



Kaufman

Realty & Auctions



ABSOLUTE KAUFMAN REAL ESTATE AUCTION

10 Acres • Log Cabin • Serene Setting
4127 TR 221 • Big Prairie OH • 44611

TUESDAY, JULY 30, 2013 • 6:00 PM

CURT YODER • REALTOR/AUCTIONEER
330.204.2447 • curt@kaufmanrealty.com

Auction by order of:
Merlin & Bonnie Kaufman

KAUFMAN REALTY & AUCTIONS, LLC • (330) 852-4111 • www.kaufmanrealty.com

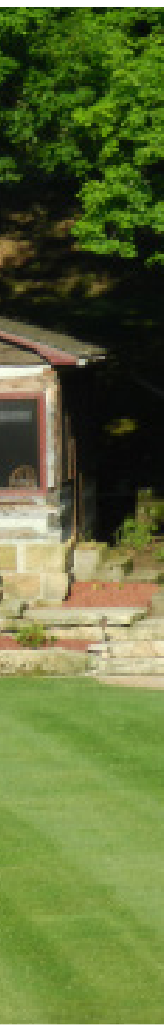


OPEN
FOR INSPECTION

THURSDAY
JULY 18, 2013
5:00-7:00 PM

- 10.04 Acres
- Knox Township
- Holmes County
- Log Cabin
- Bank Barn
- Beautiful Serene Setting
- Creek
- Privacy with Peace & Tranquility
- 400+ Briar Hill Stone
- Landscaping Stone



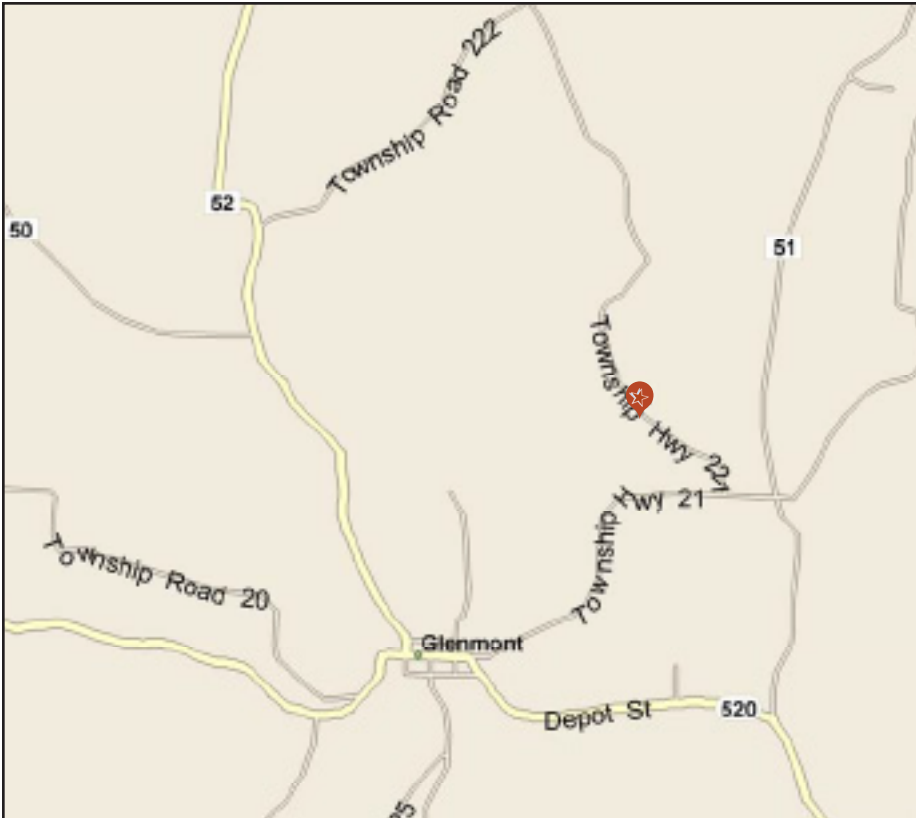


A truly remarkable one of a kind property that offers the quietness of nature from the hustle & bustle of life! Log cabin, currently used as a permanent residence, has a kitchen, living room with large stone fireplace, full bath and a large bedroom on 2nd floor along with a large front porch overlooking the valley & creek, side screened in porch and a full basement. Other improvements include a century bank barn with new foundation wall, corn crib/garage, and a spring house. Utilities include 2 water wells, septic, propane forced air heat, wood burner fireplace, and electric. The land features luscious valley views, creek, fenced in pasture areas, and the privacy you desire with rural country property. Words really can't describe this setting in the country so join us for the open house and auction to really experience this property for yourself! Also being offered directly following the real estate is over 400 briar hill stones and a large pile of landscaping stones including some cut sandstone.

TERMS: 10% nonrefundable down payment day of sale with the balance due at closing in approximately 45 days; possession at closing. No Contingencies. Any desired inspections must be completed prior to bidding. Mineral rights have been withheld by a previous owner. Payment in full day of sale for all stone. Buyer will have 45 days to remove the stone.

LEGAL: Parcel #1100182001 located in Knox Township of Holmes County and the West Holmes Local School District. Taxes per half year are: \$866.32.

ABSOLUTE KAUFMAN REAL ESTATE AUCTION • 07-30-13 • 6:00 PM



GPS Coordinates: 40.531806,-82.083248

Directions: From SR 39 West of Millersburg & West Holmes High School take CR 51 south 4.4 miles to TR 221, turn northwest ½ mile to property. From Killbuck & SR 62 take SR 520 northwest 7 miles towards Glenmont, take CR 51 north ¾ mile to TR 221 and the property.

