

# Absolute Auction

Wayne County

LEONARD & E. NANCY DOUCE  
FARM DISPERSAL

8431 Angling Road  
Wooster, OH 44691

**WEDNESDAY, OCTOBER 12<sup>TH</sup>** 10AM - Chattels  
12 Noon - Real Estate



**TRACTORS – TRAILERS – 4 WHEELER – MOWERS & BLADES:** NH Boomer 4055 4WD diesel tractor w/NH 270 TL loader (6' material bucket) purchased new in March of 2009. Tractor has 55 HP, ROPS, 18.4x24 rears, looks like NEW, and has only 180 hrs. SN Z8NCT1004; 1967 Ford 3000 one owner gas tractor w/3 pt., PS, & 2 stage clutch. Tach shows 2662 hrs. but recently quit working. We are sure there are less than 3000 hrs. on the tractor SN C184288; '87 Yamaha Big Bear 350 4x4 Four Wheeler on good rubber and in nice condition; King Kutter II 3 pt. 6' rototiller; Land Pride 3 pt. 6' box blade w/scarifier teeth (new in May of 2021; Woods PRD 7200 3 pt 6' finish mower; Woods RD 7200 3 pt. finish mower; Woods RB 84 – 3 pt. 7' blade; Brush Hog Squealer SQ 600 5' 3 pt. mower; Ford 3 pt. 6' blade; King Kutter 3 pt. 4' spring tooth; 5'4" x10' single axle utility trailer w/ramp tailgate.

**TORO ZERO TURN - SHOP TOOLS & MISC.:** Toro Titan Zero turn lawn mower purchased new in August of 2021, w/54" Iron Forged Deck, My Ride Seat, 26 HP Kohler, approx. 50 hrs.; lawn cart; Lincoln 225 stick welder; welding table; 5000 watt generator; Craftsman 8" bench top drill press; Chop saw w/stand; bench grinder; HD shop press; Chicago Electric Compound Miter Saw; B&D Firestorm 10" table saw; Sears 6" planer; Sanborn 2 HP port. air compressor; Stihl MS 180 chainsaw; good assortment of hand and power tools; 15 gal. 12V. sprayer; 2 Stihl weed eaters; Echo blower; DeWalt radio; MTD Rototiller; 5 – 2x10x20' and other lots of used lumber; lots of used interior doors; bolts; bottle jacks; floor jack; log chains; electrical boxes; pipe wrenches; wheel barrow; pair of folding loading ramps; jack stands; wooden ext. ladders; 104 brown metal folding chairs and a 6'x7' single axle trailer to haul them sells separate; 320 sq. ft. of wood flooring; step ladders; 12 old meat locker drawers; steel barrels; 10 - 20' & 10 - 10' utility poles; car port carrier; 320 sq. ft. of wood flooring; 50 linear ft. of new carpet.

**HOUSEHOLD FURNISHINGS:** Flexsteel davenport; 2 arm chairs; recliner; Formica dinette ext. table w/5 chairs; 2 Oak desks 5' long x 34"W and 54"L x 34"W; console stereo; round table and chairs; picnic table; Holland gas grill; Weber charcoal grill; 10 gal. milk can; puzzles, games and box lots of general household goods; soft goods; Canning jars and freezer boxes; Victor 4 drawer fireproof filing cabinet; 10 gal. of brown paint.



