



HOME/LAND AUCTION



1.174 AC± | 1 TRACT | HOLMES CO, OH

10% BUYERS PREMIUM | LIC. #2022000271

LIVE AUCTION WITH ONLINE BIDDING AT RES.BID

AUCTION DATE: 7/7/26 **AUCTION TIME:** 5:30 AM ET

AUCTION HELD AT: ON-SITE, 6061 OHIO 754, MILLERSBURG, OH 44654

PROPERTY PREVIEW: 6061 OHIO 754, MILLERBURG, OH 44654 ON 6/22/26 | 4-6 PM

Tract 1: 1.174± acres

Don't miss this opportunity to bid on a well-maintained 3-bedroom, 3-bathroom home built in 2016, offering approximately 2,154 square feet of living space just outside of Millersburg. Features include an open-concept kitchen, dining, and living area, a main-floor primary suite, first-floor laundry, and an attached 3-car garage.

Enjoy outdoor living with a covered front porch, a rear patio, a creek along the backyard, two storage sheds, an outdoor dog kennel, and plenty of yard space. Conveniently located directly across from the new West Holmes School and just minutes from local shopping, dining, and amenities.

Property Highlights:

- 3 Bedrooms, 3 Bathrooms
- Open Floor Plan
- Creek Along Rear Property Line
- 2,154± Sq. Ft.
- Main-Level Primary Suite
- Two Storage Sheds
- Built in 2016
- Covered Front Porch & Rear Patio
- Concrete Driveway
- Attached 3-Car Garage



Taxes: \$4,937
Possession: Time of Transfer
Survey needed?: No
Brief Legal: 6061 St Route 754, Millersburg, OH in Holmes Co.
PIDs: 14-00420.004 and 14-00420.009
Lat/Lon: 40.5829, -82.0209
Zip Code: 44654

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.



IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Pete Paras, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 330.610.7460 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction

Sellers will provide a marketable deed and convey the property as per the terms of the Real Estate Purchase Agreement
Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment, if any, due and payable after deed conveyance

Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title. The Escrow Agent shall be chosen by the Seller; however, if required as a condition of the loan, the Escrow Agent shall be chosen by the Buyer's Lender

Seller shall pay for the cost of the title search, deed preparation and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for usance of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing.

Earnest Money Deposit is NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the funding to close. In the event Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damages.

Buyer agrees to indemnify and save harmless RES, its employees, and agents, from any liability stemming from any incorrect information given or any material information

Seller fails to disclose whether or not it is known to the Seller at the time of the execution of the purchase agreement.

The property sells subject to any announcements made on the day of sale.

