

# ***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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## **IMMEL REAL ESTATE ONLINE ONLY AUCTION**

**137 E. 10<sup>TH</sup> ST.  
DOVER, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
THURSDAY JUNE 30, 2022 @ 6:00 PM**

**Real Estate: Classic Dover family home in a classic North Dover neighborhood – 3 bedrooms – 2 baths – walkup attic – formal dining room – newer windows – 22 X 26 detached garage – breezy front porch – easy keeper 50 X 100 lot – nice kitchen & laundry appliances to stay with home – quality home to make yours at your own price – great owner occupant property or tons of upside for the real estate investor for a cosmetic flip or long term investment. 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: Shaun Immel, Heather Immel, Holli Immel Keener**

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

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