

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



**RUTH VICKERS ESTATE
ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION**

**135 5TH ST. NE
NEW PHILA, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY JUNE 14, 2022 @ 6:00 PM**

Real Estate: Absolute Auction – Solid home with detached garage in a classic NE New Phila location – features include – 3 bedroom (2 up/1 down) – 1st floor laundry – natural woodwork with decorative fireplace – eat in kitchen – 4 season Florida room – detached 22 X 20 garage with additional side parking – fenced in area for the family pet – 2 baths – alley bound 40 X 120 lot – tons of storage. Finally, an affordable starter home. Also a terrific rental or potential flip. NOTE: Contents will be sold at online auction at a future date, prior to closing. 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 Jan McInturf @ McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

Auction By Order Of: Robert H. Vickers Exec. & Denny Traver Attorney for Estate Tusc. Co. Case No. 2021ES61139

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

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