

# ***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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## **WEIL ONLINE REAL ESTATE AUCTION**

**1075 BEANS RD. SE  
DENNISON (UNION TWP), OH  
(FROM ST. RT. 39 GO PAST ROXFORD CHURCH & WATCH FOR WALLICK SIGNS)**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
TUESDAY SEPTEMBER 28, 2021 @ 6:00 PM**

**Real Estate: Country living at its finest! Clean & neat 2 bedroom ranch home built in 2009 – 10 X 12 shed & all improvements situated on 1.832 acres - 1<sup>st</sup> floor laundry – private well & septic – propane heat plus wood burner to offset heat bills – 2 car attached garage – relaxing front porch and back deck with views for country miles – newer everything since 2009 – home is wired for generator backup – unfinished walk out lower level would easily add living space – full bath and plumbed in lower level restroom – move in condition – don't miss your chance to set the price on this quality home! 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 McInturf Realty @ 330-364-6648 for more info. & appt. to view.**

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**Auction By Order Of: Shelia Cooper POA**

**Auction Conducted By:  
Don R. Wallick Auctions**

**Auctioneers:  
Brennan R. Wallick  
Ryan W. Wallick**

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