

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



ELEANOR L. LEBOLD AUCTION ONLINE ONLY AUCTION

**603 TUSCARAWAS AVE. NW
NEW PHILA, OH
(CORNER OF TUSC. NW & BAKER AVE. NW)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY FEBRUARY 16, 2022 @ 6:00 PM**

Real Estate: Quality 3 bedroom – 2 bath home with great updates – 57 X 130 corner lot – detached garage – newer fully equipped kitchen and remodeled bath – all season patio room with skylight – all kitchen & laundry appliances will stay – nice front porch – formal dining room – beautiful natural woodwork – newer electric/furnace/HWT – move in condition ready for new owners personal touches – fantastic starter home yet cosmetic opportunities for the real estate investor or flip potential – solid home in an established NW New Phila neighborhood – easy access to all things Dover/New Phila and minutes from 250/I-77. Owner has downsized and the torch will be passed for new family memories. Super opportunity for a neat & clean real estate package. Personal property will be online for auction soon. View www.wallickauctions.com to register to bid & follow the auction!

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

Auction By Order Of: Rick Lebold, POA

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

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