



ABSOLUTE PEACEFULLY SECLUDED RANCH HOME AUCTION

MONDAY, SEPTEMBER 9TH @ 6PM

Specialized Dog Kennel and Equine Facilities – 3.4 Acres
Located Near Mount Gilead – Move-In Ready

Online Bidding Available @ **RES.bid**

Real Estate: If you are searching for a modern style homestead with specialized dog kennel and equine facilities, look no further, this is the home for you. Situated in a prime location, this property offers convenient access to Interstate 71 with less than an hour drive to Columbus. Upon arriving you will notice the beautiful rustic 5 board custom cross buck Amish built fencing. When entering the 2,352 sq. ft. Ranch **you'll quickly notice that this house showcases a magazine-worthy appearance.**

The home on 3.4 acres is in move-in ready condition with 3 bedrooms, 2 full baths, 1st floor laundry and an attached 2 car garage. With its spacious kitchen, this home provides the perfect setting for culinary creativity and entertaining, giving the buyer plenty of space to craft meals and host memorable events. Sleek countertops, all complemented by top-of-the-line cabinets and appliances, enhancing the kitchen's functionality and style. With a luxurious sitting room just off the kitchen/ dining area you can sit and enjoy the added heat of one of two fireplaces. The half-finished basement offers a relaxing living space with the second added fireplace and featuring a walk out glass slider door to a fantastic patio with a neat pergola. On the front/east of the home is a covered peaceful wrap around porch to the north of the home.



The 2-car insulated garage ensures plenty of parking and storage space. This home has first class amenities with a recently upgraded heating/cooling system. A state-of-the-art Geothermal system which was installed march of 2024 with a 10-year transferable warranty for parts and labor with Alum Creek Heating and Cooling. Another low maintenance perk is the sleek metal roof.



Auction will be held on site located at **5830 County Road 20, Mount Gilead**. From Interstate 71 head west on state route 95, turn right to head north on county road 20 located on the left/west side of the road. **Watch for RES signs.**



Along with the perimeter lined with the rustic 5 board custom cross buck Amish fence, there is a wooded lot fenced off for pasture from the barn. A spacious fenced in run with access from the kennel side of the barn. The yard leaves ample room for outdoor activities, from family gatherings to enjoying livestock and dogs! The kennel side of the barn features 8 indoor outdoor kennels as well as 4 indoor whelping kennels. The indoor portion is insulated to keep the environment at the desired temperature. On the other side of the barn holds everything needed for your equine desires. Two high class stalls, indoor wash bay lined in reflective diamond plate, a sizable amount of loft space for ample amount of hay and general storage space. The east and west overhead doors simplify the ventilation control for the equine side of the barn as well as the east overhead door being extra tall to make camper storage possible!

Enjoy the benefits of the thoroughly crafted landscaping that not only enhances the visual appeal but also requires minimal maintenance, allowing you to spend more time enjoying your outdoor space hassle-free. This property offers a rare opportunity that shouldn't be missed. **There are memories to be made here that will last a lifetime, beckoning you to seize this remarkable opportunity.** Selling to the highest bidder with no minimum or reserve!

Open House: The home will be open for inspection on Sunday, August 25th 4:00-6:00pm. Private showings are available through **Devon Heacock, 740-341-6553**.

Taxes/Legal: Morrow County Parcel Numbers E12-001-00-231-01, E12-001-00-231-02 totaling 3.412 acres is in Mount Gilead Local School District and Congress Township. The current annual taxes of \$4,392.52 will be prorated to the date of closing.

Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. **A 10% buyer's premium will be added to the final bid to determine the purchase price.** All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid.

Devon Heacock, 740-341-6553
Andy White – Drew Turner
Seth Andrews, Broker



LIVE & ONLINE
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