

ESTATE OF CLIFFORD MARTIN ABSOLUTE AUCTION

2-STORY HOME W/BARN • INVESTMENT POTENTIAL

719 SPINK STREET
WOOSTER, OHIO
WAYNE COUNTY



THURSDAY, JUNE 28 • 6PM

PROPERTY LOCATION: Will sell on location 719 Spink St. Wooster, OH. From Bowman St east of Beall Ave. turn north on Spink St. to property on the right.

REAL ESTATE: Here is a property you will want to check out whether you are shopping for an investment type property or a very affordable single-family residence.

The home was built in 1889 and has been updated and well maintained. The first floor features a rear entrance w/laundry and half bath, nice kitchen w/all appliances, dining room and living room with open design plus a den or downstairs bedroom. Upstairs are three bedrooms and a full bath. The home has a full basement, updated nat. gas F/A furnace, and city utilities. Further enhancing the property are a detached 10 x 26 garage and a 24x36 barn w/12x26 enclosed lean-to at the east end of the large lot. There are allies on the north and east sides of the property which give easy access. All the basics are good – roof, windows, floor coverings, etc.

Auction By Order Of **JAMES J. LANHAM, EXECUTOR**
ESTATE OF CLIFFORD A. MARTIN
Wayne Co. Probate Case No. 2017 PB – E001276

OPEN HOUSE:
THURS., JUNE 14
5PM - 7PM

Other Showings
Available by Appointment

**Steve & Seth
Andrews
AUCTIONEERS**

Steve Andrews
330-262-9186

Seth Andrews
330-466-5471

**RES**

AUCTION SERVICES

Real Estate & Equipment Specialists



More Information at www.RES.bid

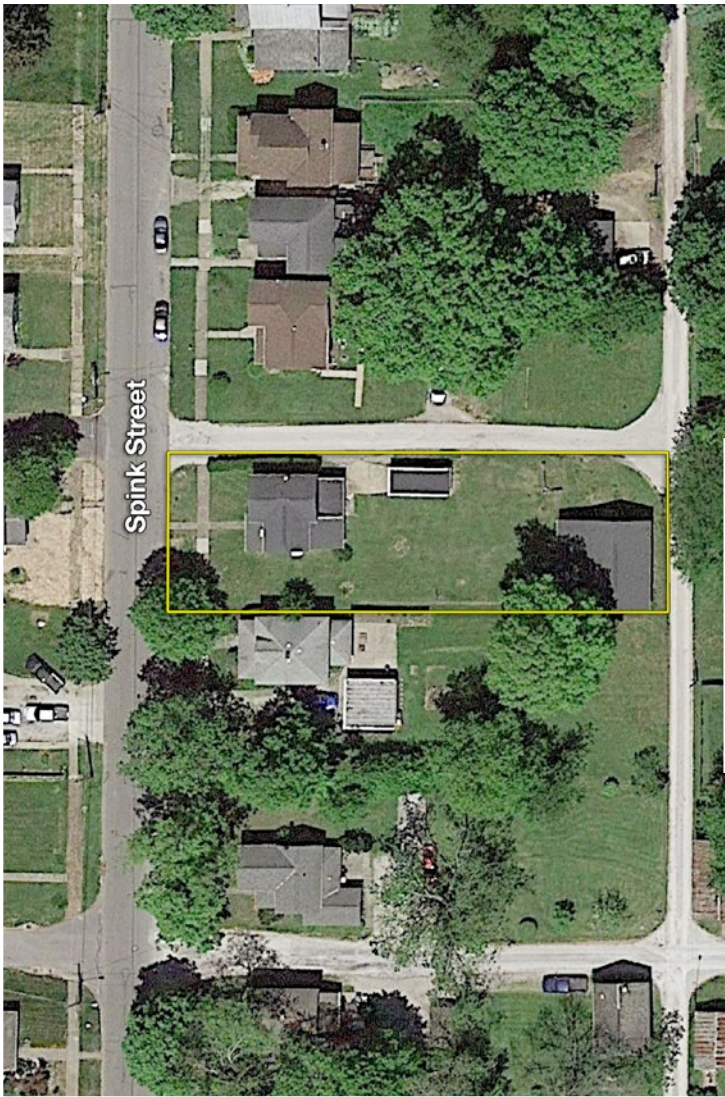


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APPROX. ROOM SIZES

First Floor

Laundry w/half bath	8x12
Kitchen	12x15
Dining	12x15
Living	12x15
Den/BR	10x12
Enclosed Porch	9x12

Upstairs

Full Bath	
BR	12x12
BR	8x10
BR	7x10



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 30- 45 days. There are no financing contingencies.

TAX & LEGAL: Parcel No. 65-00902.000 - Killbuck Twp. - Wooster City. The taxes are currently \$575.96 per half year and will be pro-rated to date of closing.

TITLE: Seller will provide a fiduciary deed and split the fee for an owner's policy of title insurance

POSSESSION: Immediate upon closing.

Steve & Seth
Andrews
AUCTIONEERS
5107 S. Jefferson Rd., Wooster, OH 44691
330-262-9186



RES
AUCTION SERVICES
1197 Glen Dr., Millersburg, OH 44654
833-765-3737