

# ***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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**EDDIE T. EDWARDS ESTATE**

**ONLINE ONLY REAL ESTATE AUCTION**

**1003 N. MAIN ST.  
UHRICHVILLE, OH**

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

**Real Estate: Great home in a quality Twin City location – 3 bedrooms – 1 bath – newer furnace w/ central air – big open kitchen with an island – nice size rooms throughout – 1<sup>st</sup> floor or lower level laundry – 40 x 120 corner lot – 28 X 28 detached garage built in 1995 – neat & clean and ready for new owner’s personal touch – move in ready for the owner occupant – rentable tomorrow without lifting a finger or super flip with a touch of new cosmetics – sells online to the highest bidder. 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. 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.**

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**Auction By Order Of: Owners – Autumn Dennis Exec. & Mark Wagner Attorney for Estate Tusc. