



**ABSOLUTE AUCTION  
PAUL  
ICKES  
PROPERTY**

**1 ACRE W/RESIDENCE –  
LARGE SHOP – STORAGE BUILDING**

**CONGRESS TWP. – WAYNE CO. –  
NORTHWESTERN LSD**

**TUESDAY EVE.,  
DEC. 17, 2024  
6:00 PM**



**REAL ESTATE:**

A small, economical two BR ranch home (768 Sq. Ft.) built in 1952 with full front porch and deck off the eat-in kitchen. The garage is connected via an enclosed breezeway and the home has a full basement w/outside entrance. The exterior of the home had vinyl siding installed in 2008 along with replacement windows. The mechanicals are good with a drilled well, newer (2010) LP gas furnace and central A/C. The steel roof was new in 2020. First floor features a remodeled kitchen, living room w/wood burner, full bath, and 2 bedrooms. A great attribute of this property is the 36' x 84' shop that has concrete floor, elec. & water, and is insulated & heated. There is also a 14' x 54' storage building. Additionally, a wood shed full of firewood is included in the sale.

Will sell the former home of Paul C. Ickes located at **4963 Lattasburg Rd. Wooster, OH.**

**For your convenience the auction will be held at the RES Auction Facility located at 375 Fry Rd. Wooster, OH.**



**330.262.9186**



**833.765.3737**

**www.RES.bid**

**(833)SOLD-RES**





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**OPEN HOUSE:**

We will have the property open for inspection Sunday afternoon December 1st from 2 – 4 PM. Other showings are available by appointment. Call **Steve Andrews @ 330-465-8498** or **Seth Andrews @ 330-466-5471**.

**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 10% Buyer's Premium in effect for this auction. 10% of the highest bid will be calculated and added on to determine the contracted selling price. There are no financing contingencies.

**TITLE:** The sellers will provide a Fiduciary Deed w/certificate of title at their expense and will split the fee for an owner's policy of title insurance.

**TAXES & LEGAL:** Parcel No.'s 10-00977.000 & 10-00976.000 The taxes on this property are \$ 811.27 per half year with the Homestead Exemption added back in and will be pro-rated to the date of closing.

**POSSESSION:** The buyer will be given immediate possession at closing.

**Steve & Seth**  
**Andrews**  
**AUCTIONEERS**  
**330.262.9186**



**RES**  
**AUCTION SERVICES**  
 375 Fry Rd., Wooster, OH 44691  
**833.765.3737**

AUCTION BY ORDER OF  
 CHARLOTTE A. SLARB, EXECUTRIX  
 ESTATE OF PAUL C. ICKES  
 WAYNE CO. PROBATE CASE NO. 2024-PB-E 000817  
 JEFFREY D. MUSSELMAN, ATTORNEY FOR THE ESTATE

**SETH ANDREWS, BROKER – 330-466-5471**  
**JON MAST, AUCTION MGR>.- 330-763-3883**

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