

TAYLOR REAL ESTATE AUCTION

TUESDAY, FEB. 28TH, 2023 · 4:30 PM

**3 BR Home & Garage/Shop on 2 Acres
Wooster Twp. – Wayne Co. – Triway LSD**

**3483 Batdorf
Rd. Wooster, OH**

**OPEN HOUSE:
Tuesday, Feb. 14th
4-6PM**

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Will sell on location 3483 Batdorf Rd. Wooster, OH. From Wooster, take SR 3 South to SR 226 at Triway Drive Thru then south 1/2 mile to Moore Rd. Then east 1/2 mile to Batdorf and then south 1/2 mile to property. From Old Columbus Rd. at Bishops Restaurant and Canaan Meats, go south 1 1/2 miles on Batdorf Rd.

REAL ESTATE: Selling a nice story and a half home built in 1954 w/three bedrooms and full basement. The first floor has 800 sq. ft. of finished living space and includes kitchen w/dining area, living room, bedroom, and full bath. Enjoy the front porch w/eastern view overlooking the Killbuck Valley. The detached garage is 24' x 36' with room for two vehicles and a shop area. It is insulated and heated. There is a small shed at the west side of the property used for a horse years ago. The buildings sit high and dry on this 1.97 acre hillside lot with circular drive and several mature trees. The home has been well maintained and has vinyl replacement windows. A gas F/A furnace w/wood burner add-on and central A/C complete the mechanicals. The property has it's own water well and is connected to the city sewer. This is a good auction opportunity in the Westwood area and Triway School District. Brochures available in the information box at the property or download it from the website www.res.bid.

OPEN HOUSE: The property will be open for inspection on Tuesday evening Feb. 14th from 4 - 6 PM. Stop and take a look, then take your sweetie out for Valentine's Day. Other showings are available by appointment. Call Steve @ 330-465-8498 or Seth @ 330-466-5471 or RES Auction Services @ 833-765-3737.

TAX & LEGAL: Parcel NO. 56-01429.000 - 1.97 Acres - Wooster Twp. Triway LSD. The taxes are \$ 657.14 per half-year w/the Homestead Exemption added back in. Taxes will be pro-rated to the day of closing. The seller will provide a Warranty Deed with certificate of Title and offer to split the fee for an Owner's Policy of Title Insurance. Immediate possession will be given at closing.

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 within 45 days. There is a 5% Buyer's Premium in effect for this auction. 5% of the high bid will be calculated and added on to determine the contracted selling price.

THEODORE F. TAYLOR, OWNER
Tamala S. Taylor, POA

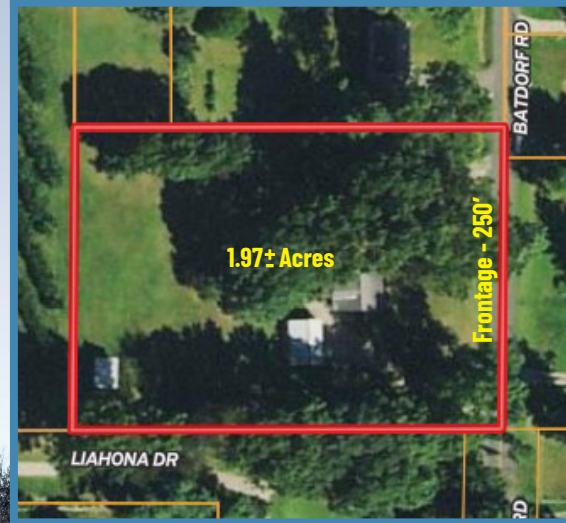


Steve & Seth
Andrews
AUCTIONEERS
5107 S. Jefferson Rd., Wooster, OH 44691
330-262-9186
330-465-8498 (Steve) • 330-466-5471 (Seth)



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