

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



DOROTHY MILLER REAL ESTATE AUCTION

ABSOLUTE ONLINE ONLY AUCTION

**347 HILAN AVE. SW
NEW PHILADELPHIA, OH
(SOUTHSIDE NEW PHILA – CORNER OF HILAN & 4TH ST. SW)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY SEPTEMBER 1, 2021 @ 6:00 PM**

Real Estate: Location, Location, Location – 3 bedroom brick ranch home with attached 2 car garage plus 24 X 36 detached garage – 135 X 116 corner lot – 1,578 sq. ft. of 1st floor living & full basement rec room area with fireplace to double the living area – newer furnace/CA/HWT – home offers great bones for the owner occupant willing to turn elbow grease into instant equity or huge potential for the savvy investor to revamp and reap big profit – 2 full baths – galley style kitchen – formal living room – dining area – family room – 8 X 10 shed for additional storage – close to South School/St. Rt. 250/ and all things Southside New Phila – great neighborhood – opportunity and potential collide at the corner of 4th St. SW and Hilan Ave. – you set the price – don't miss it! 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: Dennis Miller POA

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

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