

**TRACTORS – EQUIPMENT –
TORO ZERO TURN – 12' TRAILER –
SHOP & TOOLS – HOUSEHOLD**



EQUIPMENT: FARMALL SUPER C TRACTOR, 3PT, 540 PTO; OLIVER 550 TRACTOR, 3PT, 540 PTO, SHOWING 4,961 HRS; TORO Z-257 MASTER ZERO TURN, 62" DECK, KOHLER 27HP ENGINE, 2,250 HRS; JOHN DEERE LX277 GARDEN TRACTOR, 48" DECK, HYDROSTATIC SNOW BLOWER, WEIGHTS; 12' SINGLE AXLE LANDSCAPE TRAILER; 6'X4' GARDEN TRAILER; 40" LAWN AERATOR/SEEDER; PULL TYPE LAWN FERTILIZER SPREADER; HONDA REAR TINE TILLER; 36" GAS PWER OULL BEHIND TILLER; PUSH MOWER; AGRO-FAB LEAF VAC; DR LEAF VAC; KING KUTTER SLIP SCOPE; 7' 3PT BLADE; 6' DISC; 2-BOTTOM PLOW; GASPARDP SICKLE BAR MOWER; 3PT CARRYALL; 3PT CRANE; PTO GENERATOR (- DOESN'T WORK)

SHOP – TOOLS: HUSQVARNA 330 PSI PRESSURE WASHER; 28 GALLON UPRIGHT AIR COMPRESSOR; PRESSURE WASHER FOR PARTS; SHOP VAC; GAS CANS; EXTENSION CORDS; CHAINSAWS; STIHL F590R HEDGE TRIMMER; STIHL BG86 LEAF BLOWER; MOWER BLADES; PLYERS; WRENCHES; SOCKETS; TABLE TOP ROUTER; 2-WHEEL CART; WOOD LADDERS; ALUMINUM EXTENSION LADDERS; STEP LAD- DERS; BATTERY CHARGER; LOG CHAINS; LOG TONGS; 5' & 12' CATTLE GATES; TOOL BOX; JACK STANDS; C-CLAMPS; BAR CLAMPS; ROPE; ELECTRIC FENCING SUPPLIES; GARDENER HOSE; WHEEL BARREL; GARDEL TOOLS; LAWN & GARDEN: CHEMICALS & FERTILIZERS; PULL BEHIND GARDEN SPRAY- ER; 12' FLAT BOTTOM ALUMINUM JOHN BOAT; 15' ALUMINUM CONEO; CHICKEN LAYING BOX & WA- TERERS;

HOUSEHOLD – FURNITURE: SONY CONTROL CENTER; PYLE STEREO RECEIVER; KITCHEN UTENSILS; POTS, PANS, & COOKWARE; GLASSWARE; DÉCOR; WOODED SCULPTURES; VASES; CANDLES; CAN- NING JARS; DETROIT JEWEL STOVE; GAS GRILL; DINNER BELL; COUCH; ARM CHARIS; WOOD HUTCH; DROP LEAF TABLES; DINING TABLE; COFFEE TABLES; CHAIRS; LAWN FURNITURE; HORSE WEATHER VANE; PET CARRIER; FISHING EQUIPMENT; FISHING POLES; WOMEN'S SHOES; PURSES, BAGS;

Open house: The property will be open for inspection **Thursday, September 26th 5:00–6:30PM.** Private showings available through Brandon Doty, **330-749-4685.**

Taxes/Legal: Wayne County Parcel # 56-00343.000 is located in Wooster Township & Triway Local School District. The current annual taxes based on CAUV are \$5,539.36 and will be prorated to the day of transfer.
Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. **A 10% buyer's premium will be added to the final bid to deter- mine the purchase price.** All desired inspections need to be completed prior to bidding. The purchaser will be given per- mission to hunt the property with their down payment. Additional details are available at www.RES.bid.



LIC # 2022000271

Andy White –
Brandon Doty, 330-749-4685 –
Jake White – Drew Turner –
Jeremy Schaefer, Broker

ICONIC WAYNE COUNTY

HOME & PERSONAL
PROPERTY AUCTION

**Saturday,
October 12th**

**Personal Property @ 10AM
Real Estate @ 12 Noon**

**PREMIER WOOSTER LOCATION –
COLONIAL HOME –
OUTBUILDINGS – 25.1 ACRES –
TILLABLE – POND**

REAL ESTATE: WELCOME TO THIS STUN- NING 3,856 SQ. FT. COLONIAL-STYLE HOME THAT COMBINES CHARM, SPACE, AND MODERN CONVENIENCE, NESTLED ON OVER 25.1 ACRES OF PICTURESQUE LAND. THIS EXPANSIVE HOME BOASTS 3 HUGE BEDROOMS AND 3.5 BATHS, ALONG WITH AN ADDITIONAL LIVING QUARTER OVER THE GARAGE OFFERING AMPLE ROOM FOR BOTH RELAXATION, ENTERTAINMENT AND EVEN INCOME POTENTIAL. RICH WOOD WALLS AND A BLEND OF WOOD AND TILE FLOORING THROUGHOUT, CREATE A WARM AND INVITING ATMOSPHERE.

