

# ***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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**ROGER R. LINDAMOOD REAL ESTATE  
ONLINE ONLY AUCTION**

**6834 WATERWORKS HILL RD. SE  
UHRICHSVILLE, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
WEDNESDAY MARCH 23, 2022 @ 6:00 PM**

**Real Estate: Cozy home w/ 2 parcels for the price of one – country setting minutes from town on a total of 3.16 acres – all electric home w/ CA – 1 bedroom – 1 bath with finished lower level for rec room or possible 2<sup>nd</sup> bedroom – attached garage plus 12 X 16 workshop/shed w/ 2 levels of storage – home built in 1972 features 8 X 10 peaceful back deck to enjoy nature at its finest – newer metal roof – once inside it feels like retreat in your own home – 2 Tusc. Co. Parcels 39-01542-000 and 39-02070-000 will be sold as a whole – great location with plenty of room to grow – public water and private septic system. View [www.wallickauctions.com](http://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.**

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**Auction By Order Of: Jeff Lindamood, POA – Attorney Mark Wagner**

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

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

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