

FRANKLIN TWP. • WAYNE CO. • SOUTHEAST LOCAL

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# ABSOLUTE AUCTION BESANCON

## CUSTOM BUILT RANCH HOME ON 5.1 ACRES

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### PERSONAL PROPERTY - 4PM:

**FURNITURE:** Ridgeway Grandfather Clock; Lighted Curio cabinet; Nice heavy pine 4 pc. bedroom suite w/queen bed, dresser, armoire, and night stand; maple dinette table w/6 chairs; drum table; pictures; Upholstered swivel and arm chairs; Upholstered davenport and matching love seat; glass top coffee table; computer desk; sewing machine in cabinet; patio set including round table & 4 chairs plus lounge; Hi- patio table and 4 chairs; glider; good assortment of general household goods, kitchen items, etc.; drying rack.

**FARM TOYS & MISC.:** IH 1586 tractor; Int. port. grinder/mixer; plow; elevator; hand grinder; slaw cutter; oil lamp; scythe; pet carrier; Large indoor wire dog pen; 2 burner gas hotplate; plastic barrels; stuffed animals; cooler; Precision garden planter; Christmas décor.

**CHATTEL TERMS:** Cash or Check (5% BP waived for cash or check.), Visa-Mastercard-Discover-Am. Express Lunch Stand

6680 FREDERICKSBURG RD.  
WOOSTER, OHIO

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For More Information & Photos,  
Visit: [www.RES.Bid](http://www.RES.Bid)

IN COOPERATION WITH  
JULIE HUFFMAN, REALTOR 330-201-5944



*Beautiful Home & Personal Property*



TUESDAY EVE., JULY 30TH • 4PM | REAL ESTATE 6PM

  
**Steve & Seth  
Andrews  
AUCTIONEERS**  
5107 S. Jefferson Rd., Wooster, OH 44691  
**330.262.9186**



  
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AUCTION SERVICES**  
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330-465-8498 (Steve)  
330-466-5471 (Seth)  
[www.RES.bid](http://www.RES.bid)



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## CUSTOM BUILT RANCH HOME ON 5.1 ACRES

6680 FREDERICKSBURG RD.  
WOOSTER, OHIO

**TUESDAY EVE., JULY 30<sup>TH</sup> • 4:00 PM CHATELS  
6:00 PM REAL ESTATE**

**Selling on location 6680 Fredericksburg Rd. Wooster, OH.** From Wooster take US 250 SE through Guerne Heights to Fredericksburg Rd. (CR 501) then south 3 miles to property. Or from the square in Fredericksburg take Fredericksburg north 3 miles.

