

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



IMMEL ONLINE REAL ESTATE AUCTION

**917 KELLY ST. NW
NEW PHILADELPHIA, OH**

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

Real Estate: Quality 2 bedroom ranch home in a great NW New Phila location – newer metal roof – vinyl sided w/ newer windows – recently remodeled bath with walk in shower – beautiful hardwood floors underneath carpet – attached garage – newer furnace/CA/HWT – relaxing back deck plus covered patio – 1,080 sq. ft. of living and 450 sq. ft. lower level rec. room – 67 X 150 level city lot with alley access to the rear – fantastic property for starting out or slowing down – also plenty of room for cosmetic flip or long term investment – Tusc. Co. Parcel No. 43-00410-000 – don't miss this excellent ranch home! 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 McInturf Realty @ 330-364-6648 for more info. & appt. to view.

Auction By Order Of: Tamara Shalosky POA

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

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