

2 PARCELS • 2 HOMES

HORSE BARN / SHOP

WOOSTER
OHIO

WAYNE
COUNTY

Prime
**ABSOLUTE
REAL ESTATE
AUCTION**

SCAN HERE
TO STAY UP
TO DATE



**28±
ACRES**

2356 & 2358 Secrest Rd, Wooster, OH 44691

TUESDAY, OCTOBER 10TH • 5:00PM



OPEN HOUSE & INSPECTIONS: Property will be open on Monday, October 2nd from 4-6PM

If you'd like to see the property another time please call Seth Andrews 330-466-5471 or Steve Andrews 330-465-8498 and we will try and accommodate you. Any inspections need to be done prior to the auction and are a buyers expense.



Seth Andrews, Auctioneer, Broker, 330-466-5431 - Steve Andrews
Drew Turner - Andy White

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2 PARCELS • 2 HOMES • HORSE BARN/SHOP • GREAT LOCATION

Wooster, OH • Wayne Co. • Triway LSD

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Prime ABSOLUTE REAL ESTATE AUCTION

PARCEL 1: This is an incredible real estate opportunity in Wooster that, with some dedicated time, investment, and effort, has the potential to become one of the city's best-kept secrets. The property boasts a generous living space of over 3,500 square feet on the main and second floors, along with a fully accessible walkout basement that adds an additional 2,000 plus square feet, leading out to a picturesque pool area. This charming two-story brick home was originally constructed in 1993.



During the winter months, unfortunately, a pipe burst occurred while the property was vacant, causing water damage throughout the entire house. However, restoration crews have since intervened, diligently drying the property, removing drywall down to the studs, effectively gutting it to its structural core. The canvas is now blank, ready for your personal touch and creative vision. The home itself remains structurally sound, the moisture issue has been resolved, and there's ample space to accommodate your vision.



Situated on a sprawling 25-acre lot, the property features a delightful mix of open yard space, wooded areas, and fenced pasture land, complete with a well-maintained 4-stall horse barn and a shop. The barn, as per the auditor's records, measures 36'x84' and was constructed in 2009. It's fully equipped with electricity, water, and a concrete floor, ensuring it's in excellent condition and ready for use.

Adding to the property's appeal, it's conveniently located just a minute away from the town center. Furthermore, an owned gas well is included on the premises, supplying gas to all the dwellings on both parcels and generating income. The gas well will remain with parcel 1, along with the associated oil and gas rights. In the event that the two parcels are sold to different buyers, the buyer of parcel 2 will have a six-month window to negotiate a gas supply arrangement with the buyer of parcel 1 or explore alternative heating options for their home and garage.

PARCEL 2: This charming single-story ranch-style residence offers 1,776 square feet of living space and has undergone recent renovations, creating an inviting atmosphere as soon as you step through the front door. This property consists of two bedrooms and one bathroom and has previously served as an income-generating asset. It's a sturdy and well-constructed dwelling situated on a spacious 1.5-acre lot, providing you with the flexibility to make it your permanent residence, rent it out, or reside in it while you renovate the main house. In addition to the main house, there is a detached, oversized two-car garage/shop that adds versatility to the property, making it suitable for a variety of purposes. Although there isn't a basement, the home is equipped with central air conditioning for your comfort.

There is a shared driveway, and if the two parcels are sold separately, the existing agreement regarding driveway usage will remain unchanged. This means that the rear house retains an easement to utilize the driveway, just as the front house does, ensuring convenience for both properties.

NOTE: There is undoubtedly some restoration work required, but this property holds immense potential to be brought back to life. I encourage you to invest some time and explore this beautiful opportunity.

Terms: We require a non-refundable down payment of 10% of the purchase price day of sale and the balance due within 45-60 days. There are no financing contingencies and the property sells As-Is based under your own inspection. There is a 10% Buyer's Premium on the property which means 10% of the high bid will be calculated and added to it to establish contract price. Possession will be at closing. All mineral rights transfer subject to any leases of record. Property will be offered separately and together and will sell in the way that nets the seller the most.

Taxes and Legal: Taxes on parcel 56-00702.001 (2356 Secret) are currently \$819.92 per half year and on parcel 56-00702.000 (2358 Secret) are currently \$3940.84 per half year and both will be prorated to the date of closing. Seller will provide a warranty deed and certificate of tile and offer to split an owner's policy of title insurance.



Photos available at www.RES.Bid
Sale by order of Owner - Conducted by RES/Andrews • 10% BP/Lic # 2022000271
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