



Donna Fetzer Trust ABSOLUTE AUCTION

2439 JENTES RD., WOOSTER, OHIO • WAYNE CO.

- Raised Ranch Home
- 36 x 40 Shop/Garage
- Secluded 3.8 Acres
- Open Living Plan
- Finished Basement



330-465-8498 (Steve)
330-466-5471 (Seth)

IN COOPERATION WITH:
JULIE HUFFMAN 330.201.5944



Real Estate Services

AUCTION CONDUCTED BY: Seth Andrews, Broker 330-465-5471
Steve Andrews, Auctioneer/Real Estate Agent 330-465-8498
IN COOPERATION WITH: Julie Huffman, Howard Hanna Real Estate Services 330-201-5944



833.765.3737

Visit www.RES.bid for More Information

TUESDAY, JUNE 23RD

HELD ON SITE AT 6:00PM EDT

Visit www.RES.bid for More Information



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Raised Ranch Home & Shop/Garage on 3.8 Acres Chester Twp. - Wayne Co. - Wooster Schools

Will sell on location 2439 Jentes Rd. Wooster, OH. SR 83 is CLOSED so from Wooster take Friendsville Rd. north to Jentes Rd. then west across SR 83 to property at the corner of Jentes and Crater Rd. or take Mechanisburg Rd. north from Wooster 5 miles to Jentes then turn right north 1 mile to property. (Signs Posted)

REAL ESTATE: The Fetzer home was custom built in 1986 by Don Fetzer. The main floor consisting of 1472 sq. ft. of finished living space features an open family/living room with open beamed ceiling, stone fire-place, and lots of windows. Also a kitchen with solid oak cabinetry that opens to a large outdoor deck overlooking a wooded ravine. Completing the layout are a master BR w/full bath plus a half bath and bonus room. The finished walk-out basement (1250 sq. ft) features a complete kitchen, family room w/wood stove, two BR's and a full bath. The home has a fuel oil fired boiler that is tied into the wood-burning stove with zoned hot water heat. A drilled well provides the water. The pressure tank and water softener were recently replaced. A new septic system has just been installed. Outside amenities include a 36'x 40' pole garage/shop with cement floor, 3 OH doors, and electric service. Raised garden and flowerbeds occupy the south end of the lot. With a few cosmetic updates this place could really shine. Drive by and pick up a brochure from the information box on the property or find complete information on these two websites www.howardhanna.com & www.res.bid

**Auction By Order Of TRACI HANGER HOFFMAN & RONALD D. FETZER, CO-TRUSTEES
DONNA FETZER TRUST**



OPEN HOUSE & INSPECTION:
The property will be open for inspection on
Wed. Eve. June 10th • 5-7PM
For private showings contact Julie Huffman
- Co-Listing Realtor w/Howard Hanna at
330-201-5944, Steve Andrews Auctioneer/
Real Estate Agent w/RES Auction Services @
330-465-8498 or Seth Andrews Auctioneer/
Real Estate Broker for RES Auction Services
@ 330-466-5471.



ROOM SIZES

MAIN FLOOR	
Great Room	16x29
Kitchen	12x19
Master	14x19
LOWER WALKOUT LEVEL	
Kitchen	29x15
Living	14x17
Bedroom	11x14
Bedroom	12x13
Multi Purpose	9x13

TAX & LEGAL: Parcel No. 11-00011.001 - The taxes on this property are \$ 1,525.77 per half year and will be pro-rated to the day of closing. Sellers will provide a Fiduciary Deed and certificate of Title at their expense and will offer to split the fee for an Owner's Policy of Title Insurance. Immediate possession will be given at closing.

TERMS: We require a non refundable down payment of 10% of the purchase price at the close of the auction with the balance due in full at closing within 30 - 45 days. There are no financing contingencies. Any desired inspections must be completed before the auction. There is a 5% Buyer's Premium in effect for this auction. 5% of the highest bid will be calculated and added on to determine the contracted selling price.

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RES
AUCTION SERVICES

Steve & Seth
Andrews
AUCTIONEERS

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**Howard
Hanna**

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