

# ***Don R. Wallick Auctions***

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



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## **JUNE V. REESE AUCTION**

### **REAL ESTATE ONLINE ONLY ABSOLUTE AUCTION**

**1425 EAST MAIN ST.  
LOUISVILLE, OH 44641**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
THURSDAY JULY 29, 2021 @ 6:00 PM**

**Real Estate: Fantastic brick ranch home in the heart of Louisville – home features 3 bedrooms – 2 ½ baths – glazed tile attached 2 car garage – lower level includes glazed tile rec. room with kitchenette & fireplace – perfect for entertaining or mother-in-law suite – beautiful hardwood floors under the carpet – walk in showers – 1<sup>st</sup> floor laundry – fenced back yard & shed – newer AC & roof – enclosed 4 season room – great built ins – full attic for extra storage – copper plumbing – leased HWT – 102 X 128 lot – very solid brick ranch home – ready for new owners cosmetic preference – top quality building products – a family budget could not afford to build this home today and you get to set the price on July 29<sup>th</sup> @ 6:00 PM – owner has downsized to smaller quarters & is leaving the market value to you – perfect home for flip or any stage of life! View [www.wallickauctions.com](http://www.wallickauctions.com) to register to bid & follow the auction!**

**Terms: 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Sells as is to the highest bidder. Any desired inspections is buyer's responsibility & must be completed prior to bidding. A 10% buyer's premium will be added to the final bid to determine the final contract price.**

**When bidding, the key word to look for is "Sold". Even if it says "Lot Closed" it takes a minute to update the final results. If someone bids at the last second it can go from "Lot Closed" back to "Bidding Extended". Please keep refreshing the screen until it says "Sold".**

**Buyer's 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 for more info. & appt. to view.

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**Auction By Order Of: June Reese & Janet Hopkins POA**

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

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