

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



ROSWELL REAL ESTATE AUCTION

**207 BARNHILL RD NE
NEW PHILADELPHIA, OH
(ROSWELL – GOSHEN TWP. – CORNER OF BARNHILL RD. & ST. RT. 39)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY SEPTEMBER 7, 2021 @ 6:00 PM**

Real Estate: Great 2 bedroom starter home or investment property – huge 24 X 32 detached garage – generous size rooms with plenty of space for adding more bedrooms – park like backyard on this 112 X 226 lot – fuel oil heat with furnace serviced yearly & central air – county water and septic system – owner has paid in monthly for the last 3 years for hookup to proposed county service that is planned to be connected to Roswell area – payments/credits will transfer to new owner – big open kitchen – relaxing front porch – quality home ready for new owners personal touch or ready to rent – minutes from New Philadelphia or Atwood Lake Region – property has served owner for 3 generations of family memories and used as a rental property @ \$750/month for the last several years – owner is retiring and ready to pass the torch for the next family's homestead or investment property. Tusc. Co. Parcel No. 29-00003-000. Call today for personal showing & prepare to bid. 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: Susan Amicone, Owner

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

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