# Absolute Auction

LEONARD & E. NANCY DOUCE  
FARM DISPERSAL

8431 Angling Road  
Wooster, OH 44691

**77+ ACRES** Wayne County  
Offered in 6 Parcels



**WEDNESDAY, OCTOBER 12<sup>TH</sup>, 2022**  
10AM - Chattels • 12 Noon - Real Estate

330-465-8498 (Steve) • 330-466-5471 (Seth) [www.RES.bid](http://www.RES.bid)

Real Estate Offered In Cooperation with

**Steve & Seth  
Andrews  
AUCTIONEERS**  
5107 S. Jefferson Rd., Wooster, OH 44691  
330.262.9186



**RES  
AUCTION SERVICES**  
375 Fry Road, Wooster, OH 44691  
833.765.3737

CHATTEL TERMS: CASH or CHECK • LUNCH STAND  
Visa/Mastercard/Discover/Am. Express - 5% BP  
waived for cash or check

SETH ANDREWS, BROKER 330-466-5471  
JON MAST AUCTION MGR. 330-763-3883  
Assisting Auctioneers: ANDY WHITE & DREW TURNER

**Steve & Seth  
Andrews  
AUCTIONEERS**

**RES  
AUCTION SERVICES**  
Real Estate & Equipment Specialists

CLARICA (JOJO) MEIGS  
CO-LISTING REALTOR  
330-465-7132





# Absolute Auction

Wayne County

## LEONARD & E. NANCY DOUCE FARM DISPERSAL

8431 Angling Road  
Wooster, OH 44691

# 77± ACRES

Offered in 6 Parcels

**WEDNESDAY, OCTOBER 12<sup>TH</sup>**  
10AM - Chattels • 12 Noon - Real Estate

Will sell on location 8431 Angling Rd. Wooster, OH 44691. From US RT 30 4 miles west of Wooster take South Jefferson Rd. south then immediately SW on Angling Rd. 3 miles to farm. Or coming from the west on US RT 30 turn south onto N. Elyria Rd. then NE on Angling Rd. ½ mile to farm.

**REAL ESTATE:** Some of the best Wayne County has to offer will be sold at absolute public auction on October 12<sup>th</sup> at Noon. Leonard and Nancy have purchased a smaller retirement home and are moving. They have decided to market their beautiful farm at absolute public auction.

**PARCEL 1:** Leonard and Nancy's residence and outbuildings w/17.3 acres. The home is an 1864 sq. ft. 3 BR brick ranch built in 1977. The first floor features the kitchen, DR, sunken living room, 3 Bedrooms w/bath off the master, another full bath, and utility room. The home has a full basement that is partially finished with a large family room, full bath, and bedroom. An oversized two-car garage completes the home. The home has a Williamson dual furnace (Electric/Natural Gas F/A) and central A/C. The gas is currently provided from an owned well located on parcel 6. This home has had excellent care and maintenance. Wooden flooring has been installed in the kitchen, LR & DR areas. Other floor coverings while in good condition would be better updated. The home has 6" walls, good windows, and is well insulated. The shingles are approximately 5 yrs. old. The outside has some wonderful landscaping and a paved driveway enhances the entrance. Other improvements include a heated 36' x 36' Morton pole building garage/shop and a 38' x 64' bank barn w/attached shed. The land to the east of the buildings is all tillable and US RT 30 is the northern boundary. The Rover pipeline and an AT&T fiber optic line cross this property east of the Homestead. This could be your little piece of Heaven in Wayne County.

