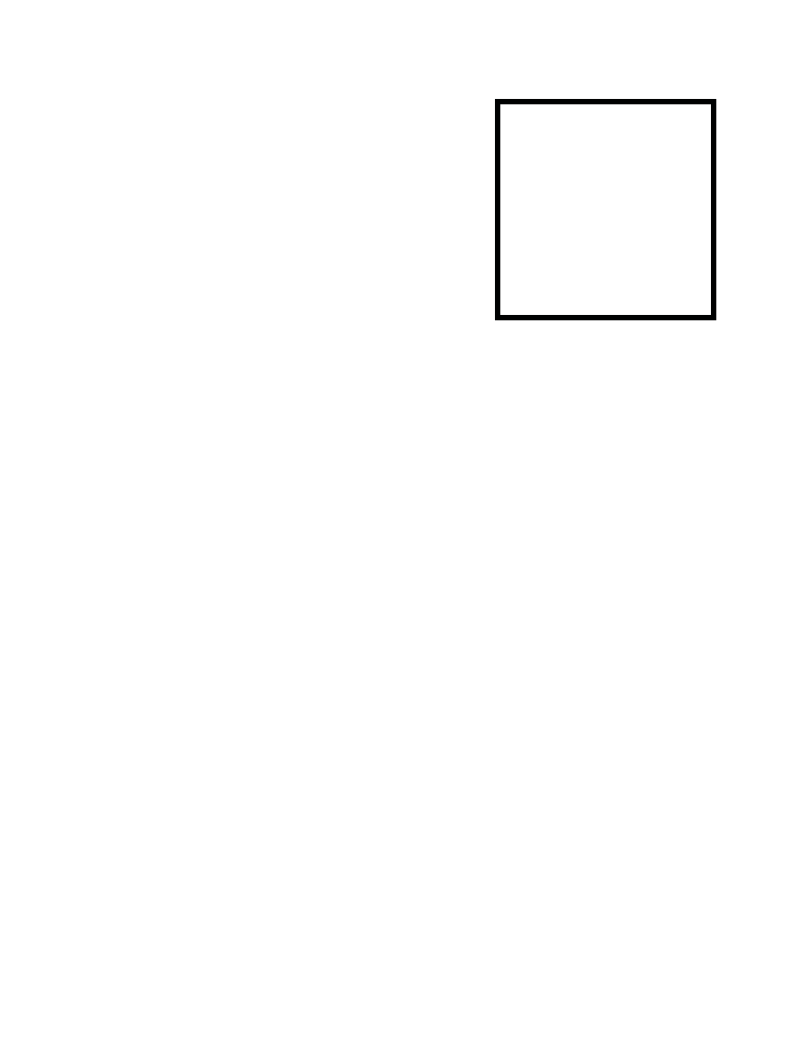
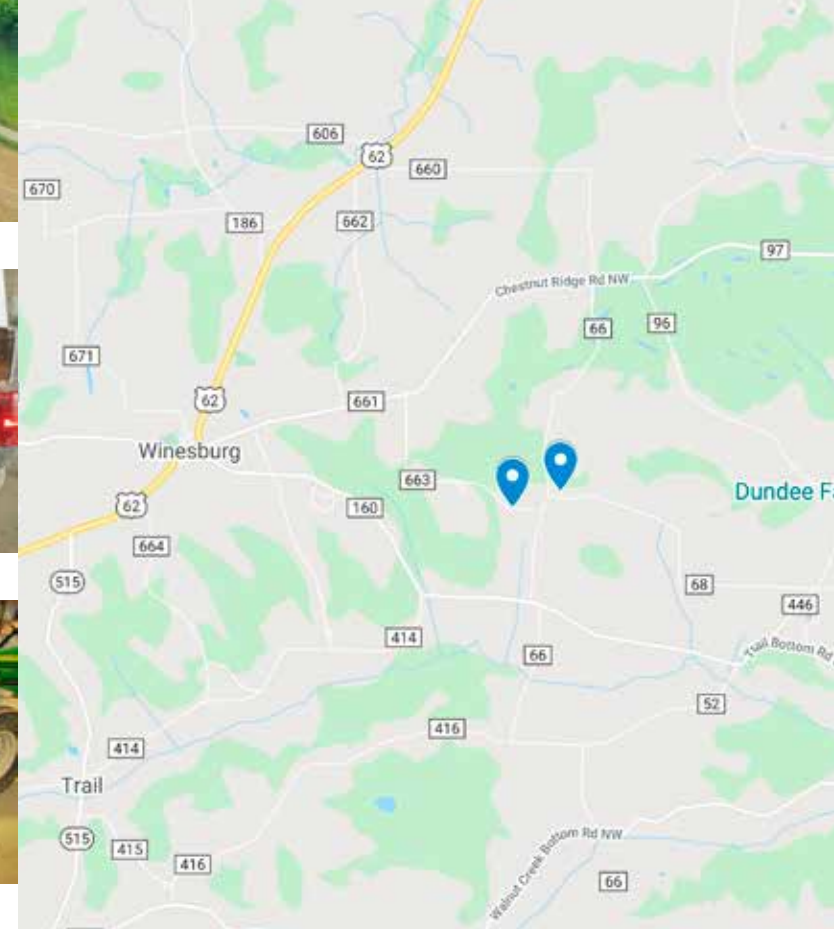




