

# ABSOLUTE RANCH HOME AUCTION

8180 TR 103, MILLERSBURG, OH

Move in Ready Ranch Home  
Good Outbuilding - All on a 1 Acre Lot

**OPEN HOUSE**  
Tuesday, December 5th  
4:00 - 5:30PM  
Private Showings Available

## TUESDAY, DECEMBER 19TH

Personal Property - 3pm  
Real Estate - 4:30pm

Truck • Harley Davidson • JD Mower

Tools • Household • Collectibles



**NOTE:** A good auction with clean items from start to finish. Bring a friend as we will most likely sell double with a crew on household and furniture and the other on tools. Personal property sells at 3 with real estate at 4:30. See you for a great auction on the 19<sup>th</sup>.



**RES**  
AUCTION SERVICES  
Real Estate & Equipment Specialists

(833) 765.3737  
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# ABSOLUTE RANCH HOME AUCTION

8180 TR 103, MILLERSBURG, OH

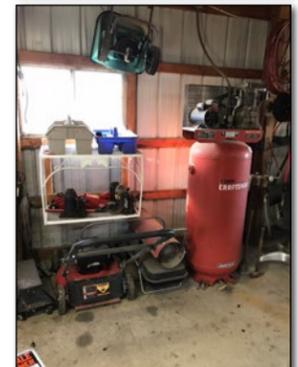
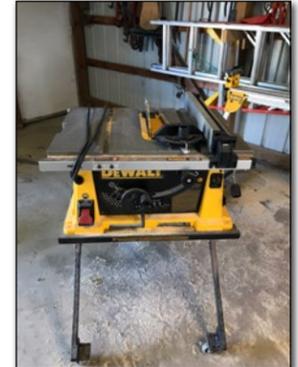
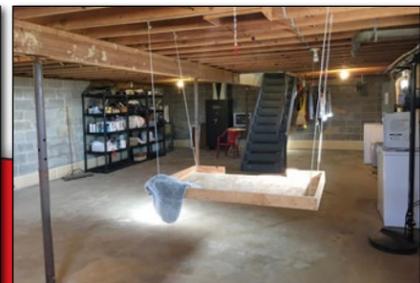
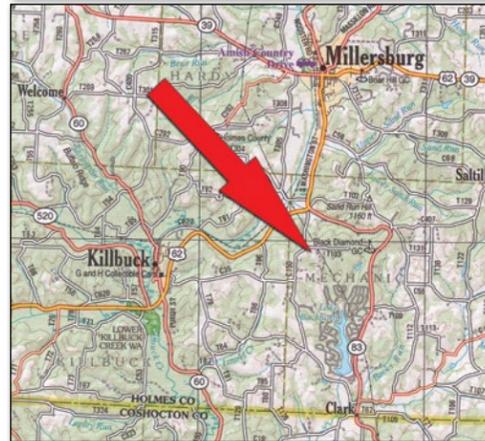
## TUESDAY, DECEMBER 19TH

Personal Property - 3pm  
Real Estate - 4:30pm

**AUCTION HELD ON LOCATION** at 8180 TR 103, Millersburg, Ohio. Take State Route 83 south of Millersburg to right on 62 then an immediate left on County Road 150 to Twp. Rd. 103. Watch for RES signs.

**REAL ESTATE:** Selling to the highest bidder regardless of price is a good move in ready ranch home on 1 acre. Pride of ownership is very apparent with this home as it has been very well maintained and is extremely clean. The home offers 2 bedrooms, a full bath, kitchen, dining room, and family room on the main level. The basement has a waterproofing system and could be finished or an addition could be added to the back of the house to allow for additional living space. Additional amenities to the home are an attached 2-car garage, metal roof, vinyl siding, replacement windows, 200 amp electric, and front and rear covered porches to enjoy views of nature. Another great feature about the property is a 24'x40' outbuilding with cement, electric, and an overhead door. The building makes for a great shop or storage space. All this on 1 acre close to Millersburg with no reserves is hard to find.

**Taxes:** The subject property is parcel number 1300017000, Mechanic Township, West Holmes School District. Current annual taxes are \$1,021.28. Taxes will be prorated to the day of closing.  
**Real Estate Terms:** A non-refundable down payment of 10% is required at the auction day. A 10% buyer's premium will be added to the final bid to determine the purchase price. A complete list of terms is located at [www.RES.bid](http://www.RES.bid).



### TRUCK • HARLEY DAVIDSON • JD MOWER TOOLS • HOUSEHOLD

**TRUCK- HARLEY – JD:** 2008 GMC Sierra 1500, 4x4, auto, blue, short bed, regular cab, only 52,346 miles; 2000 Harley Davidson Road king motorcycle; John Deere X530 mower 48" deck, snowblade, only 140 hours; Tools: Kubota ARX 4000 w gas generator; Troy Bilt 5550 w generator; Dewalt chop saw on stand; Dewalt metal chop saw; Dewalt table saw on stand; pipe threader; 200 amp battery charger; Craftsman 60 gallon air compressor; Lincoln 225 arc welder; hose reel; shop vac; Toro leaf blower; weed eater; assorted power tools: drills, saws, bench grinder, and more; good assortment of hand tools; pipe wrenches; crescent wrenches; end wrenches; screw drivers; and much more; craftsman rolling tool boxes; work bench; vise; saw horses; floor jacks; bottle jacks; space heater; chains and boomers; extension and step ladders; all sorts of nuts, bolts, and fasteners; shovels, sledges, axes, picks, spud bar, and other garden tools; wheel barrel; (2) Poulan chain saws; and much more.

**APPLIANCES:** Kenmore refrigerator/freezer; Kenmore flattop range; Kenmore washer; Electric dryer; dehumidifier; and more.

**COLLECTABLES:** Harley and Winchester belt buckles; knives; Air Force watch; records, tapes, and cds; sleigh bells; and more.

**FURNITURE - HOUSEHOLD:** oak queen bed; blanket chest; chest of drawers; wood rocker; table and 4 chairs; couch; recliner; end tables; desk; Samsung flat screen tv; lamps; assorted household items; kitchenware; glasses; dishes; cookware; skilllets; fans; paper shredder; and much more.



*Personal property sells at 3 with real estate at 4:30.  
See you for a great auction on the 19th.*



AUCTION BY ORDER OF: James R Bertsch Holmes County Probate 17ES088  
Mark Baserman Sr. Executor/Attorney  
Andy White 419-651-2152 • Joseph Mast • Drew Turner • Brock Rader  
Jon Mast 330-763-3883 • Mary Hartley & Jacob White Apprentice Auctioneers

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