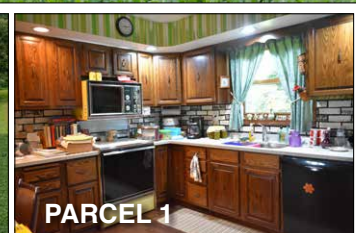
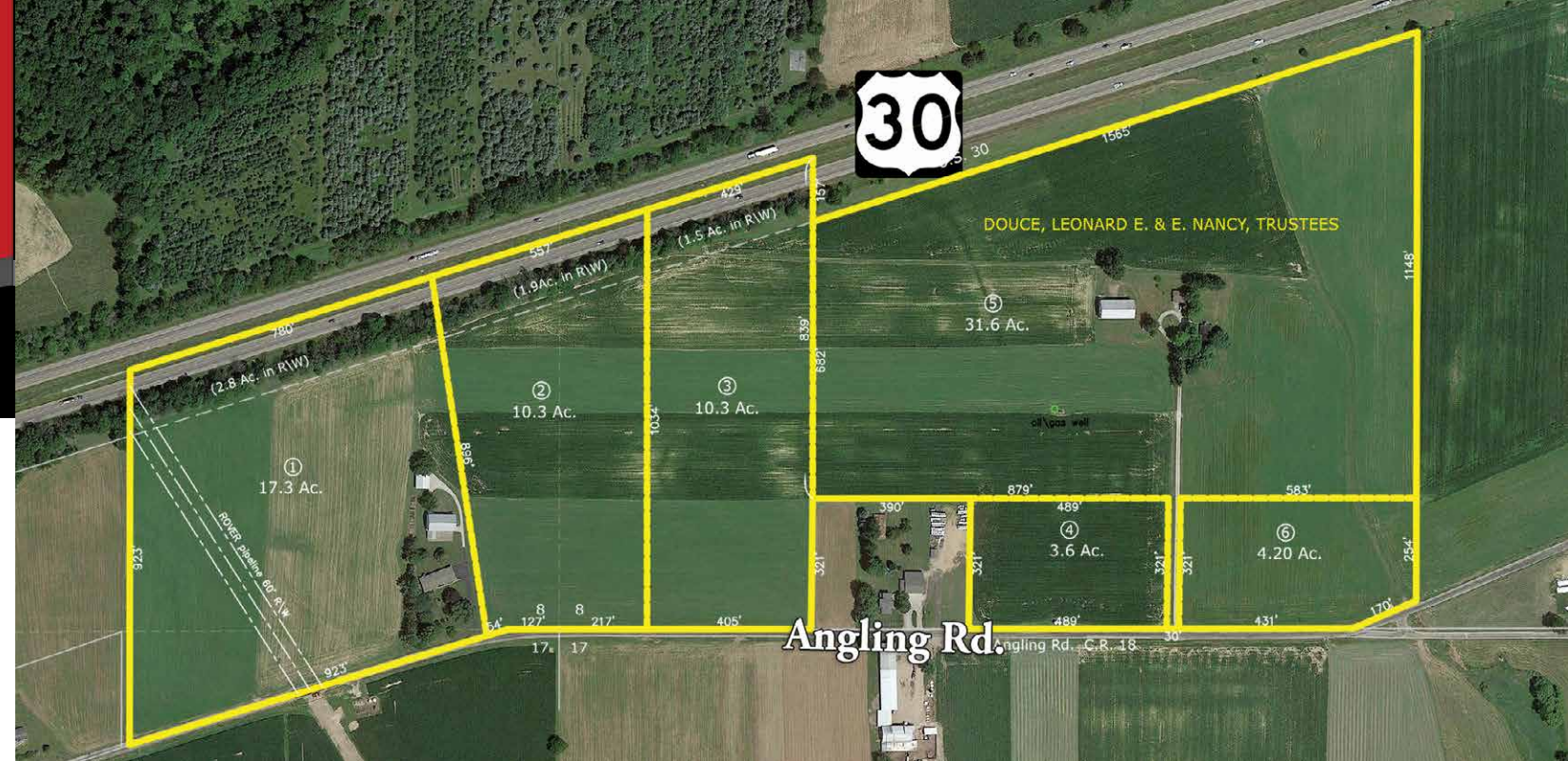
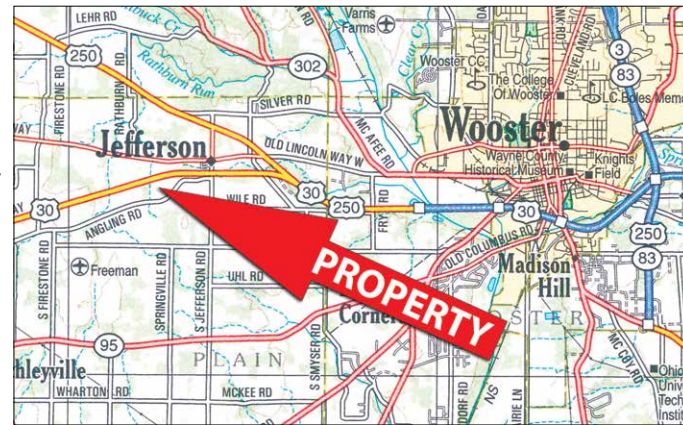
**PARCELS 2 & 3:** These two parcels are the next two parcels to the east. Both are 10.3 acres and both have great frontage on Angling Rd. They are both approved as building sites by the county or they make ideal add on acreage for parcel #1. Buy one or both, they are good parcels.

