

# TRIWAY WOODED LOT BUILDING/RECREATIONAL LAND AUCTION



**TUESDAY,  
AUGUST 15TH  
@ 5.30 PM**

- FRANKLIN TWP
- TRIWAY LOCAL SCHOOLS
- 5.1 ACRES



**833-SOLD-RES / RES.BID**



# TRIWAY WOODED LOT BUILDING/RECREATIONAL LAND AUCTION

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STAY UP TO DATE



**Auction Location:** Auction will be held at the RES Auction Yard 375 Fry Rd Wooster, OH.

Property is located on Prairie Lane Rd Just North of SR 83 on the West side of the road. Watch for signs.

**Real Estate:** The property is almost entirely wooded, yet the front portion is flat and suitable for building a home, or possibly incorporating walkout options with the ravine at the rear. Throughout the property, there are well-maintained paths, providing pleasant opportunities for walking or riding. Additionally, the property is adjacent to State Land, which offers open hunting and fishing activities. Situated above the expansive Killbuck Marsh Wildlife Area, spanning 5,671 acres, this property borders its northernmost point and remains unaffected by marshland. Whether you wish to construct, engage in hunting, or simply enjoy recreational activities, this property caters to your desires. The highly sought-after Triway area is currently constructing a new, cutting-edge K-12 building, making available building lots scarce. This particular property offers seclusion while still being conveniently located near the numerous amenities of Wooster. If you desire to own five acres with access to over 5,000, it doesn't get much better than this. There is no shortage of wildlife on this property and the neighboring state ground. Make sure you take a look at this remarkable opportunity.

**Note:** The neighboring property (5981 Prairie Lane Rd) with the block house is also owned by the seller, use that driveway to pull off the road and park to walk the property. Please pull up far enough to not impede the renters from getting in and out of the driveway. The access to the mowed paths is on the north side of the parcel approximately 50 yards from the road. Feel free to grab a flyer and walk the property at your leisure.

**Taxes/Legal:** Wayne County Parcel # 30-00351.001-5.12 acres-Franklin Twp-Wayne County-Triway Local Schools. The current annual taxes \$749.72 and will be prorated to the day of closing.

**Terms:** The successful purchaser will be required to make a non-refundable down payment of 10% of the purchase price at the conclusion of the auction with the balance due at closing within 45 days. A 5% Buyers Premium will be in added to the final bid price to determine the purchase price. All desired inspections need to be completed prior to bidding. The property is sold As-Is based upon your own inspections. No financing contingencies.

**Note:** The information contained in this ad is to the best of our knowledge but not guaranteed. Announcements at the auction take precedence.

For questions, contact Seth Andrews 330-466-5471 or the listing agent, Jen Wiles 330-466-8391.



Seth Andrews, Auctioneer, Broker, 330-466-5471 - Jen Wiles, Danberry Realtors, 330-466-8391 - Steve Andrews - Andy White - Drew Turner  
5% Buyers Premium / Lic # 2022000271



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