

BAKER REAL ESTATE AUCTION



Open House:
Jan. 24th, 4-6pm

6450 TR 261 Big Prairie, OH

TUES., FEB. 7, 2023 • 4:30 PM

11 Acres • 2 Homes

WOODED & PASTURE LAND - ONE PARCEL - MONROE TWP.
HOLMES CO. - WEST HOLMES LSD



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Having purchased another home and moving John will sell his residence on location 6450 TR 261 Big Prairie, OH. From SR 39 west of Millersburg or east of Nashville go North on SR 754 at Finney's Station. Take 754 north 1.3 miles to TR 502 turn west 1.3 miles to TR 261 then south to property. From Shreve follow SR 226 south 1 mile to SR 514 continue SW 1 mile to SR 754 then south 5.4 miles to TR 502.



Scan here to stay up to date about this property.

REAL ESTATE: Here is a super property to start the 2023 real estate auction calendar. The larger home is a 1200 sq. ft. ranch style home w/a full finished walk-out basement. A nice kitchen open to a spacious dining area and living room with sliding patio doors that open to an elevated deck welcome you to this 1975 built home. There is also a full bath and two bedrooms on this level and a bonus room (Bedroom) w/outdoor entrance. The finished basement has a cozy family room w/wood-burning fireplace and a second kitchen/dining area. A nice bedroom, utility room and a bath finish the basement floor plan. The sliding glass doors from the family room lead you to the path that goes to the Gazebo w/hot tub and then on to the in-ground swimming pool. The home has electric baseboard heat. A nice size carport with level access to the main floor adds to the amenities that you will enjoy here.



The second home actually sits on its own .4 Acre lot. It is a 1040 sq. ft. modular on a full, finished basement. The main floor has a living room, kitchen, bath and two bedrooms. Sliding doors from the living/family room open to an elevated, wrap around deck. The walk-out basement houses a living room, two bedrooms, full bath, utility room, small kitchen, can cellar/storage room.

Two homes give you many options from lodging for another family member to a rental unit. Each home has it's own well and septic and electric service. There is approximately 1.5 to 2 acres of open pasture w/water that gives you space for a garden and/or some livestock. The balance of the acreage is woods with ravine. Deer are harvested on this property every year. The place needs some cosmetic maintenance and updating but I think you'll like what you find at the end of the lane off of TR 261, a dead end road.

OPEN HOUSE: The homes will be open for inspection on Tuesday Eve. January 24th from 4 - 6 PM. Other showings are available by appointment. Call Steve Andrews @ 330-465-8498 - Seth Andrews @ 330-466-5471 or Jon Mast @ 330-763-3883. Janell Cooper from Danberry Realtors is assisting with this auction and is also available to show the property. Call her at 330-464-2978.

TERMS: We require a non-refundable down-payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing in 45 days or less. There are no financing contingencies. There is a 5% buyer's premium in effect for this auction. 5% of the highest bid will be calculated and added on to determine the contracted selling price.

TAXES: The taxes on this property in total are currently \$2,576.97 per half year and will be pro-rated to the day of closing.

TITLE: The seller will furnish at his expense a Warranty Deed and Certificate of Title and will also offer to split the fee for an Owner's Policy of Title Insurance.

POSSESSION: Immediate possession will be given at closing.

JOHN W. BAKER, OWNER

Auction Conducted by:



5107 S. Jefferson Rd., Wooster, OH 44691
330.262.9186



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833.765.3737

