

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



JOANN DEEMS AUCTION

REAL ESTATE ONLINE ONLY ABSOLUTE AUCTION

**818 N. 1st ST.
DENNISON, OH
(ACROSS FROM TRINITY TWIN CITY HOSPITAL)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY AUGUST 25, 2021 @ 6:00 PM**

Real Estate: Great 3 bedroom brick & vinyl home in a super Dennison location – 3 stall detached garage – tons of living area – home features 3 bedroom’s with surprisingly large closets – formal living room with fireplace – formal dining room – family room – 3 season enclosed patio – lower level rec room – lots of room for everyone to have their own space – walk up attic for even more storage – beautiful natural woodwork – newer furnace – great front porch – wrap around deck is ready for you to refurbish and enjoy! Offers great opportunity for the family buyer and great potential for the investor/flip buyer. View 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.

Auction By Order Of: Hedy Thompson POA

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

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