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MARKNET ALLIANCE
THE AUCTION MARKETING NETWORK



OPEN
FOR INSPECTION

SATURDAY, JUNE 29, 2013
1:00-3:00
TUESDAY, JULY 2, 2013
5:00-7:00

THE WOODS TRUST AUCTION

NATURAL SERENITY

SATURDAY, JULY 13, 2013 • 12:00 NOON

6692 CR 624, MILLERSBURG, OHIO 44654

GPS COORDINATES: 40.552703, -81.862737

From Millersburg: take Jackson Street/SR 39/US 62 east 3 miles to CR 624 and location.
From Berlin: take Main St/SR 39/US 62 west 4 miles to CR 624 and location.

85 ACRES

HOLMES CO., HARDY TWP.

WEST HOLMES SCHOOLS

MATURE WOODS, SERENE SETTINGS

TRAILS, HERITAGE TRAIL

4 HOMES, SHOP BUILDING, OUTBUILDINGS

WOODLAND MANAGEMENT PLAN IDEAL RETREAT

MULTI FAMILY POTENTIAL

PRODUCING OIL & GAS WELL

KAUFMAN REALTY & AUCTIONS, LLC • (330) 852-4111 • (888) 852-4111 • www.kaufmanrealty.com
D. ANTHONY KAUFMAN - CAI, BROKER • (330) 231-4211 • anthony@kaufmanrealty.com
JASON MILLER - CAI, REALTOR, AUCTIONEER • (740) 541-7475 • jason@kaufmanrealty.com

AUCTION BY ORDER OF:
THE WOODS TRUST
THE GLICK FAMILY



Located on the eastern edge of Hardy Township is one of the most unique and desirable properties in Holmes County. The natural setting of this offering is unsurpassed in this area. The 85 acres of managed woodland provide mature hardwoods throughout, as well as the streams that crisscross the acreage adding additional charm to the landscape. The property is comprised of 4 homes sprinkled throughout the landscape and the winding drive offers good access to each while keeping them effectively separated.

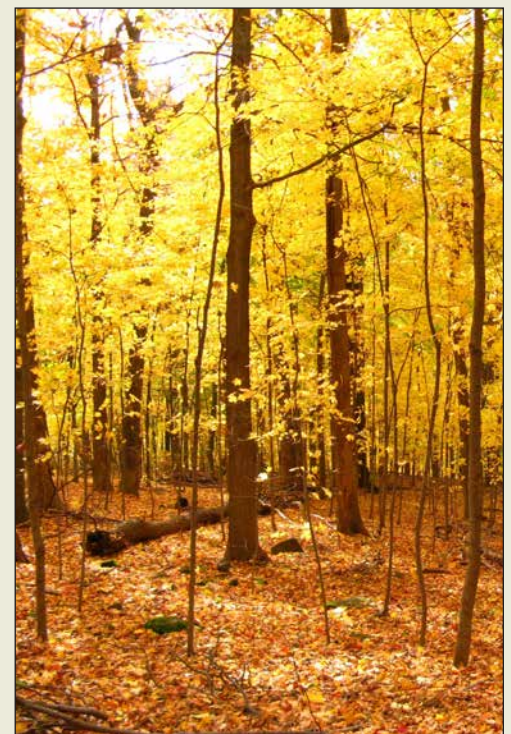
Additional buildings include a large shop/garage, a workshop/garage and several additional storage buildings. Mechanics for the buildings include gas heat via free gas* private septic's, and spring systems that supply water to all locations. Additional information about the homes, buildings, and mechanics are available at kaufmanrealty.com. The property has far too many amenities to mention here, be sure to attend the Opens, visit kaufmanrealty.com or contact Anthony & Jason for additional details about the property. It is hard to fathom an offering with this serene and natural a setting being located midway between Millersburg and Berlin in the Heart of Holmes County.

LAND FEATURES AND ADDITIONAL INFO:

- Breathtaking views from all homes on the property
- Wildlife & bird habitat incl. deer and foxes
- Great deer & turkey hunting on property
- Established perennial beds and wildflowers throughout
- Beautiful streams and rock formations
- Mature hardwoods
- All minerals transfer subject to articles of record
- Free gas subject to terms of the lease
- Average \$13,000-\$15,000 annual royalties from existing well. Previous well performance does not dictate future results.

TERMS: 10% nonrefundable down payment, balance at closing, no financing contingencies. In bidding buyer is asserting that they will have the funds to close. Any required inspections must be completed prior to bidding. All information gathered from sources deemed accurate but is not guaranteed. Buyer must independently investigate and confirm any information or assumptions on which any bid is based. Sellers will transfer all mineral rights they own, subject to any and all leases and articles or record. *Free gas is subject to terms of the existing lease. Announcements day of sale take precedence over all previous advertising and statements.

LEGAL: Parcel numbers available online or by request, Hardy Township of Holmes County and the West Holmes Schools. Taxes per half: \$4,435.69, taxes to be prorated to time of closing and any recoupment will be the responsibility of the buyer.





HOUSE #1

- Original house built in 1985, with 20x20 addition in 2001
- 2,300 sq. ft. living area plus partially finished basement
- New steel roof on original house in '11
- 4/5 bedrooms, 2.5 bath
- 16' stone fireplace
- Custom cherry kitchen remodeled in June '12
- Gas forced air heat via free gas, central air (addition has own heating/AC unit)
- Spring water and private septic
- 3 decks, 1 covered porch
- 30'x36' garage/ woodshop with storage room above, gas heat, 220 electric, insulated, water line in
- Currently leased for \$875/month



HOUSE #2

- Built in 1978, with additions in 1982 and full basement added in 1995
- 3 Bdrms, 1.5 Bath (extra shower in basement)
- 1600 sq. ft.
- Hot water baseboard heat- gas, oil, or wood fired, window cooling units
- Lined brick chimney for wood stoves
- New water line to house in 2006, new leach field in 2008, and new steel roof in 1996
- Spring water & private septic
- 2 car garage with full loft and basement workshop
- Currently rented for \$575/month



HOUSE #3

- Built in 1978/79
- 2 bdrms, 2 full bath
- Large loft that has been used as living area, including as a bedroom, finished basement
- Woodburning fireplace
- Gas forced air heat via free gas, central air
- Shared spring and aeration system with house 4
- Sunroom & deck
- Previously rented for \$550/month
- Outbuilding with 2 car garage and work area. 2 large covered areas for vehicles and equipment. Gas heat and water, tons of storage space



HOUSE #4

- Built in 1980
- 4 bdrms, 2 full bath (Jacuzzi tub)
- New steel roof in '12
- Loft overlooking living room
- Unique home design
- Large covered porch as well as the deck
- Radiant gas heat via free gas, window cooling units
- Shared spring and aeration system with house 3

