

TRUSTEES REAL ESTATE AUCTION
57+/- AC MULTI PARCEL 2 TRACTS
THURS. DEC. 16, 2021 AT 5PM
SELLING ON-SITE

Property and Sale Location: 6017 Van Fossen Rd Johnstown, Ohio 43031

Auctioneers/Brokers will be on-site for open house Nov 28 and Dec 5 from 1-3 pm

We are pleased to offer the following 57+/- acres in a multi parcel auction. The offering will be 6+/- acres with house and 51+/- ac of tillable farm grounds and woods.

Tract 1: Story and Half home having 2500+/- sq. ft. situated on 6+/- ac. The home offers a first-floor owners suite w/full bath and walk in closet, kitchen w/island and large eating area, living room w/gas fireplace, 3 season room, 2nd bedroom and 2nd full bath, utility room w/washer/dryer hookups and breezeway leads to attached 2 car garage. Upstairs there are two bedrooms w/large closets, additional room plumbed for bathroom and abundant storage closets. Full basement walkout basement w/ high ceilings that could be used for additional living space offering full kitchen, full bath, large family room w/gas fireplace, fruit cellar, additional utility room with washer/dryer hookups and plenty of storage. The home is an offsite stick built home. The property is further complimented with a 1700 sq. ft. barn with overhead garage doors, concrete floor and overhead storage. The 2nd barn is 2800 sq. ft. pole barn for storage or livestock. Heat source is free gas available to the property from an onsite gas well for as long as it lasts and propane back up.

Tract 2: 51+/- acres of land. There is approx. 26+/- acres of tillable land nice 12+/- acres of woods at the rear, balance of land is a wooded area with creek and Appleton Cemetery. The property has a gas well located on it but will not transfer to the buyer. The gas well is supplying gas to 6017 and 5693 Van Fossen Rd.

Terms: Property sells with trustee confirmation day of sale. Successful buyer required a 10% nonrefundable down payment day of sale with the balance by Jan 31, 2022. Property sells in its present AS-IS condition all inspections buyer desires must be completed prior to auction. This will be a multi parcel auction with open bidding individual tracts and the whole till the auction is closed.

Seller: Gloria C. Runyon Family Trust Allen Dean Runyon Trustee

United Country Real Estate and Auction Services, LLC

Chip Carpenter Broker/Auctioneer 740-965-1208

www.ucrealestateandauction.com