

# ABSOLUTE AUCTION

FRIDAY, NOVEMBER 22, 2024, 12:30 PM  
OPEN HOUSE AUCTION DAY AT 10:30 AM



REAL ESTATE

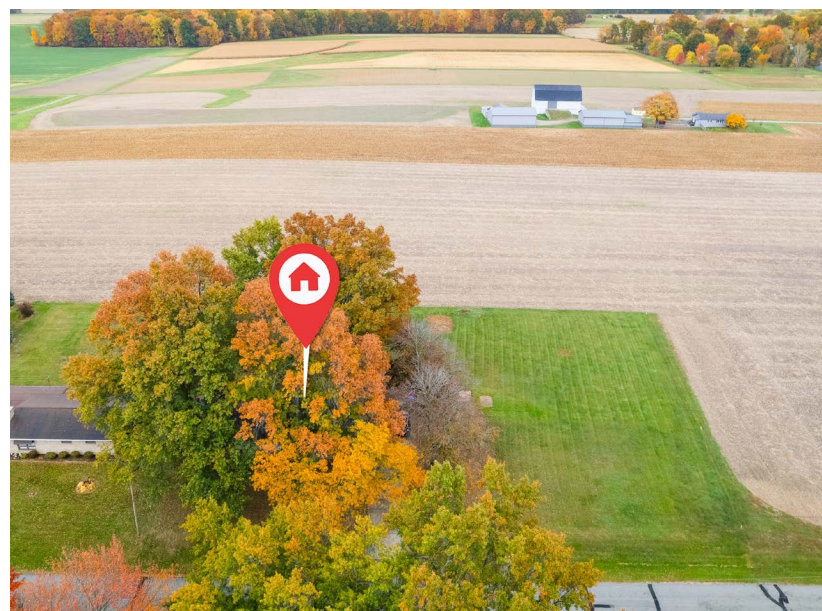


**LIVE AUCTION WITH ONLINE BIDDING**

**BRICK RANCH ON  
1 ACRE**

Franklin Twp., Wayne  
Co., Triway LSD

2454 PLEASANT RIDGE RD.,  
WOOSTER, OH 44691



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Information is believed to be  
accurate but not guaranteed.  
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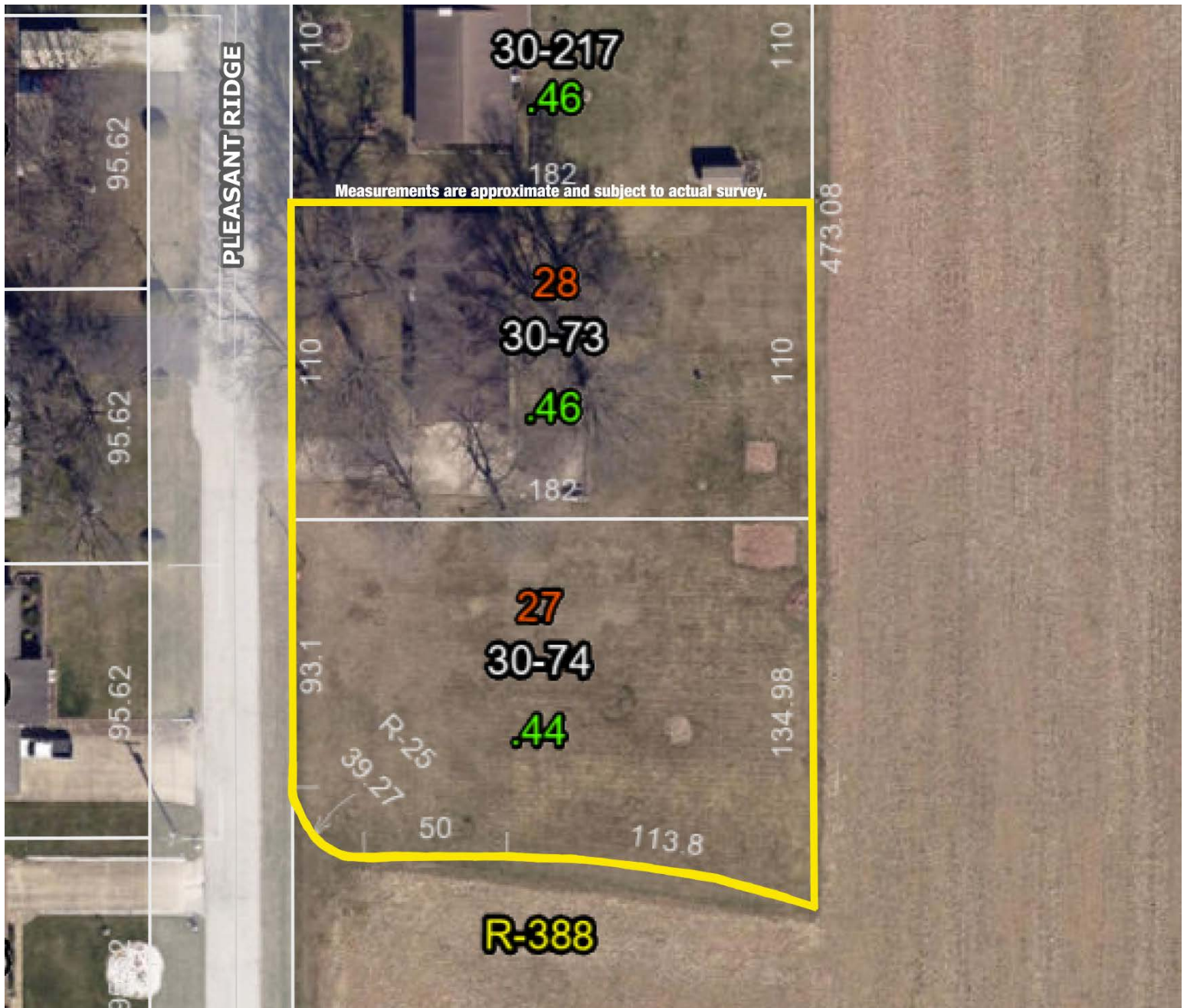


MLS



Scan for auction  
details, including  
directions.

*Absolute Auction.  
All sells to the  
highest bidder on  
location.*



**REAL ESTATE**

Brick ranch home on one acre in Triway LSD. Features an open kitchen, dining area off of kitchen, spacious living room, 3 bedrooms and one full bathroom. Glazed tile basement with wood burning fireplace, laundry and storage. Attached 2-car garage. Nice setting. Wayne Co. parcel #30-00073.000 and #30-00074.000. Half year taxes are \$1,182. Home will be open for viewing 10:30 AM auction day.

**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**

Ruth Ann Mosher, Trustee of the Rex F. Mosher and Ruth Ann Mosher Trust



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