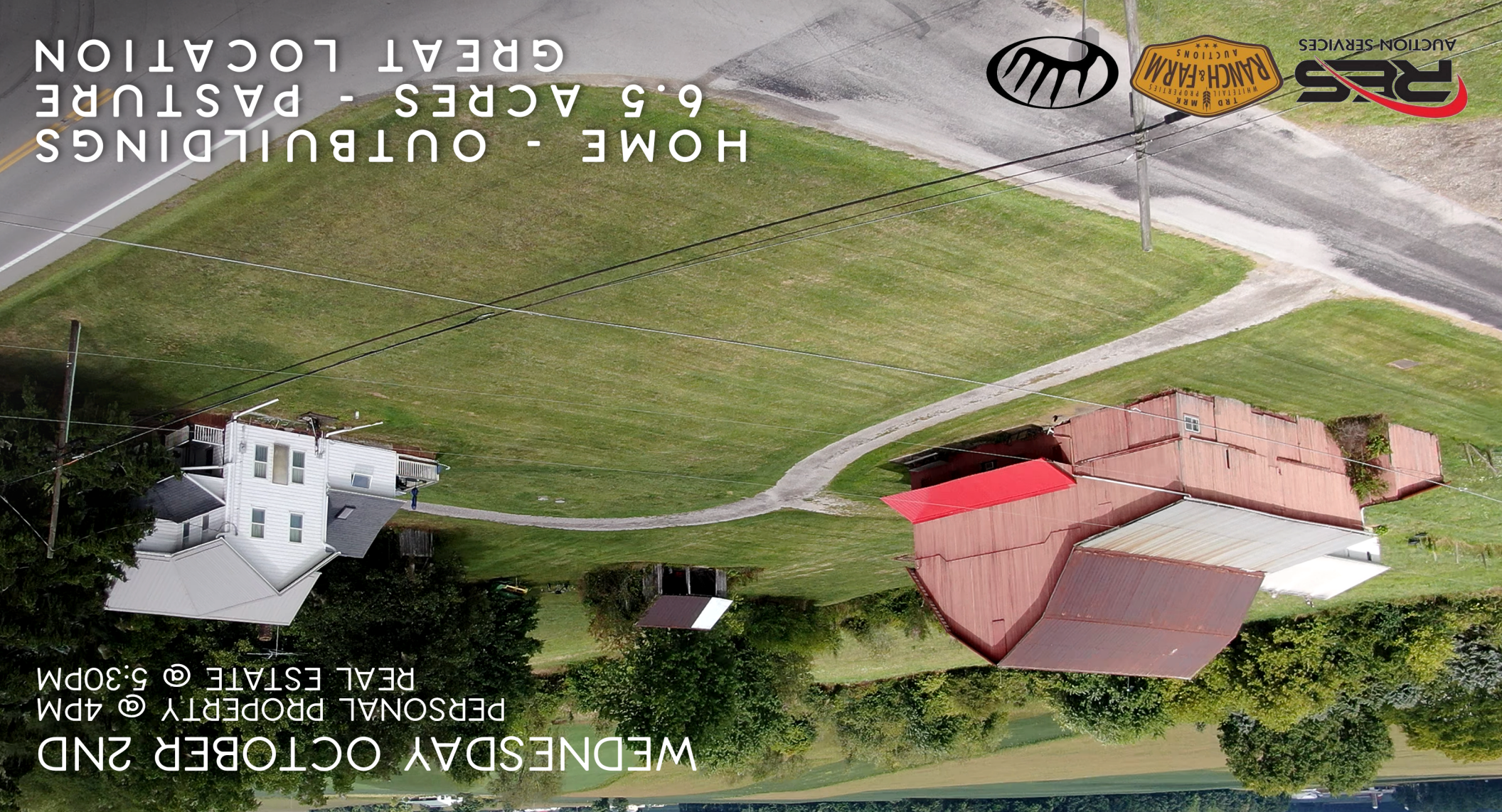


HOME - OUTBUILDINGS  
6.5 ACRES - PASTURE  
GREAT LOCATION



WEDNESDAY OCTOBER 2ND  
PERSONAL PROPERTY @ 4PM  
REAL ESTATE @ 5:30PM

# MINI-FARM & PERSONAL PROPERTY AUCTION



**MINI-FARM & PERSONAL PROPERTY AUCTION**  
WAYNE COUNTY

**7830 Cleveland Rd, Wooster**

Auction will be held onsite located at **7830 Cleveland Road, Wooster**. From Wooster take Oh-3 North approximately 3.8 miles to the corner of Cleveland and Fox Lake Road. **Watch for RES/RFA signs.**



