

# ABSOLUTE AUCTION

3 BEDROOM • CITY OF WOOSTER

MONDAY, NOVEMBER 7TH AT 4PM



This property will be open for inspection on Monday Eve. Oct. 24th from 4 - 6 PM.  
Other showings are available by appointment. Call Steve Andrews @ 330-465-8498,  
Seth Andrews @ 330-466-5471 or RES Auction Services @ 833-765-3737.



**WILL SELL ON LOCATION:  
2029 ROBINHOOD DR. WOOSTER, OH 44691**

**REAL ESTATE:** This 1658 sq. ft. single-family residential home built in 1957 has been used as a rental property since 2011 with the same tenant for the last ten years. It is now vacant and the owners have decided to sell this home at absolute public auction. The main floor features kitchen and dining room that is open to the living/family room w/fireplace. There are three bedrooms on this level. The bedrooms and living room have hardwood floors. There is also a full bath and a laundry room on this level and an attached one-car garage. The home has a partially finished full basement with a full bath. A natural gas F/A furnace, central AC, city water & sewer well describe the mechanicals. The home is vinyl sided and has vinyl replacement windows. The back yard/patio has a privacy fence but has had little recent upkeep. Some new landscaping and cosmetic updates could resurrect this one. There are lots of ways to go here:

Fix & Flip, Add to your rental portfolio, or make it your personal residence. Drive buy and pick up a brochure from the information box on the property or download it from the website [www.res.bid](http://www.res.bid)

**TAX & LEGAL:** Parcel No. 67-01396.000 • .265 Ac. • Killbuck Twp. Wooster City • Wooster City Schools • The taxes are \$ 1,257.61 per half year and will be pro rated to the date of the delivery of the deed.

**TERMS:** We require a down payment of 10% of the purchase price at the close of the auction with the balance to be paid in full at closing within 30 to 45 days.

**TITLE:** The sellers will furnish a Warranty Deed with Certificate of Title at their expense and will offer to split the fee for an Owner's Policy of Title Insurance.

**POSSESSION:** The buyer will be given immediate possession upon closing.

**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**

**GALEN M. & NANCY J. MARTY, OWNERS  
SETH ANDREWS, BROKER 330-466-5471  
JON MAST, AUCTION MGR.**

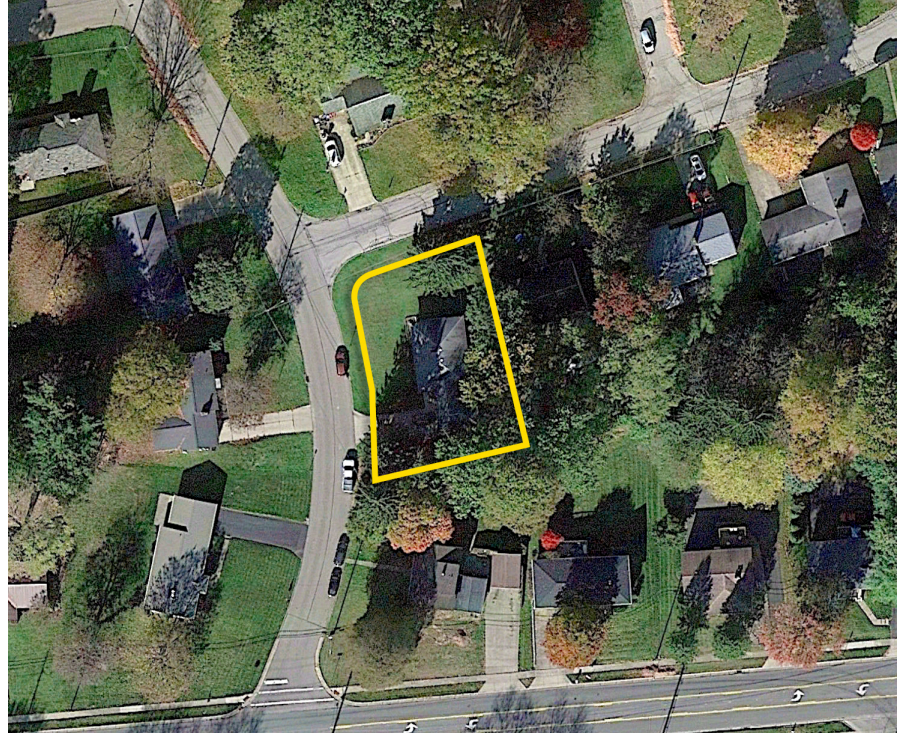
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