**ABSOLUTE SNYDER AUCTION**

123.1 Acres | Paint Township of Holmes County | Wayne Township  
Tuscarawas County | 14 Parcels | 2 Homesteads | Building Sites  
Wooded & Open | Tillable Farm Fields | Over 1½ Miles of Road Frontage  
Mineral Rights Included | Free Gas | Tractors | Vehicles | Equipment  
Equipment | Glassware | Collectibles



**Address:**  
10867 Kohr Rd NW Dundee OH 44624

**GPS:**  
40.6123546, -81.6611986

**Directions:**  
From US 62 in Winesburg, take CR 160 east 2.2 miles to Cement Bridge Rd., turn north ½ mile to Kohr Rd., west ¼ mile to farm buildings. From SR 93 just north of Dundee, take Walnut Creek Bottom Rd west 1 mile to Trail Bottom Rd, continue northwest 2.6 miles to Cement Bridge Rd and previous directions. Signs Posted.

**Location:**  
Dundee, OH | Tuscarawas Co. | Wayne Twp.

**Auction:**  
Saturday, August 1st, 10:00 AM

**Inspection:**  
Monday, July 20th, 5:00-7:00 PM

**Curt Yoder | Realtor, Auctioneer, Partner**  
330.204.2447 | curt@kaufmanrealty.com

**Vern Yoder | Realtor, Auctioneer**  
330.466.0520 | vern@kaufmanrealty.com



10867 Kohr Rd NW Dundee OH 44624

**BEAUTIFUL WINESBURG FARM**

123.1 Acres | Paint Township of Holmes County | Wayne Township of Tuscarawas County | 14 Parcels  
2 Homesteads | Building Sites | Wooded & Open | Tillable Farm Fields | Over 1½ Miles of Road Frontage  
Mineral Rights Included | Free Gas | Tractors | Vehicles | Equipment | Glassware | Collectibles



