

# WOOSTER SECLUDED HOME

BUILDINGS & LAND AUCTION

THURSDAY, FEBRUARY 29TH @ 5PM



30.665 ACRES - 2 PARCELS  
HISTORICAL LOG HOME  
MATURE TIMBER - BUILDING LOT  
GREAT LOCATION



LIVE WITH  
ONLINE BIDDING  
@ RES.BID



📍 AUCTION HELD ON SITE:

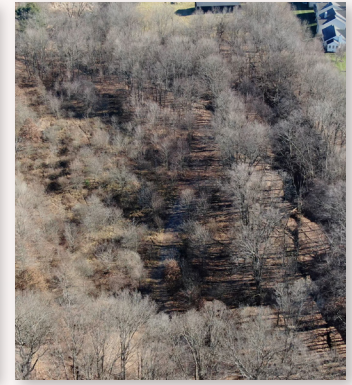
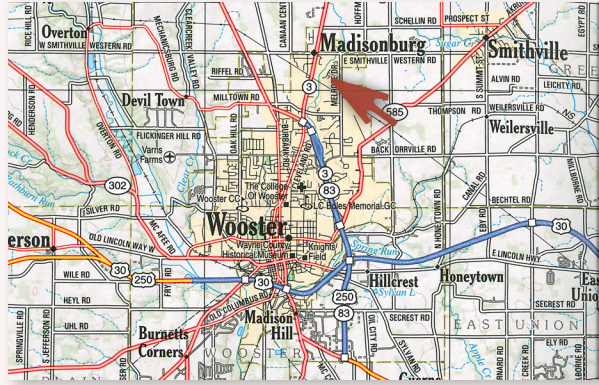
4122 Melrose Drive, Wooster. From State Route 3 North of Wooster, take East on Milltown Road and North on Melrose Road. Property on West side of Melrose Drive.

WATCH FOR RES SIGNS.

— OPEN HOUSE: FEBRUARY 15TH 5-6PM —

  
**Sportsmans Properties**

WWW.RES.BID • 833.765.3737



**Real Estate:** Whether you're in search of your forever home, a pristine building lot, or a lucrative investment opportunity, this property demands your attention. Conveniently located in Wooster City limits and zoned R-2 this is a property you won't want to miss. Encompassing a total of 30.665 acres, complete with a home and outbuildings, the offering extends across two parcels or can be acquired in its entirety. Don't miss the chance to explore the diverse potential that this property holds.

**Parcel 1:** Welcome to your dream home nestled on 23.165 picturesque acres, where rustic charm meets modern comfort. This stunning remodeled log home that was originally built in 1823, according to the Wayne County Historical Society, boasts 2 bedrooms, 2.5 baths, and an array of features that redefine luxury living.

As you enter the first floor, you're greeted by a thoughtfully designed laundry room mudroom combo with a convenient utility sink, making everyday tasks a breeze. A stylish half bath adds convenience, while the expansive living room and dining room combination create a warm and inviting space for entertaining guests. The kitchen is a chef's delight, featuring an overhead pot filler, new appliances, and a seamless flow that enhances the joy of cooking. Adjacent is a cozy den with a charming brick fireplace, creating a perfect spot to unwind and create lasting memories. The dining room and living room combo is generously proportioned, providing ample space for hosting gatherings of family and friends. The master bedroom is a sanctuary of comfort with abundant closet space and a master bathroom boasting dual sinks, epitomizing luxury and functionality. The second floor unveils a generously sized bedroom that could effortlessly be transformed into two bedrooms, offering flexibility to suit your needs. A full bath with dual sinks, and ample closet space. Venture into the partially finished basement, where a wood fireplace sets the tone for cozy evenings. The walkout basement, complete with a utility sink, new water softener and water pressure tank, opens up to the breathtaking

surroundings. The home also features a natural gas furnace and stove. Your vehicles will find a home in the two-bay oversized garage, ensuring convenience and protection. The entire house has undergone a stunning transformation with a rustic aesthetic, seamlessly blending original walls and flooring with modern upgrades. New windows, a standing seam metal roof, and updated plumbing and wiring add to the allure of this meticulously remodeled property.



Outdoors, three outbuildings with concrete floors and electricity provide additional space for hobbies or storage. The property's 23.165 acres feature mature timber, abundant wildlife, the Little Apple Creek that runs through the rear of the property, and a home that overlooks a tranquil pond, creating a captivating and peaceful setting. Whether you're enjoying the warmth of the fireplace or the beauty of the natural surroundings, this property is a rare gem that seamlessly combines modern living with rustic elegance. Don't miss the chance to make this dream home yours!

**Parcel 2:** Discover the canvas for your dream home on this pristine 7.5-acre parcel, where the possibilities are as vast as your imagination. Nestled in a fantastic location, this vacant piece of land invites you to envision and create the home you've always longed for. With ample space to spare, the property provides the perfect backdrop for a residence that echoes your vision of a forever home. What sets this land apart is not just its size but the freedom it offers. Here, you're not confined by limitations; instead, you have the canvas to design your ideal living space. Whether you dream of a sprawling estate, a charming farmhouse, or a modern retreat, the choice is yours. The expansive acreage allows for various possibilities, from lush gardens to recreational areas, reflecting your unique lifestyle. The strategic location adds an extra layer of appeal, providing both seclusion and accessibility. Seize the opportunity to turn your dreams into reality on this 7.5-acre canvas – a blank slate for the life you've always wanted.

**Taxes/Legal:** Wayne County Parcel Numbers 71-00128.000, 71-007127.002, & 71-00127.001 located in Killbuck Township & Wooster City School District. The current annual taxes are \$6,406.98 and will be prorated to the date of closing. Parcel Number 71-00128.000 is currently enrolled in CAUV and will be buyer's expense if taken out of the CAUV program. Parcels will be offered separately and together, selling in the way that brings the most.

**Terms:** The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. All desired inspections need to be completed prior to bidding. Additional details can be found at [www.RES.bid](http://www.RES.bid) can be found at [www.RES.bid](http://www.RES.bid).

**Seth Andrews, Auctioneer, Broker – Frank DiMarco 740-393-1001 – Andy White – Drew Turner**

