

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



Smallridge Trust Auction

**9080 Derry Road
Bowerston, OH
(On Derry Rd. between St. Rt. 151 & 164)**

Saturday November 17, 2018 @ Noon

Real Estate: 60.281 acres of vacant land-will be offered in 3 existing Carroll county parcels - then as a whole and sold whichever merits the seller the most. Excellent recreational building sites, agricultural, hunting or investment land. This exceptional 60 acre property is loaded with deer, thick cover for wildlife, timber and acreage for some peace and quiet. Great hunting or building sites with stunning views of the valley. Feel free to walk the property at your convenience.

Order of Auction: Property will be sold per acre and top bidder gets choice of which parcel or parcels he or she wants. Price of 3 parcels will be added together then offered as a lump sum bid price and sold whichever merits the seller the most. An increase of 1% of the total price is required to break tie and purchase property as a whole.

**Parcel #1: 5.023 Acres - 9090 Derry Rd. Bowerston - Parcel #28-0000324.008.
Approx. +/- 580' of frontage - pie shaped lot mostly wooded - Carroll County-Perry Twp.**

**Parcel #2: 8.193 Acres - 9080 Derry Rd. Bowerston - Parcel #28-0000324.007.
Approx. +/- 279' road frontage - mostly wooded - Carroll County-Perry Twp.**

**Parcel #3: 47.065 Acres - 9070 Derry Rd. Bowerston - Parcel #28-0001467.004.
Approx. +/- 627' of frontage - Open & wooded - Carroll County-Perry Twp.**

Terms: 10% non-refundable deposit down per parcel(s) day of auction. Balance due at closing. Sells to highest bidder with no contingencies. Owner to retain all mineral rights. All acreage & frontage amounts are approximate and subject to survey only if required. Any CAUV recoupment is buyer's responsibility. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Don R. Wallick Auctions @ 330-878-0075 or McInturf Realty @ 330-364-6648 for more info. & appt. to view.

Check out our website @ www.wallickauctions.com for all our upcoming auctions!

Auction By Order Of: James Smallridge Trustee

**Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick**

**Brennan R. Wallick
Ryan W. Wallick**

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