**PARCEL 4:** A 3.6 Acre parcel with good frontage on Angling Rd. There are a couple oil tanks that sit on this parcel.

**PARCEL 5:** 31.6 Acres of land with an older two-story farm house and bank barn. The land is all tillable outside of the building area. There is an owned producing gas/oil well on this parcel that will transfer to the new owner. The well currently provides all the gas to both sets of buildings and produces approximately 80 bbl. of oil per year. The buyer of this parcel will own the well and receive all the royalties. The home has been used as a rental for several years but has been well maintained. The barn has newer siding and is in good physical condition.

**PARCEL 6:** This 4.2 acre parcel is just east of the driveway that leads to the buildings on parcel 6. A good building parcel with excellent frontage on Angling Rd.

**REAL ESTATE SALE ORDER:** Parcel #1 selling by the dollar – Parcel #5 selling by the dollar – Parcels 2, 3, 4, & 6 selling choice by the acre. Parcels 1 – 2 & 3 offered in combination – Parcels 4 – 5 & 6 offered in combination – Parcels 1 – 6 offered in Combination.



**REAL ESTATE TERMS:** We require a non refundable down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing in approx. 45 to 60 days. There is a 3% buyer's premium in effect for this auction. 3% of the highest bid will be calculated and added on to determine the contracted selling price. There are no financing contingencies.

**DEED RESTRICTIONS:**

1. No Mobile Homes
2. Modular Homes must be on a permanent foundation
3. No Junk Yards
4. No large livestock confinement facilities

**TITLE:** The sellers will provide at their expense a Warranty Deed w/Certificate of Title. They will also offer to split the fee for an Owner's Policy of Title Insurance.

**TAXES:** The taxes on the entire farm are \$2,446.05 per half year based on CAUV and will be pro-rated to the day of closing on that basis. Projected approximate taxes on newly created parcels along with CAUV recoups will be posted at the auction.

**MINERAL RIGHTS:** All mineral rights transfer to the new owners subject to any leases of record. The gas and oil well located on parcel 6 is owned by Leonard. The ownership of this well transfers to the buyer of parcel 6.

**SURVEY:** The survey will be completed by R.W. Gassbarre & Associates and will be paid for by the seller.

**POSSESSION:** Immediate possession will be given at closing with tenant rights to harvest the growing crop.

**EVACUATION ZONE:** Should there be an emergency at the Rover compressor station residents within a half-mile radius of the station are required to evacuate their residences.

**OPEN HOUSE:**

Both Set of Buildings will be open on  
**Tues, September 27<sup>th</sup> • 5-7 PM.**

Other showings are available by appointment. Call Clarica (Jojo) Meigs at 330-465-7132 – Steve Andrews at 330-465-8498 – Seth Andrews at 330-466-5471 – RES Auction Services at 833-765-3737 or Howard Hanna at 330-345-2244.

LEONARD & E. NANCY DOUCE, OWNERS

SETH ANDREWS, BROKER 330-466-5471 JON MAST AUCTION MGR. 330-763-3883

Assisting Auctioneers: ANDY WHITE & DREW TURNER

[www.res.bid](http://www.res.bid)

Real Estate Offered In Cooperation with



CLARICA (JOJO) MEIGS  
CO-LISTING REALTOR  
330-465-7132

