

ABSOLUTE AUCTION

THURSDAY, AUGUST 14, 2025, 6:00 PM
LIVE AUCTION WITH ONLINE BIDDING AVAILABLE



REAL ESTATE



UPDATED FARMHOUSE ON 1.2 ACRES W/ 56'X64' SHOP BLDG.

Ideal Country Setting, Close
To Downtown Wooster &
Major Highways

Wooster Twp., Wayne Co., Triway LSD

1853 SYLVAN RD.,
WOOSTER, OH 44691

OPEN HOUSE:
THURSDAY, AUGUST 7, 2025,
4:30-6:00 PM

Real Estate. This nicely updated farmhouse sits on a spacious 1.2-acre lot. Inside the home you'll find 3 bedrooms on the main floor, one full bath, updated kitchen and family room, mudroom with laundry, plus a 4th bedroom upstairs. Full basement w/ natural gas heat. Updates include new metal roof (2016), HVAC (2020), water heater (2022) and well pump (2023). Detached 2-car garage. Covered pavilion ideal for outdoor entertaining. Out back is a huge 56'x64' insulated and heated

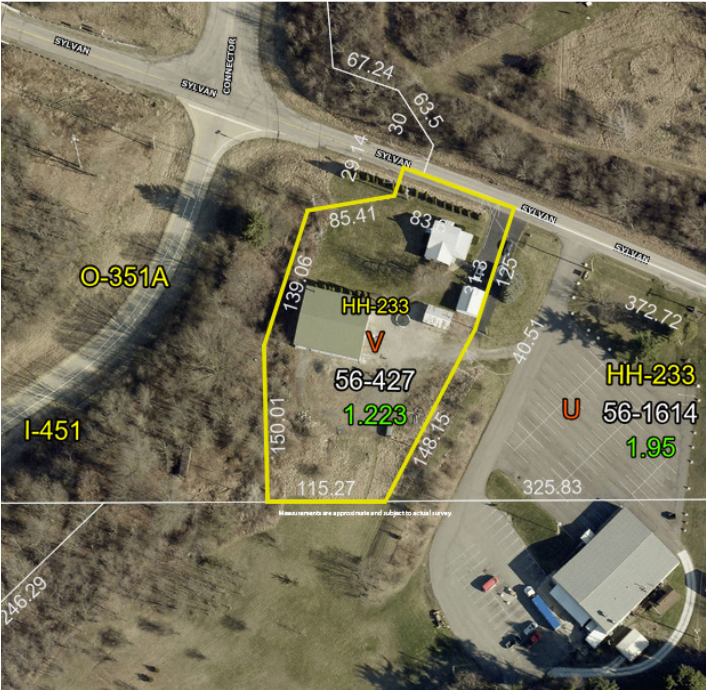
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accurate but not guaranteed.
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details, including
directions.

Absolute Auction.
All sells to the
highest bidders
on location.



shop building w/ (2) 16'Wx14'H overhead doors, (1) 12'Wx12'H overhead door, 4-post car lift, and air compressor. Great for storing RVs, running a small business, using as a workshop, or even renting out for extra income. Endless potential for hobbyists, entrepreneurs, or anyone needing serious space. Tucked in a peaceful setting but just minutes from US-250 and US-30. This one has the best of both worlds. This property has been family owned for generations. Wayne Co. parcel #56-00427.000. Half year taxes are \$1,022. Ask auctioneer on how to use your current property to buy this one!

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Dustin Parsons & Holly Eyster



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AUCTIONEERS
ADVISORS

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