

GROVE REAL ESTATE AUCTION

6711 RICE HILL ROAD BURBANK, OHIO 44214



TUESDAY, NOVEMBER 14, 2017 — 6:00 PM



Realty & Auctions

(866) 782-8172

KaufmanSale.com

PO Box 422, Sugarcreek, Ohio 44681



TERMS: 10% nonrefundable down payment made day of auction, balance due at closing. No financing contingencies. Any required inspections must be completed prior to bidding. Buyer is responsible for any recoupment. All information contained herein is derived from sources deemed reliable but not warranted. Sells subject to all articles of record. Announcements on the day of sale take precedence over all previous advertising and statements.

GROVE REAL ESTATE AUCTION

Mini-Farm on 23Acres

2 Parcels

Chalet Home

40'x40' Shop

28'x24' Garage with Office

72'x32' Open Sided Barn

Panoramic Views

Free Gas

Wayne County

Chester Twp.

Northwestern LSD

6711 Rice Hill Road

BURBANK, OHIO 44214

Wayne County

GPS Coordinates: 40.880205, -82.019784



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OPEN FOR INSPECTION: THURSDAY, NOVEMBER 2 — 4:00-6:00 PM

Directions: From SR 83 north of Wooster take Pleasant Home road west to south on Rice Hill Road to property on left.

This 23 acre farm located in Wayne County, between Wooster and Burbank, offers a chalet home, detached garage, shop building and a 3-sided pole barn. The property is gently rolling with mostly pasture and hay fields. The buildings are situated over 500' off the road providing a private secluded setting. The home offers 1,488 sq. ft. with 3 bedrooms, 2 bathrooms, second story balcony overlooking the living room featuring a fireplace and large windows. The 28'x24' detached garage has 2 overhead doors plus a finished office with a ½ bath and is heated. The 40'x40' shop has 3 overhead doors, insulated walls, and concrete floors with drains. The 3-sided barn is 72'x32' and is currently set up for cattle. Utilities include well, septic and FREE GAS forced air heat. Property will be offered in parcels and as a combination.

Parcel 1: 12.224 acres with home and outbuildings.

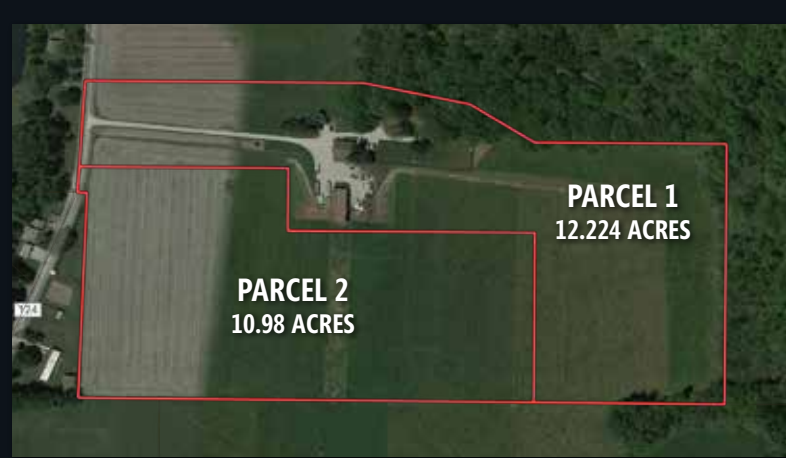
Parcel 2: 10.98 acres open ground with panoramic views.

Legal: Wayne County Parcels 10-01732.004 & 10-01732.003 Chester Township and Northwestern LSD.

Taxes: \$1,404.07 per half year and is currently in CAUV.

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Sale by Order of: Ryan and Cheresa Grove



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