

CAPPATO ABSOLUTE AUCTION

2019 – 2031 Millersburg Rd., Wooster, OH



An outstanding business location selling at public auction. The business location for Frontz Drilling for many years. They are the #1 well drilling company in the area and are not going out of business, business only changed owners. This property has it all. Heated shop. Heated storage buildings. 5 water wells. Located outside of city limits. No zoning. Paved driveways. Neat and clean and well maintained. 5 bedroom, 2 ½ bath, 2 story remodeled farmhouse with attached 2 car garage (F). House #2 is a 4 bedroom, 2 bath rental house (A), plus 2 rental mobile homes and pads (B&C). Stocked pond. ±5184 sq. ft. heated pole building with eight OH doors (G). Heated shop building with attached offices and break room (E). Newer ±2400 sq. ft. heated storage building (D). Bank barn with two attached sheds converted to storage (H). The 20 + acres and all the improvements sell as one parcel. Current leased rental income of \$11,510 monthly with potential gross rental income of \$14,510/ month. Buy it. Use it all. Lease some. Use some. Very adaptable to any type of business. With the condition, the location, and the improvements only your needs and imagination can limit what this property can be used for.

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20+ ACRES WITH HOUSES AND BUILDINGS
2 HOUSES, 2 MOBILE HOMES • STOCKED POND
HEATED SHOP • HEATED STORAGE BUILDINGS
OFFICES • BARN • WELL MAINTAINED LOCATION

For more information and additional pictures, go to www.gant-realty.com and click on real estate auctions

Auction Date: Saturday, February 24, 2024, 12:00 Noon

TERMS: This property sells to the high bidder. No minimums. No reserves. No buyer's premium. You pay what you bid. Terms are 10% non-refundable downpayment due day of auction and balance due in 45 days. Announcements on sale day take precedence over all previous advertising.

DAVE
ACKER
AUCTIONEER
330-264-8342

4939 Millbrook Rd.
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Auction by order of:
Cappato Properties LTD

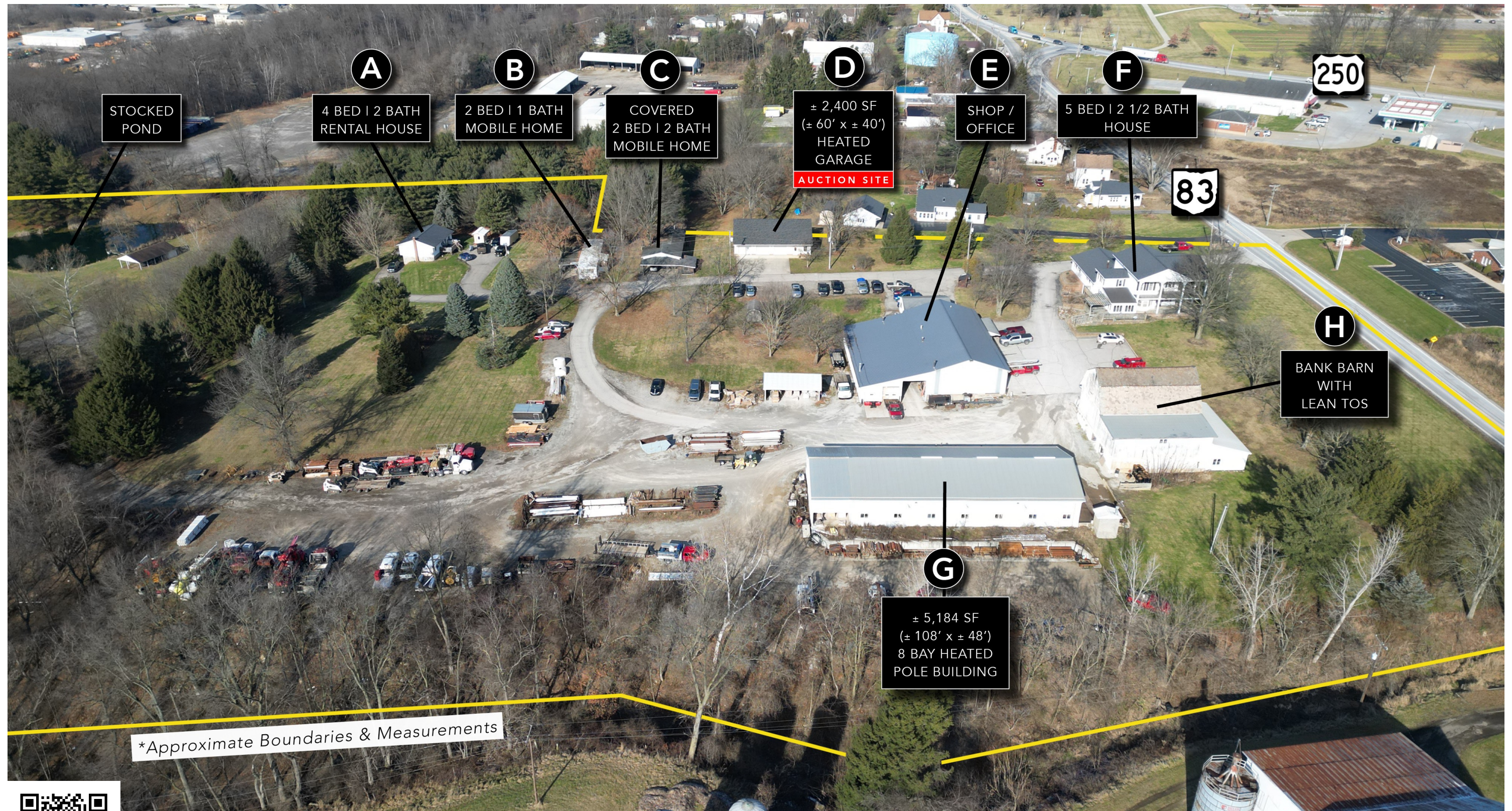
Auctioneer / Realtor: Dave Acker
330-264-8342

Broker: Jack Gant
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*Scan QR code for aerial video, additional pictures, measurements, directions, and more information at www.gant-realty.com

