

# LUKE AUCTION

235 West Larwill St., Wooster, Ohio



**OPEN HOUSE:  
SATURDAY, APRIL 2ND  
12:00 NOON - 1:00 PM**

## Historic 2 Story Brick Home in Wooster

3,000+ Sq. Ft. – High Ceilings – Old Staircase & Woodwork

Built in 1850 – Updated in 1970s – Excellent Location

In Need of a Good Cleaning & Some Repairs

Wooster City Schools – Taxes \$1,341.74 per ½ Year

\*For more information and additional pictures, go to [www.gant-realty.com](http://www.gant-realty.com) and click on real estate auctions\*

**Auction Date: Saturday, April 9, 2022, 12:00 Noon**

**TERMS:** Property is being sold “as is” with no warranties or guarantees. Terms are 10% down day of auction and balance due at closing in approximately 45 days. No buyer’s premium. You pay what you bid. Property has been appraised at \$65,000 for the Guardianship and must sell for a minimum of 80% of the appraisal which is \$52,000.

Auction by order of:

Attorney Robert Reynolds, Guardian for  
Janis Carrol Luke, Owner

Auctioneer / Realtor: Dave Acker  
330-264-8342

Broker: Jack Gant  
330-264-4242

**DAVE  
ACKER  
AUCTIONEER**  
**330-264-8342**  
4939 Millbrook Rd.  
Wooster, OH 44691  
ackauct@sssnet.com

**DONALD K.  
GANT  
REALTY WOOSTER**  
**330-264-4242**

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