

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



**HOWENSTINE
ABSOLUTE ONLINE REAL ESTATE AUCTION**

**541 LADYNE AVE NW
BOLIVAR, OH 44612**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY OCTOBER 27, 2021 @ 6:00 PM**

Real Estate: Quality 3 bedroom – 2 ½ bath – brick ranch home in a quiet Bolivar location – Move In Condition – Upgrades Include: New dishwasher, bath & kitchen fixtures, garbage disposal, furnace & CA under contract with Henry Heating for bi-yearly inspection, Action Now termite prevention bait system. Tons of storage – 2 stall attached garage – 1st floor laundry – formal living room with fireplace – pocket doors – large family room area and generous rooms throughout – walk in closets – nice flat 100 X 150 city lot – 1,584 sq. ft. of 1st floor living plus finished lower level with kitchen to virtually double the square footage – neat & clean as any home you will find – and you set the price! 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: Ted & Ned Howenstine - Owners

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

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