



Pinnick Real Estate & Chattel
AUCTION
3 BR Ranch Home • Convenient Location

**3609 ELY RD.,
WOOSTER, OHIO
WAYNE COUNTY
TRIWAY LSD**

TUESDAY, AUGUST 28, 2018
Chattels - 4pm • Real Estate - 5:30pm

AUCTION & PROPERTY LOCATION: 3609 Ely Rd. Wooster, Ohio 44691. (From Rt. 250 East of Wooster take Sylvan Rd. North to Ely Rd. than go east watch for signs)

Whether you're looking for an affordable country home to possibly start or retire, this property is for you. Conveniently located minutes from Wooster and major routes in all directions. The home is 3 bedrooms, 1 bath with full basement built in 1965. Some amenities of the home include raised ceilings, covered front porch, wood burner & central A/C. All on a 1.06 acre lot with mature trees surrounding the property. Outbuildings on the property includes a 1 car garage with loft and shop space attached. Also a couple other smaller buildings in need of some tlc.

Take the time to inspect the property, arrange financing and come to the auction on location. The property is being sold to settle the estate of the late Jack Pinnick and needs to sell for a minimum of 2/3rds of the estate appraised value of \$80,000.

TAXES: Wayne County Parcel# 56-0123.000; taxes \$641.93 per half year.

**Auction by order of: Estate of Jack D Pinnick, Linda Yankello, Executrix
Wayne county probate case # 2017-PBE-000575 & 2017-PBV-001115
Attorney: William Anfang, III**



OPEN HOUSE:
Property will be open for inspection on
THURSDAY, AUGUST 16TH
5-6PM

Other showings available by
calling Nick DeFelice 330-464-1302

**Nick DeFelice, Auctioneer
330-464-1302
Seth Andrews, Broker**



AUCTION SERVICES
Real Estate & Equipment Specialists



More Information at www.RES.bid

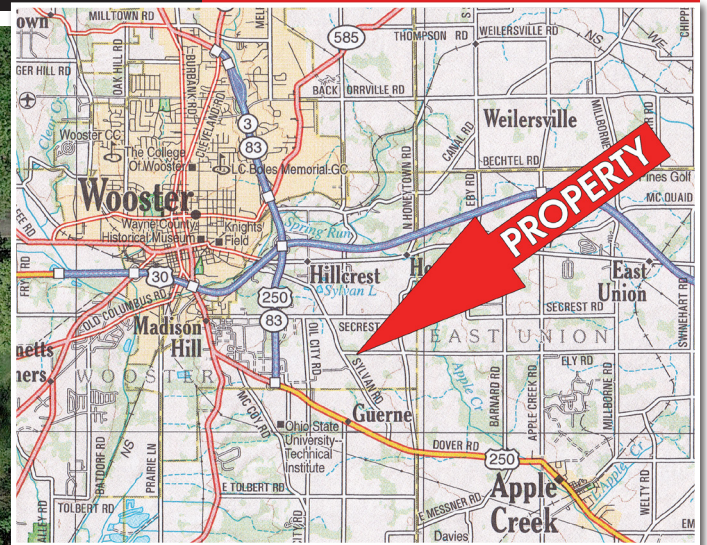


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Nice Selection of Construction,
Shop Tools & Household Items



TERMS ON REAL ESTATE: A 10% deposit on sale day (non-refundable). Balance due at closing in approx. 45 days. A 5% Buyer's Premium will be added to determine the final purchase price.

Property is being sold "as-is" with no warranties or guarantees. All desired inspections need to be completed prior to bidding. Arrange financing if needed, attend the auction and come prepared to buy. Announcements on sale day take precedence over all printed advertising. For more info and pictures visit www.res.bid

Nick DeFelice, Auctioneer 330-464-1302 | Seth Andrews, Broker
More Information at www.RES.bid

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