**Auction Note:** Mark your calendar for a good auction on **Wednesday October 2nd**. Pictures and details are available at [www.RES.bid](http://www.RES.bid). Auction starts at 4 with tent and smaller items with tractor and equipment selling after real estate.

**Andy White, Auctioneer – Brandon Doty, 330-749-4685 – Jeremy Schaefer, Broker**

**Taxes/Legal:** Wayne County Parcel Numbers 53-02041.000 & 53-01106.000 located in Wayne Township and Wooster City School District. The current annual taxes are \$2,220.34 and will be prorated to the date of closing.  
**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 determine the purchase price.** All desired inspections need to be completed prior to bidding. Additional details are available at [www.RES.bid](http://www.RES.bid).



**833-SOLD-RES / www.RES.bid**





**Real Estate:** This charming farmhouse offers the perfect blend of classic appeal and modern updates. Situated on 6.5 acres with frontage on both Cleveland Road and Fox Lake Road, this property is in a prime location, with plenty of space and features that make it ideal for a wide range of interests.

**Step inside the cozy, yet spacious home, where the farmhouse aesthetic shines through with accents of old wood and rustic charm.** The kitchen boasts abundant cabinet space, a brand-new dishwasher, and a microwave that will be installed by the sale date. A broom cabinet in the kitchen provides extra convenience. The living room and dining room is perfect for gathering and relaxing. The bathroom features a shower and bath duo along with washer and dryer hookups, blending functionality and style. Upstairs, you'll find three comfortable bedrooms, each with plenty of natural light and character, providing a cozy retreat for family or guests.

Pasture space with water access, along with a productive hay field, makes this property even more versatile and ready for your farming needs. With a combination of modern comforts and the ideal setup for both small farming operations and hobbyists, this property offers endless possibilities in a convenient rural setting.

**Don't miss out on this well-maintained, move-in ready property that perfectly balances character, convenience, and room for your family!**

**Open House:** The property will be open for inspection Wednesday, September 18th 4:30-6:00PM. Private showings available through **Brandon Doty, 330-749-4685.**



**Equipment – Tractor – Household – Tools – Collectibles**

**Equipment-Horse Supplies:** 1985 Case International 485 Tractor, diesel, 540 pto, hour meter does not work; single axle pto driven Manure Spreader; 2-Bottom Plow; 3pt blade; Rol-a-bar Hay Rake; JD 1207 Haybine; Agrifab Lawn Sweeper; like new 16' Cashmans hay elevator, electric drive, chute; flatbed Hay wagon; 21" Briggs & Stratton Troybilt Push Mower; Lawn Roller; Poulan Pro 900 Series Rototiller, 17"; Seed Spreader; Snowblade; 10 cu.ft. Wheel Barrel; Barbwire; 16' extension ladder; fence posts; Assorted horse tack and supplies; Horse shoes; 100 gallon water trough; 50 gallon water trough; small live trap; Tools; Yard tools; Porter Cable Circular Saw; 10" Craftsman Table Saw; 100 gallon stainless water tank; dry lumber; and more.



**Household:** (2) Singer Sewing Machines; Lots of sewing supplies; Knitting supplies and material; Picnic Table; Propane Grill; (2) Propane Tanks; Assorted Shelving; Recliner; Electric reclining leather couch w/ plug ins; TV; TV stands; Coffee table; Dressers; mattress & boxspring; Treasure Chest; Lamps; Benches; Plastic Totes; Assorted pillows, home décor, picture frames; Kitchenware; Linens; Stuffed animals; board games; Lots of chapter books; VCR & VCR tapes; Golf Clubs; Baseball bats & memorabilia; Proform Sport 9.0S Treadmill; box lots; and much more to be discovered.

