

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



JACOB AARON IDEN ESTATE ONLINE ONLY REAL ESTATE AUCTION

**194 ARBOR RD. NE
MINERVA, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY JULY 12, 2022 @ 6:00 PM**

Real Estate: Fixer upper property on a nice 1.15 acre level pie shaped lot – Carroll County Parcel #02-0000087.000 – Sells 100% AS IS to the highest bidder – home features 4 bedrooms – 1 ½ baths – well & septic - the property will not have the well & septic inspected - the buyer will be buying the property completely AS IS - buyer will sign any waiver or other documents necessary to allow the property to transfer without any such inspections – 1,755 sq. ft. of living – All remaining personal property/refuse will stay with property – home has lots of potential with a good cleaning and a little elbow grease – ranch homes are in high demand and in short supply – lots of upside for the savvy investor who is not afraid of work – other improvements include a 24 X 30 pole building in need of serious attention and a very nice newer shed – look it over, judge for yourself and you set the price! 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: Yvonne Krendick, Administrator and Mark Wagner Attorney for Estate Carroll County Case No. 20211148

Don R. Wallick Auctions
Auctioneers:
Brennan R. Wallick
Ryan W. Wallick

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