



AUCTION

LEADING THE INDUSTRY SINCE 1945

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WEDNESDAY – MARCH 11, 2020 – 5:30 PM

21-Acre Wooded Hideaway To Sell In 1 Parcel
CLEAN RANCH HOME – BUILDING SITES
PARK-LIKE SETTING – 1+ ACRE LAKE – WILDLIFE & TRAILS

Convenient Location To North End Of Wooster

Wooster Twp. – Wayne Co. – Triway Local School District

OPEN HOUSE: Saturday, March 7th from 10:00 AM-12:00 PM
or 2 hours prior to bidding auction day.

Sellers are relocating out of state. Property has been in the Varian family for 90 years.

Absolute auction, all sells to the highest bidder on location:

2592 VARIAN RD., WOOSTER, OH 44691

Directions: From N Hillcrest Dr. and Old Lincoln Way, head north on N Hillcrest Dr for .3 miles then left on Varian Rd to auction OR from the north end of Wooster, take OH-83 S for 2.6 miles to OH-585/Akron Rd. exit and turn left. Then right on Canal Rd., right onto N Hillcrest Dr. then right onto Varian Rd. to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

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21-ACRE WOODED HIDEAWAY TO SELL IN 1 PARCEL

Clean Ranch Home – Building Sites
Park-Like Setting – 1+ Acre Lake – Wildlife & Trails
Convenient Location To North End Of Wooster
Wooster Twp. – Wayne Co.
Triway Local School District



REAL ESTATE: Property features 21-acre wooded hideaway close to the north end of Wooster. Park-like setting with 1+ acre lake, wildlife and trails. Building sites for future home or estate. Improvements include a clean two bedroom, one and a half bath brick home with over 1,300 SF. Updated oak kitchen, spacious living room, natural gas, central A/C and full basement. 3-phase electric. No zoning would allow a home-based business opportunity! Excellent location. Truly a one of a kind property. You can't appreciate how wonderful it is until you walk the trails. Move in existing home while you build your new home. Property could be subdivided by new owners after closing if desired. Taxes are \$1,693 per half year. Wayne Co. Tax ID #56-02305.000, #56-02305.001, and #56-02306.000.

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: Don and Diana Varian



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