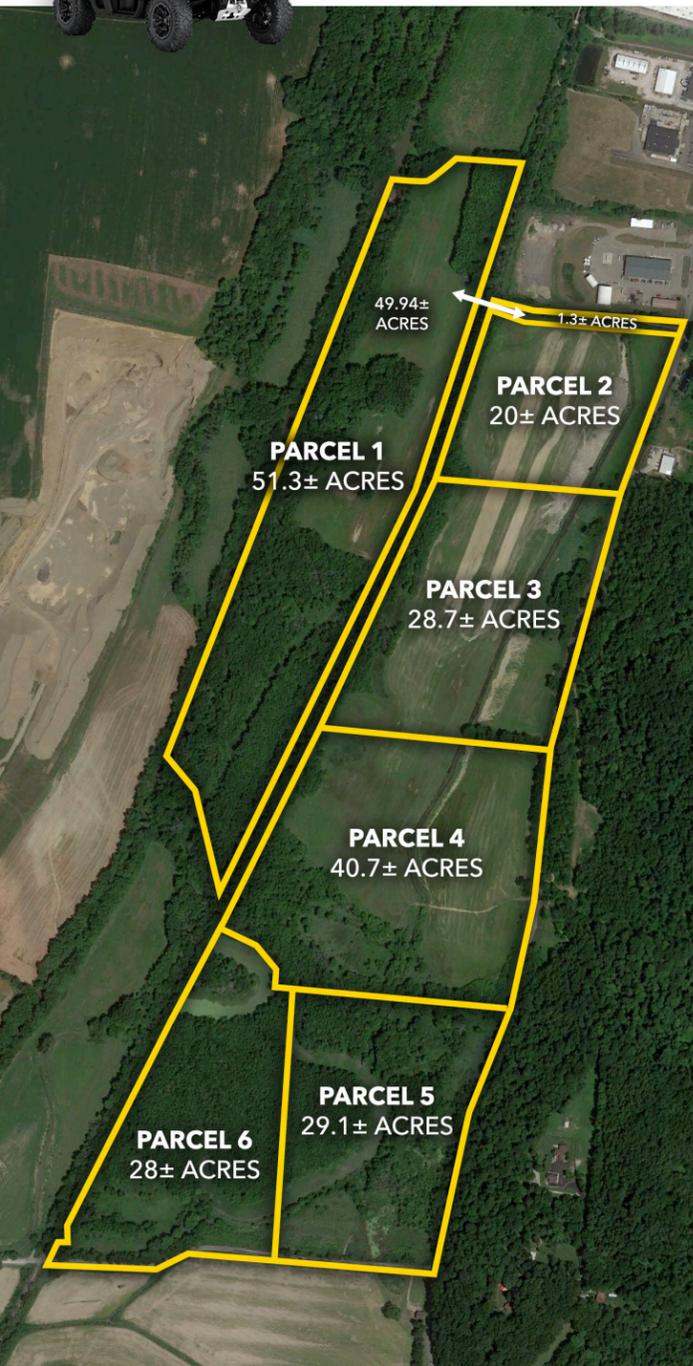
# ABSOLUTE AUCTION

SATURDAY, DECEMBER 31 - 10AM

OPEN FOR INSPECTION TUESDAY, DECEMBER 13 FROM 3:00 TO 5:00 PM

Agent will have UTV on site. Walk the property at your leisure being respectful of the land.

Call Jon Mast at 330-763-3883 or go to our website for complete details and pictures at [www.RES.bid](http://www.RES.bid).



**Auction will be held at the Expo Center at Harvest Ridge (Holmes County Fairgrounds):** Located at 8880 St Rt 39 Millersburg, OH 44654.

**Property Location:** The property is located just south of Millersburg on State Route 83. Watch for RES signs.

**REAL ESTATE:** Selling to the highest bidder is the opportunity to own 197 acres with great access to and from Millersburg. This property offers a diversity of options with good fertile tillable land, great hunting and recreational opportunities, as well as long term commercial investment potential. The property will be offered in 6 parcels and as a whole with each parcel having over 20 acres with access to State Route 83 or Township Road 305. The land is within the 100-year flood plain and currently used for row crop farming with great hunting and recreational wooded acreage as well. The Holmes County trail also transverses the property and has frontage on all of the parcels except parcel 5. This location offers an intriguing investment opportunity.

**Parcel 1:** 51 Acres with 60 feet of frontage and driveway access on St Rt 83.

This parcel is located between the Holmes County Rails to Trails trail and Killbuck Creek. Approximately one quarter is crop land and the balance is woods.

**Parcel 2:** 20 Acres with 948 feet of frontage and driveway access on St. Rt. 83.

This parcel is mostly tillable. This acreage lies directly south of the State Highway garage. Adding fill to this parcel would make it a great commercial area like the commercial properties directly to the North, which are under the same flood plain designation. Think about future commercial expansion in Millersburg on this parcel.

**Parcel 3:** 28.7 Acres with 1235 feet of frontage and driveway access on St Rt 83.

This parcel is mostly tillable however could also be improved to commercial possibilities.

**Parcel 4:** 40.7 Acres with 1315 feet of frontage and driveway access on St Rt 83.

This parcel is open ag land to the east with woods to the west and south. This parcel is approximately half tillable with the balance woods.

**Parcel 5:** 29.1 Acres with 1389 feet of frontage on St Rt 83 and 840 Ft of frontage on TR 305. This recreational parcel offers great possibilities to any avid outdoorsman. The diversity of cover on this parcel makes it a wonderful wildlife habitat.

**Parcel 6:** 28 Acres with 1131 feet of frontage on TR 305. With a horseshoe pond and good wildlife habitat, this parcel would make a great addition to parcel 5 or would make an ideal affordable standalone recreational property.



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