

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



SPENCER REAL ESTATE

ONLINE ONLY REAL ESTATE AUCTION

**6796 EAST SPARTA AVE. SE
EAST SPARTA, OH 44626
(WATCH FOR WALLICK AUCTION SIGNS JUST OFF 800)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY AUGUST 16, 2022 @ 6:00 PM**

Real Estate: Unique is an understatement to describe this property – Stark County Parcel #4900326 – Pike Twp. – Canton LSD - Most recently used as an investment/rental property with 2 attached garages – private well and modern/updated septic system installed a few years ago – great rental history – could be continued as an investment property or an affordable starter home with lots of potential - lower level consists of family room, full bath, furnace room – hot water heat with newer boiler and low utilities – upper level consists of 3 bedrooms – kitchen – living room. Property is being sold 100 % AS IS in its present condition – owner is retiring from rental business and passing the torch to a new generation. 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. Any desired inspections are 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. Wallick Auctions is not responsible for any computer malfunctions during the auction. Contact McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

Auction By Order Of: Terry Spencer

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

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