

HOWARD, OHIO LAND AUCTION

WEDNESDAY, OCTOBER 31ST • 5:00PM

Held On Site - 24720 Millwood Road, Howard, Ohio

**25.72 Acres • 2 Parcels • Remodeled Modern Home
Awesome Building Site • Great Hunting • Income Producing Well**



Auction will be held on location at 24720 Millwood Road, Howard. From Howard take St. Rte. 36 east to south on Pipesville Road, then left on Millwood. From Danville take St. Rte. 62 south to right on Bridge Street then left on Millwood. Watch for RES signs.

REAL ESTATE: There is no property in Knox County that has made a transformation over the past few years like this one has. Not long-ago golfers were scattered on this terrain and laughter could be heard from the clubhouse. Today those fairways and greens have been transformed into great wildlife habitat and the clubhouse has been extensively renovated into a modern home. The open concept great room features the kitchen, dining, and family area with exposed beams and a modern look. The main level also includes a master suite with full bath and balcony, 2 additional bedrooms, another full bath, and 1st floor laundry. From electrical to plumbing, floor coverings, windows, kitchen, baths the main floor is completely new and very tastefully done. The upstairs is set up as an efficiency apartment or provisions are in place to add it as a 4th bedroom with full bath to the main home. Your evenings will be spent enjoying nature on the large patio with pergola and the side porch overlooking the property. The land is rolling with great character, outstanding views, a beautiful stocked pond, and several ideal building locations for your dream home. If you are in the market to build or looking for an affordable accessible hunting location this property is for you. The wildlife opportunities are endless. In addition to all these great amenities this property owns a well on the neighboring farm that provides free natural gas to the home and yearly oil sales.

OPEN HOUSE:

This home will be open for inspection on:

MONDAY, OCTOBER 15 • 5-6PM

or call Andy White 419-651-2152 to schedule a showing. You may also walk the land at your leisure.

Parcel 1: 3 Acres with the home.

Parcel 2: 22.72 beautiful acres perfect for building and for the outdoorsman. Also transferring with this parcel is the owned well providing income producing oil sales and free natural gas.

Parcels will be sold individually and as a combination.

RES

AUCTION SERVICES

Real Estate & Equipment Specialists

More Information at www.RES.bid

**Auction by order of Dennis and Deanna Morgan
Andy White, Auctioneer 419-651-2152 - Joseph Mast
Seth Andrews, Broker**

REMODELED HOME & LAND AUCTION

WEDNESDAY, OCTOBER 31ST • 5:00PM



Extensively Renovated Home, Outstanding Views, Stocked Pond, & Ideal Building Site!



TAXES: Knox County parcel #'s 21-80762.000 and 21-00843.000, Howard Township, East Knox Local Schools. Taxes are to be determined based on new assessment as a residential property.

TERMS: A 10% non-refundable down payment is due at the auction with the balance due at closing within 45 days. A 10% Buyers Premium will be added to the final bid to determine the purchase price. A \$500 survey fee will be charged to the buyer in the event the property sells in parcels. All desired inspections need to be completed prior to bidding. Details and pictures are available at www.RES.bid.

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