

MILLER REAL ESTATE

2 ABSOLUTE AUCTIONS

Shreve, Ohio • Wayne County

WEDNESDAY JANUARY 22, 2020 • 12 NOON

Will sell the following real estate at absolute public auction. Held at 7920 Shreve Rd. Shreve, OH 44676 (approx. 1mi. North of Shreve on SR 226 or known as Shreve Rd.)

AUCTION #1

Former location of the Ken Miller Oil and Gas Museum. Having sold the contents of the museum, we will now sell the real estate located at 7920 Shreve Rd. Shreve, Ohio 44676. The property consists of 6.32 Acres with two large wood pole constructed buildings measuring approx. 90'x120' & 88'x115', with metal siding, newer roofs, concrete floors, several doors and high clearance. Both buildings have overhead radiant gas heat. First building was built in 1982 and features two restrooms. The second building was built in 1997 and is well-insulated. Both buildings are connected by an enclosed walkway. Currently, the structures are serviced by natural gas and water from wells on the neighboring property;

however, those sources will no longer be available to the new buyer. The buyer will have 3mo. From closing to obtain a new water and gas or heating source. Gas can be purchased at wellhead price until a new source is established. The property is accessed by a shared drive; therefore, there will be an easement in place for the neighboring property. This is a great chance to purchase a unique property with a lot of potential and multiple uses. Whether you are looking for good heated storage or a new business/ manufacturing location, you do not want to miss this opportunity! Bring your ideas and join us at the auction!

Taxes and legal- Wayne County Parcel # 19-00439.001 Clinton Twp. Triway Local Schools, Current taxes are under charitable exemption. Estimated annual taxes \$2958.70 per Wayne Co. Auditors office. Some basic deed restrictions will apply on this parcel.



PROPERTY INSPECTION:

**Monday, January 6th
from 4-5:30pm.**

Meet an RES Auction Representative
and tour the property.

Auctioneer/Agent
Nick DeFelice 330 464-1302
Auctioneer/Broker
Seth Andrews 330 466-5471

Auction by order of: Miller Charitable Foundation

www.RES.bid | (833) 765.3737

RES

AUCTION SERVICES

Real Estate & Equipment Specialists

MILLER REAL ESTATE 2 ABSOLUTE AUCTIONS

WEDNESDAY JANUARY 22, 2020 • 12 NOON

AUCTION #2

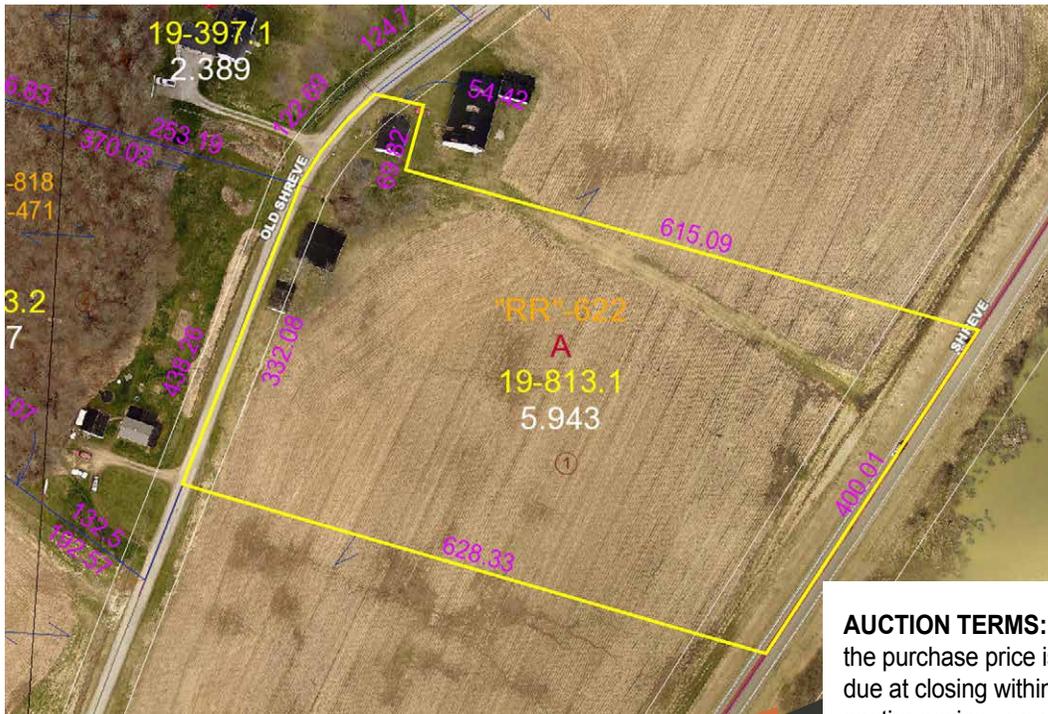
Sells immediately following Auction #1 at the same location.

Auction #2- Real Estate located between Shreve and Wooster at 6722 Old Shreve Rd. Shreve, Ohio 44676. (approx. 2mi. North of Shreve, Watch for signs). Selling 5.94 Acres with historic school house, machinery shed, milk house and a small, corn crib shed. The property is mostly open and tillable and runs between Old Shreve Rd. and SR. 226 overlooking the Shreve wildlife area. The school house was moved to the site years ago and was since returned and displayed in its original charm. Recently it was used as an antique shop. Also, you will find a spring near the buildings supplying a water source. All in a nice location in the country close to Shreve and Wooster.

Note: The large bank barn next to the buildings is not part of this sale.

Taxes and legal - Wayne County parcel # 19-00813.001 Clinton Twp. Triway Local Schools, Current taxes are under charitable exemption. Estimated annual taxes \$880.85 per Wayne Co. Auditors office.

Mineral rights - seller will retain mineral rights and any lease royalties this pertains to both properties.



**For more info & pictures
visit www.res.bid**

AUCTION TERMS: A non-refundable down payment of 10% of the purchase price is required the day of sale with the balance due at closing within 45 days. There are no financing or other contingencies, properties sell "As-is" any prior inspections must be completed prior to bidding. There is a 5% buyers premium in effect which will be added to calculate the final contract selling price. Announcements sale day take precedence over any prior advertising.

RES
AUCTION SERVICES
Real Estate & Equipment Specialists

Auction by order of:
Miller Charitable Foundation
Auctioneer/Agent- Nick DeFelice 330 464-1302
Auctioneer/Broker- Seth Andrews 330 466-5471



833.765.3737 | www.RES.bid