

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



ABSOLUTE AUCTION ONLINE ONLY AUCTION

**110 ELM ST.
SCIO, OH 43988**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY FEBRUARY 9, 2022 @ 6:00 PM**

Real Estate: The ultimate handyman special – large home ready to be restored to grandeur – 1,749 sq. ft – all remaining refuse will transfer to buyer creating a potential pickers paradise. Harrison County Parcel No. 21-0000207-000 – Lot size is approx. 43' X 196' – solid bones offer a good foundation for the skilled renovator – huge potential profits are waiting for the contractor who is ready to invest time and sweat equity or the extra deep lot is a great location to start fresh. This project has tons of upside for the buyer who's not afraid of work. Property was occupied as recently as fall of 2020. Don't miss this cash flow opportunity! Potential buyers should physically look at property before bidding. County is updating GSI system and mapping function may indicate the neighbor lot. Know what you are bidding on! Signs will be posted. Please call Wallick Auctions if you have any questions. View www.wallickauctions.com to register to bid & follow the auction!

Terms: A \$2,000 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 McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

Auction By Order Of: Harsep, Inc.

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

Don R. Wallick Auctions
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318