THE AUCTION WILL BE HELD ON LOCATION AT **2306 SYLVAN ROAD, WOOSTER, OHIO.**



THE SPACIOUS KITCHEN FEATURES ABUNDANT CUPBOARD SPACE, DOUBLE WALL-MOUNTED OVENS, A GAS STOVE, A GENEROUSLY SIZED ISLAND COMPLETE WITH A BUILT-IN WINE COOLER AND MICROWAVE, AND GORGEOUS GRANITE COUNTERTOPS. A COMMERCIAL-GRADE REFRIGERATOR/FREEZER AND A DEEP SINK ADD TO THE KITCHEN'S FUNCTIONALITY, WHILE THE HIGH CEILINGS AND PELLET STOVE ENHANCE ITS CHARM. ADJACENT TO THE KITCHEN IS A LARGE PANTRY, LAUNDRY, AND MUDROOM AREA WITH DIRECT ACCESS TO THE OUTDOORS, ENSURING CONVENIENCE AND PRACTICALITY. THE MAIN FLOOR ALSO INCLUDES 3 GENEROUSLY SIZED BEDROOMS, EACH WITH WALK-IN CLOSETS, AND 3 FULL BATHROOMS.

THE LIVING AND DINING AREAS OFFER SPACIOUSNESS AND ELEGANCE, WITH A CENTRAL WOOD-BURNING FIREPLACE, FRENCH DOORS LEADING TO THE FRONT PORCH, AND RECESSED LIGHTING. THE FIRST FLOOR IS COMPLETED BY A SIDE ENTRYWAY AND ANOTHER SPACIOUS BEDROOM WITH AMPLE STORAGE SPACE.

DESCEND THE METAL SPIRAL STAIRCASE TO THE OPEN BASEMENT, WHERE YOU'LL FIND A WALK-OUT TO THE BRICK PATIO OVERLOOKING A SCENIC 3.5-ACRE POND. THE BASEMENT IS IDEAL FOR ENTERTAINING, FEATURING A FIREPLACE AT ITS CENTER, A BAR, AND A BUILT-IN SOUND SYSTEM. WITH LARGE WINDOWS ALLOWING NATURAL LIGHT, THIS SPACE IS PERFECT FOR GATHERINGS. THE BASEMENT ONCE HOUSED A FULLY FUNCTIONAL KITCHEN, AND WHILE THE APPLIANCES REMAIN, IT HAS NOT BEEN USED RECENTLY. THERE IS ALSO A HALF BATH AND DIRECT ACCESS TO THE GARAGE FROM THIS LOWER LEVEL.

RECENT UPDATES INCLUDE A NEW ROOF AND GUTTERS WITH A LIFETIME WARRANTY, AND A LENNOX BOILER FURNACE INSTALLED IN 2019. THE PROPERTY OPERATES ON NATURAL GAS HEATING, WITH A PRIVATE WELL WITH A WATER SOFTENER AND ALSO HAS THE CONVENIENCE OF CITY SEWER. THE UPSTAIRS, WITH ITS PRIVATE ENTRANCE, FEATURES A 1-BEDROOM APARTMENT COMPLETE WITH A FULL BATH, KITCHEN, AND FAMILY ROOM—PERFECT FOR GUESTS OR POTENTIAL RENTAL INCOME.



THE PROPERTY IS COMPLETE WITH A 3-BAY GARAGE AND ASPHALT DRIVEWAY, ALONG WITH A CLASSIC BANK BARN FEATURING 12 HORSE STALLS IN THE LOWER LEVEL AND EXTENSIVE STORAGE AND OPEN SPACE ABOVE, OFFERING ENDLESS POSSIBILITIES FOR EQUESTRIAN ENTHUSIASTS. THERE'S ALSO A TOOL SHED, AN ADDITIONAL HORSE STALL BARN WITH EXTRA STORAGE, AND 9.9 ACRES OF FERTILE FIELDS TO USE AS PASTURE OR JUST YOUR OWN PERSONAL OASIS.



THE 3.5-ACRE POND GRACES THE LANDSCAPE, PERFECT FOR PEACEFUL AFTERNOONS BY THE WATER, AND THE EXPANSIVE YARD PROVIDES PLENTY OF ROOM FOR A GARDEN OR OUTDOOR ACTIVITIES. WHETHER YOU'RE LOOKING TO START A MINI FARM, ENJOY RECREATIONAL ACTIVITIES, OR SIMPLY RELISH IN THE PRIVACY OF A GRAND ESTATE, THIS HOME OFFERS UNPARALLELED OPPORTUNITIES FOR CONVENIENT LIVING IN A SERENE SETTING. AT ONE TIME THIS PROPERTY WAS A RENOWNED SHOW PLACE AND TODAY OFFERS THE CANVAS FOR YOU TO ADD YOUR PERSONAL TOUCHES TO RETURN IT TO THAT STATE.