

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



ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

**603 N. DAWSON ST.
UHRICHSVILLE, OH
(CORNER OF N. DAWSON & 6TH ST.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY AUGUST 31, 2022 @ 6:00 PM**

Real Estate: Great home with room for the whole family plus more – 4 to 5 bedrooms including walkup attic – formal living room – formal dining room – family – 1 full & 2 half baths – recent updates include: furnace, HWT, windows, 200 AMP electric service, roof, glass block windows, all updates within the last 7 years – 40 X 100 corner lot – appliances will stay – nice hardwood floors – very close to school – plenty of living area for the large family that wants space – nice relaxing front porch – perfect home for owner occupants, great rental history or flip potential with some cosmetic updates – property has been rented at \$900/month for the last year – owners have chosen to downsize rental inventory – house is ready to go! 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: Robert & April Houston

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

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