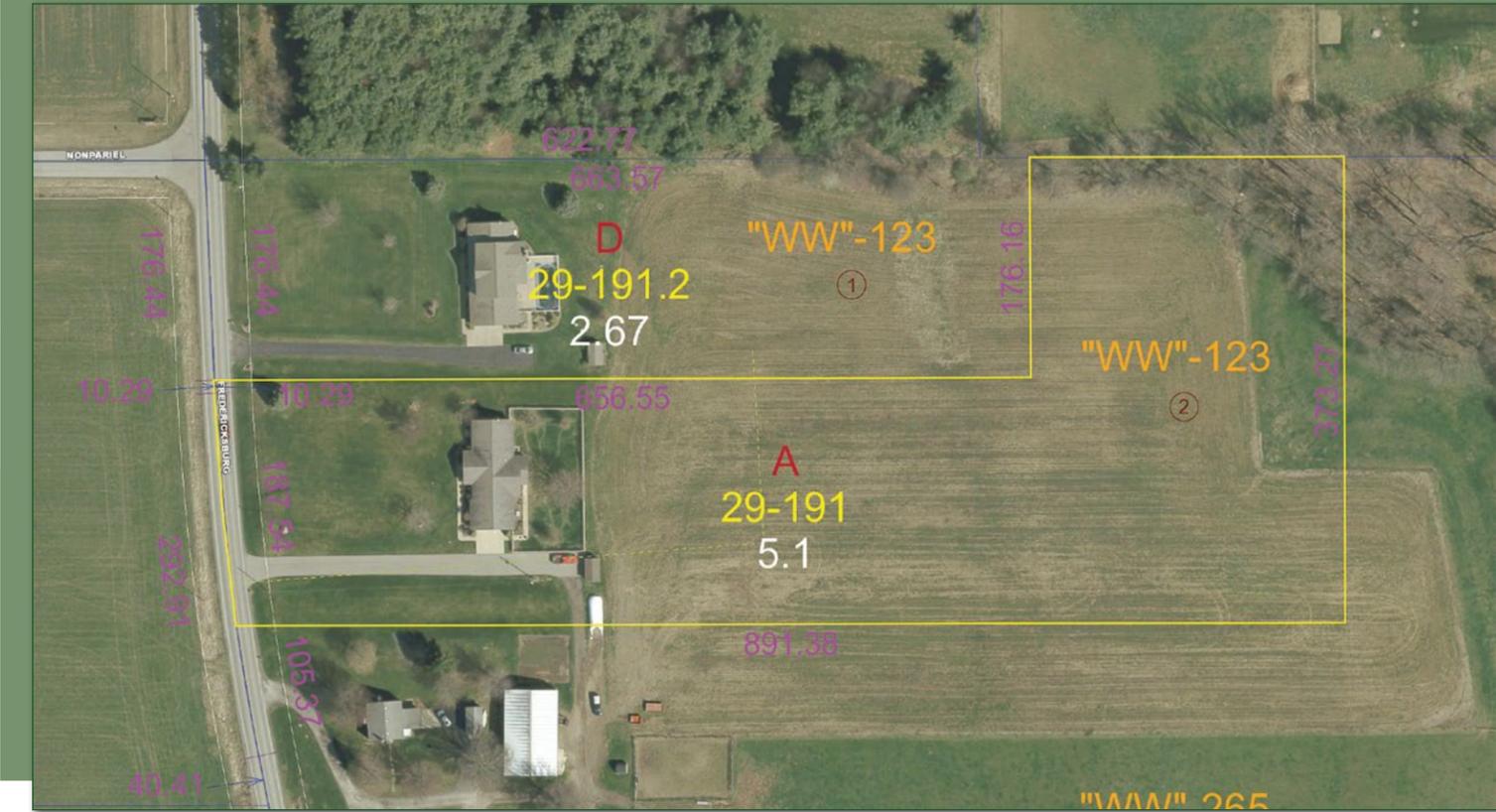
**REAL ESTATE:** Ray and his wife have built a new home and are now ready to sell their beautiful custom-built ranch home. The home was built in 1993 by Dave Schlabach and has been meticulously maintained. It sits high and dry and the five acres gives lots of space for a barn/shop plus pasture. The east end of the acreage is wooded. The home features a large eat-in kitchen with cherry cabinetry; open to the family room w/fireplace and attached all season room. There is a formal living room off the foyer and a hall leading to three nice sized bedrooms and full bath. There is a full bath off the master. Other amenities include a first floor laundry w/large built-in pantry, a half bath w/shower, and attached garage. The home faces west with stunning views, is accessed by a paved driveway, and has a backyard fenced w/decorative vinyl fencing. The home has a full basement, is heated by a natural gas F/A furnace, has central A/C, and is serviced by it's own drilled well (exceptional water), and septic system. The shingles were new in 2017 and triple pane ProVia windows were installed in 2014. An automatic natural gas whole house generator is another big plus. This is a dandy! Check it out on the website [www.res.bid](http://www.res.bid).

**TERMS:** We require a non-refundable down payment of 10% of the purchase price to be paid down at the close of the auction with the balance to be paid in full at closing within 30 – 45 days. Immediate possession will be given at closing. There is a 5% Buyer's Premium in effect for this auction. 5% of the highest bid will be calculated and added on to determine the contracted sales price.

**TAX & LEGAL:** Parcel No. 29-00191.000 Taxes are currently \$ 1,269.37 and will be pro-rated on that basis to the date of closing. Seller will provide a warranty deed and certificate of title at his expense and offer to split the fee for an owner's policy of title insurance.



**OPEN HOUSE & INSPECTION:**  
The property will be open for inspection on  
**Tuesday Eve. July 16<sup>th</sup> from 5-7PM**  
Other showings are available by appointment.  
Please contact Julie Huffman (Howard Hanna Realty) at 330-201-5944, Steve Andrews @ 330-465-8498, or Seth Andrews @ 330-466-5471



**ROOM SIZES:**

Living Room	13'x23'
Family Room	16'x17' w/Fireplace
Kitchen	13'x18' plus 10'x10'dining
Master BR	13'x17'
Bedroom	12'x13'
Bedroom	11'x12'
Laundry/Pantry	6'x15'
Foyer	6'6"x11'
Garage	21'x22' plus

**MECHANICALS:** Shingles 2017, Triple Pane Windows 2014, Front Door 2014, Water Pump 6-8 yrs, Hot Water Tank 11 yrs., Automatic Generator, Furnace 10 yrs., Knox Energy Gas, Holmes/Wayne Elec.

MR. & MRS. RAY BESANCON, OWNERS

IN COOPERATION WITH

AUCTION CONDUCTED BY:  
STEVE ANDREWS 330-465-8498  
JULIE HUFFMAN, REALTOR 330-201-5944  
HOWARD HANNA REAL ESTATE



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