

Don R. Wallick Auctions

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



Samuel D. Orr Trust

"ONLINE ONLY REAL ESTATE AUCTION"

**997 College Dr. SE
New Philadelphia, OH
(Goshen Twp. Off Baltzley Valley Rd)**

**BIDDING IS OPEN NOW & ENDS ON
SATURDAY SEPTEMBER 26, 2020 @ 6:00 PM**

Real Estate: Top quality brick ranch home – built in 1992 – nice open concept rooms – huge master bath w/ tub & separate walk in shower – large walk in closet – 2 bedroom – 2 bath home – 14 X 20 shed – plenty of elbow room with a 217 X 200 nice flat lot – all house generator will stay with property – kitchen appliances will stay with property (Amana refrigerator, Frigidaire flat top elec. Range, Litton microwave, Kitchen Aid dishwasher), 1st level laundry – 3 car attached garage – country feel close to town – nice relaxing front porch – tons of built ins and extra storage – great home to simplify life!

Terms: 10% non refundable deposit down day of auction. Balance due at closing. Sells As Is. Sells with no financing contingencies. Any required inspections must be completed prior to bidding. A 10% buyer's premium will be added to the final bid to determine the final contract price.

Buyers Premium Example:

Bid Price: \$100,000

Plus 10% Buyers Premium: \$10,000

Total Contract Price: \$110,000

Down Payment \$11,000

Successful bidder will be contacted to make arrangements to sign all contract documents & deposit the down payment within 24 hours of the auction. Successful bidders will deposit 10% of the Contract price in the form of check or cashiers check made payable to McInturf Realty. The entirety of the remaining balance is due at closing.

Successful bidders not executing their contract with earnest money deposit within 24 hours of the conclusion of the auction will be considered in default. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Ryan Wallick @ 330-340-7963 or Jan McInturf of McInturf Realty @ 330-364-6648 for more info. & appt. to view.

Auction By Order Of: Deborah Young Trustee

Auction Conducted By:
Don R. Wallick Auctions
Auctioneers:
Brennan R. Wallick
Ryan W. Wallick

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