

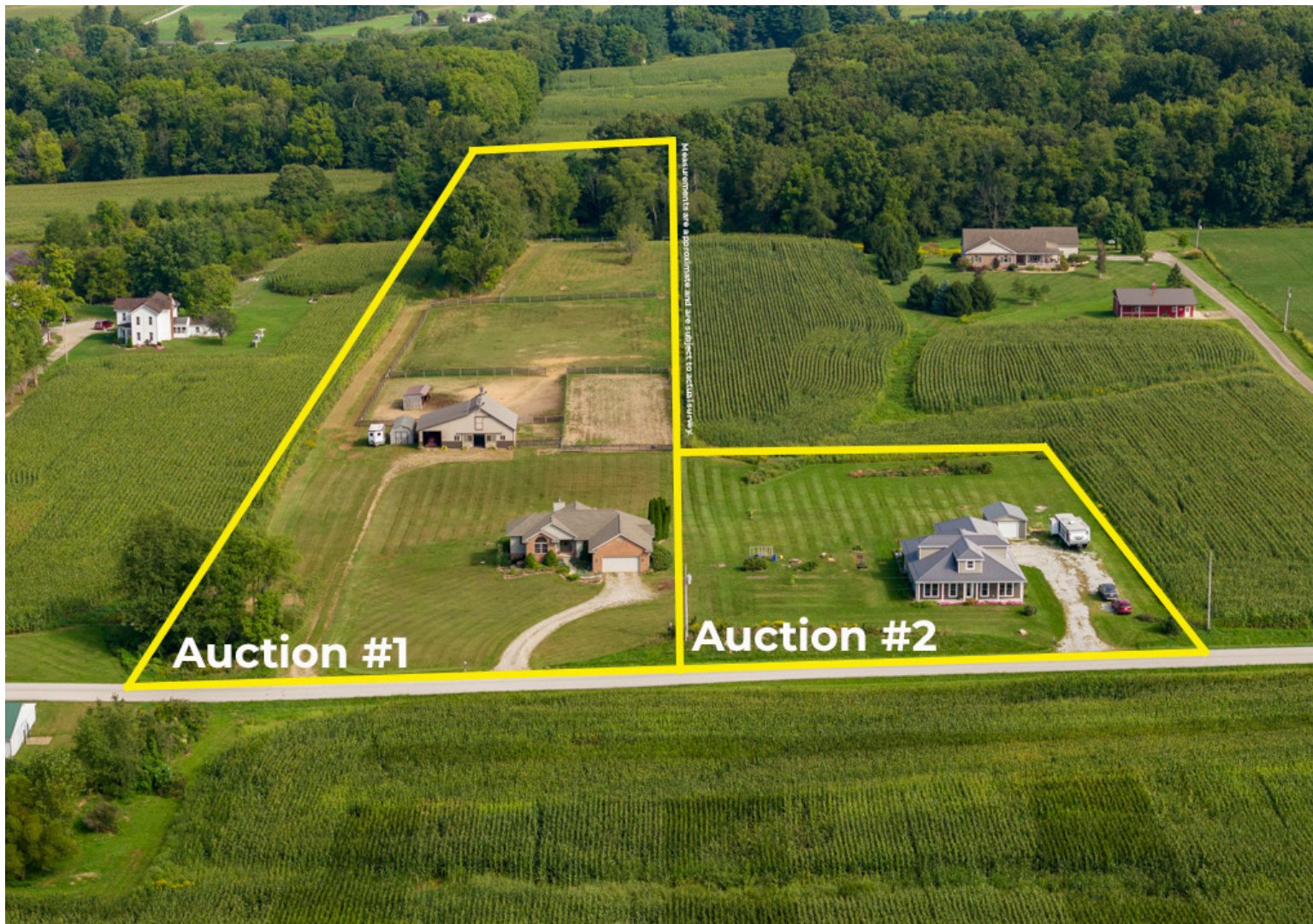
**Open House Dates: Saturday - October 21, 2023 - 10:00 AM-12:00 PM**  
**Monday - October 23, 2023 - 4:30-6:00 PM**

Owners have purchased a large farm and are relocating. Now is your opportunity to have the perfect family or caretakers set up! Buy one or both! You decide!

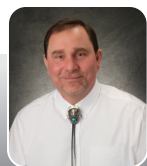
Call auctioneer on how to use your current property to buy this one!

**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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: The Snyder Families



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# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**Saturday - October 28, 2023 - 11:00 AM**

## Absolute Auction

**Auction #1: 6-Acre Mini Farm w/ Quality Ranch Home, Horse Barn & Pasture**

**Auction #2: Ranch Home Built In 2017 On 1.5 Acres**  
**These Two Properties Adjoin, Ideal Family Set-up - Buy One Or Both!**

**PLAIN TWP - WAYNE CO - NORTHWESTERN LSD**

Onsite Auction With Online Bidding Available

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

**8383 & 8341 Ickes Rd., Wooster, OH 44691**

Directions: From Wooster, OH take US-30 west for 8 miles then north onto S. Elyria Rd. for one-half mile. Then east onto Ickes Rd. to auction. Watch for KIKO signs.



**Auction #1**



**Auction #2**

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

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**Auction #1: 8383 Ickes Rd., Wooster, OH 44691**

This mini farm has everything to offer! The home is a gorgeous brick ranch with over 1,800 sq. ft. and an ideal floor plan! From the front door the home boasts a foyer entry, great room with vaulted ceilings, wood burning fireplace, and kitchen complete with stainless steel appliances, farmhouse sink and dining area. Just off the living room is a large deck with incredible views of the backyard and horse barn. Down the hall is the main floor laundry room, two bedrooms and a full bathroom. On the other side of the great room is the master bedroom with large walk-in closet and ensuite bathroom with garden tub and shower. Partially finished, walk-out basement with office and storage room. Updates include new windows and shingles in 2022, new A/C in 2018. The horse barn features (4) 12x12 stalls, hay loft, tack room, automatic waterers, and a wash stall. Fenced pasture with 60x200 outdoor arena. A property like this is hard to come by! All this on 6 acres! Wayne Co Parcel #42-00006.000. Half year taxes are \$1,899.



**Auction #2: 8341 Ickes Rd., Wooster OH 44691**

This ranch home is quality throughout and has an open, modern floor plan with over 2,170 sq. ft. of living space. The inviting great room features a living room with fireplace and gourmet kitchen with gas range, stainless steel appliances, solid surface countertops, walk-in pantry, and eat-in island. Just off the kitchen is access to the covered porch with concrete patio. Down the hall is the half bathroom and laundry room. The spacious master bedroom has a tile walk-in shower, soaker tub, and dual vanities. The second bedroom also has an attached full bathroom with tub/shower. Two additional rooms currently set up as his and her offices but could be converted to third or fourth bedrooms. Nine-foot ceilings throughout. The second story is an open room perfect for a play-room/rec room or storage! Three-car attached garage for all your storage or projects plus a 16x24 shed to also transfer with real estate. This home was built for long-term living with ADA accessible doorways and entryways. Truly a turnkey property on 1.5 acres! Wayne Co Parcel #: 42-00006.004. Half year taxes are \$1,776.

