

# FIRST TRUST AUCTION

4529 Wells Road, Shreve, OH

2 BEDROOM, 2 1/2 BATH COUNTRY HOME



OPEN HOUSE:  
Wed., July 10<sup>th</sup>  
4:00 – 6:00 PM

NEAT & CLEAN RANCH HOME ON ±1.7 ACRES IN THE COUNTRY  
ATTACHED GARAGE • STORAGE SHED • WALKOUT BASEMENT  
TRIWAY LOCAL SCHOOLS • TAXES \$1,301.44 PER 1/2 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: Wednesday, July 17th, 2024 6:00 PM**

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



330-749-6248

Auction by order of:  
Deborah K. Defibaugh, Successor Trustee  
of the Shirley L. First Living Trust

Auctioneer / Realtor: Jed Acker  
330-749-6248

Brokers: Jack Gant & Trevor Gant  
330-264-4242



246 West Liberty Street  
Wooster, OH 44691  
[www.gant-realty.com](http://www.gant-realty.com)

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\*Approximate Boundaries



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