

Triway Brick Ranch Home ***AUCTION***



Thursday, August 17 TH
4:00 PM Chattels, 6:00 PM Real Estate



Tools-Collectibles-Personal Property



AUCTION SERVICES

833-SOLD-RES / RES.BID

Triway Brick Ranch Home AUCTION



Located at 528 Westview Dr, Wooster, OH, 44691 off Madison Hill. The sale will be held on site. Please enter off Mccelland Ave and proceed to the rear of the property for sale day parking.

Real Estate: The solid, one owner brick ranch home with 3 bedrooms and 2.5 bath is situated on a triple lot totaling over 1/2 an acre on a quiet dead end street. The property offers enough space for the kids to roam, while still being manageable to maintain. The property's charm and curb appeal are enhanced by the landscape, picket fence, and mature trees. It features city water, a private septic system, electric heating, and a wood pellet stove. The house was built in 1960, and Mr. Wengerd added an abundance of built-in storage units, showcasing his exceptional woodworking skills and love for woodworking. While the home may benefit from some updates to align with your personal style, there are no immediate renovations required. The roof is in solid condition, and the property features a one-car garage and an 11x14 storage shed that served as both storage space and a workshop. Additionally, the concrete driveway, concrete patio, and built-in charcoal grilling area contribute to the overall charm and appeal of this property. If you are in the market for a home in the Triway area, conveniently located near town, this property is definitely worth considering.

Open House: Monday, August 7th from 4-6 PM. Private showings are available with Seth Andrews, 330-466-5471 or Steve Andrews, 330-465-8498.

Taxes/Legal: Wayne County parcel numbers 56-01575.000, 56-01574.000, 56-01571.000, Wooster Twp, Triway Local Schools. Taxes for all 3 parcels total \$1662.54 annually and will be prorated to the date 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.

Also selling a solid lineup of tools, mower, household goods and collectibles including:
Mower/Tools: Craftsman 42" riding mower w 16.5 hp B&S, Lawn Boy walk behind mower,

Delta Shopmaster table saw, lawn mower jack, hand tools, air impact/wratchet, pipe clamps, electric boxes, wheelbarrow, lawn sweeper, and tow behind sprayer, Farmhand 2500 psi pressure washer, Homelite chainsaw.

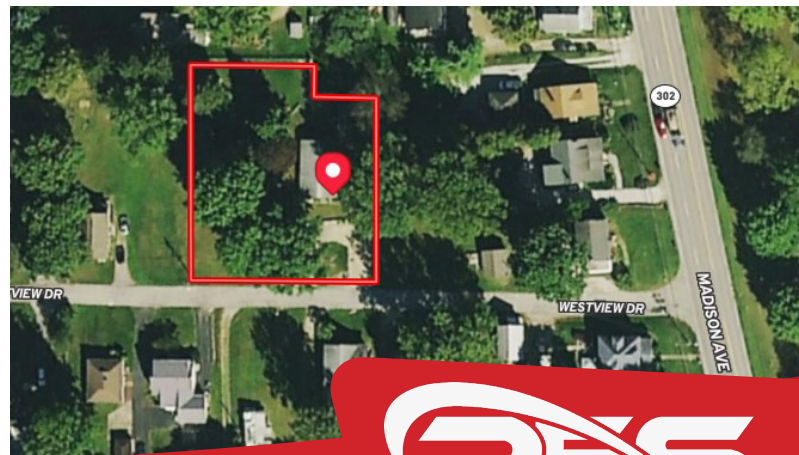
Collectibles: 2 old sleds, pulleys, old grinding stone (cracked), antique Stempel outdoor fire extinguisher, egg baskets, Howe platform scale, American Revolution plate set, old baby carriage, old tricycle with buddy seat, rocking chair, Kane bottom child's high chair/rocker combo, coal bucket, Gamewell fire alarm station, Horn Seed Sower, Boot corn cutter, set irons, horse hames, antique VaporAll, misc glass ware, hen on nest, clowns and other knick knacks.

Households: Danby room AC and 3-4 window units, pots and pans, kitchenware, nice Whirlpool top load washer and electric dryer, and other misc.

Chattel Terms: We accept cash, good check, and credit card. A 5% buyer's premium will be applied to all purchases, except for those made with cash or check, where the premium is waived.

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

RES AUCTION SERVICES
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