

# ***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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## **GENNERT ABSOLUTE REAL ESTATE AUCTION ONLINE ONLY AUCTION**

### **2 DOVER COMMERCIAL PROPERTIES FOR ONE MONEY**

**331 N. TUSCARAWAS AVE. – DOVER, OH**

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**327 N. TUSCARAWAS AVE. – DOVER, OH**

**(AT THE CORNER OF W. 4<sup>TH</sup> ST. AND N. TUSCARAWAS AVE.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
THURSDAY MAY 26, 2022 @ 6:00 PM**

**Real Estate: 2 existing Tuscarawas County Parcels will be sold together to the highest bidder. #1 – 15-02083-000(331 N. Tusc./Corner Lot) and #2 – 15-00578-000 (327 N. Tusc./Adjoining Lot).**

**#1 – 331 N. Tuscarawas Ave. features a front lower level currently set up as a dentist office with reception area and exam rooms – 2 restrooms. The lower level back portion was rented for years as a barber shop. The 2<sup>nd</sup> level consists of 5 rooms that this owner used as a wood working shop. Lot size is 50 X 75 with an unfinished basement. According to legend, Dover’s infamous son, William Clarke Quantrill was believed to have buried gold under this property on a return trip from the West. With or without the gold, it is a great corner lot with tons of potential!**

**#2 – 327 N. Tuscarawas Ave. features a 2 story building plus a 44 X 20 detached garage on a 50 X 150 city lot. Lower level consists of a former dentist office in the front. In the back is large kitchen and access to the 2<sup>nd</sup> level living quarters. Upstairs is a 4 bedroom – 2 bathroom apartment with a generous size living room. The garage is currently used as storage and workshop area. With a little TLC garage could accommodate up to 5 vehicles.**

**Both properties will be sold as one package to the highest bidder. A truly unique property with as many potential uses as the new owner can dream up.**

**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: Barbara Gennert, POA**

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

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