

FREDERICKSBURG/WOOSTER



Kaufman

Realty & Auctions

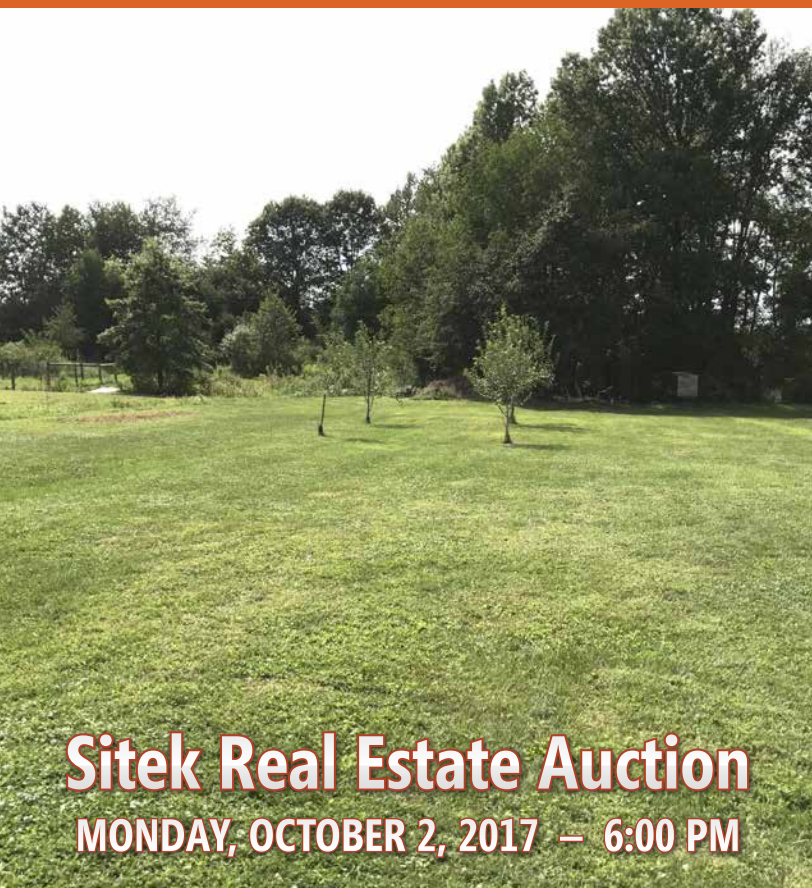
(330) 403-4036

www.KaufmanAuction.sale

PO Box 422, Sugarcreek, Ohio 44681



TERMS: 10% nonrefundable down payment made day of auction. Balance due at closing. Any required inspection must be completed prior to bidding. Announcements day of sale take precedence over all advertising and statements.



Sitek Real Estate Auction
MONDAY, OCTOBER 2, 2017 — 6:00 PM

FREDERICKSBURG/WOOSTER



3 Bedroom Home on 1.52 Acres

24'X40' Shop/Garage

Franklin Twp.

Wayne County

Triway Schools

Level Useable Land

Country Setting

**5913 Hoy Rd.
WOOSTER, OH
Wayne County**



Sitek Real Estate Auction
MONDAY, OCTOBER 2, 2017 — 6:00 PM

OPEN HOUSE: THURSDAY, SEPTEMBER 21, 5:00-7:00 PM

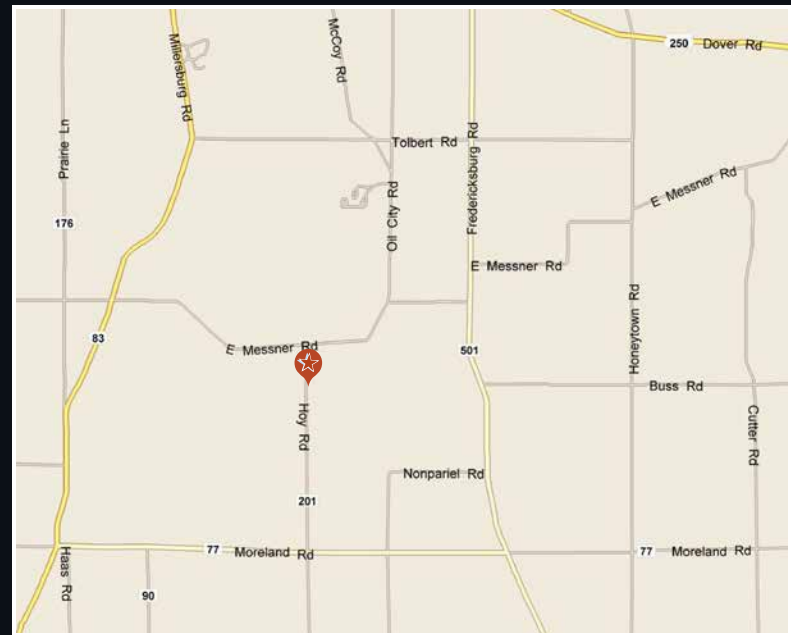
Directions: From US 250, just east of Wooster, take Oil City Rd. south approx. 2 1/2 miles to Messner Rd. to Hoy Rd. to property. Or from Fredericksburg Rd. north of Fredericksburg, take Moreland Rd. west 1 mile to Hoy Rd. north 1 mile to location. Signs posted.

A quality offering in the Wooster /Fredericksburg area! This 1732 square ft. home has been updated and is very livable. Built in 1988 the home features a nice kitchen/dining area, living room, full bath and laundry room. The upstairs has 3 bedrooms and 1 more full bath. Amenities include newer roof and windows. Heating system is currently has a wood burning heat stove but natural gas has been piped to home. The 24'x40' shop has concrete floors. Ideal workshop, etc. Property has private water well and septic system. The 1.52 acres is open, level useable land with enough room for a pasture, etc. Don't miss this affordable offering! Sells at 6 PM. Call Jr. Miller for more information.

Taxes and Legal: Wayne County parcel number 30-00974.016. Taxes are currently \$716.99 per ½ year.

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Owners: Joseph and Crystal Sitek



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**Jr. Miller | Realtor, Auctioneer
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