SOLD ABSOLUTE

ON-SITE ONLY

**Auction: Saturday, August 1st, 10:00 AM**  
Inspection: Monday, July 20th, 5:00-7:00 PM



**PARCEL BREAKDOWN**

- Parcel 1:** 24.3 Acres w/ 220' Frontage. All Wooded Land.
- Parcel 2:** 30.5 Acres w/ 403' Frontage. All Wooded Land.
- Parcel 3:** 6.6 Acres w/ 260' Frontage. Open Building Site.
- Parcel 4:** 4 Acres w/ 469' Frontage. Open Building Site.
- Parcel 5:** 4.3 Acres w/ 504' Frontage & 344' Frontage. Corner Site.
- Parcel 6:** 9.8 Acres w/ 642' Frontage. Open Building Site.
- Parcel 7:** 8.5 Acres w/ 450' Frontage. Wooded & Open.
- Parcel 8:** 7.6 Acres w/ 290' Frontage & 40' Frontage. Hilltop Site.
- Parcel 9:** 5.2 Acres w/ 931' Frontage. Home & Improvements.
- Parcel 10:** 5.4 Acres w/ 233' Frontage. Open Building Site.
- Parcel 11:** 2.3 acres w/ 344' Frontage & 378' Frontage. Corner Site.
- Parcel 12:** 4.6 Acres w/ 287' Frontage & 397' Frontage. Home & Barn.
- Parcel 13:** 5 Acres w/ 905' Frontage. Hilltop Site.
- Parcel 14:** 5 Acres w/ 874' Frontage. Open Building Site.

**REAL ESTATE SELLS AT 12:00 NOON**



PARCEL 12



PARCEL 12



PARCEL 9



PARCEL 9



PARCEL 9

A beautiful farm that has only had 2 owners in the last 185 years comes available at public auction. This farm has over 1.5 miles of road frontage, has endless possibilities and offers hilltop and open building sites, wooded land, and 2 different homesteads. The farm has frontage on 3 different roads and has tillable farm land, mineral rights, and investment opportunities. The main homestead has a 4 bedroom, full bath 2 story home, large bank barn, 2 detached garages, spring house, and an older home with garage in the basement. The second homestead features a 3 bedroom, full bath 2 story home with a large bank barn. Both homes are rented and are serviced with free gas heat from the existing wells. The land has parcels ranging in size from 2.3 to 30.5 acres and has wooded and open land with beautiful building sites, tillable land, timber potential, and mineral rights. Join us for the open houses or walk this land at your convenience and see all the possibilities that await you on this fine farm auction! Real Estate will sell at 12:00 NOON

**Legal:** Parcel #s 15-00504-000 & 15-00505-000 of Paint Township in Holmes County and East Holmes SD. And Parcel #s 68-00455-000, 68-00456-000, 68-00457-000 of Wayne Township in Tuscarawas County and the Garaway SD.

**Terms:** 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS." Any required inspections must be completed prior to bidding. Sellers to transfer all owned mineral rights. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots as a whole. See sale order addendum day of sale for more details.

**Tractors – Vehicles – Equipment:** '43 9N with Sherman transmission; 4610 SU Ford with 1,476 hrs; 7' blade; Husky LT 4200 lawn tractor; '93 F150 truck, 6 cyl, 4 sp, 177k mi; '96 Olds Cutlas, 112k mi, runs, has gas leak; John Deere CX gator, 944 hrs; 5' Ford brush hog; 2 x 12" Ferguson plow; 4' x 9' tilt trailer; Woods T310 3pt back hoe w/ 16" & 24" buckets; Polaris snow mobile, 2692 mi; Stihl weedeater; 20" snapper self-propelled mower; Honda 2200 watt generator; Knipco space heater; 50,000 BTU NG radiant heater; portable air compressor; air tank; 2 bolt bins; misc garage tools, garden tools; 2 1/4 ton floor jack; water pump; 5 x 10 building, 8 x 8 building;

**Glassware – Collectibles – Household:** 3-piece double bedroom set; Small roll top desk; 2 twin beds; table and chairs; chest of drawers; 2 curved glass china cupboards; wood chest; folding chairs; kneehole desk; filing cabinet; quilt tops; quilt rack; roaster; small appliances; cookware; fire king dishes; state and collector plates; cast iron skillets; sad irons; glassware; Lee Middleton dolls; wood doll furniture; home interior pictures; Avon bottles; meat grinders; singer sewing machine; nightstand; window fans; lamps; blankets; rag rugs; suitcases; linens; meat saws; 2 man saw; Record player; wooden cradle;

**Chattel Terms:** Payment in full day of sale via cash, check with proper identification, Visa or Mastercard. 3% buyer's premium refunded for cash or check purchases.

**Auction by order of:** Fred Snyder, Kenny Snyder, Delmer Snyder, Linda Kirkpatrick, Elsie Balder

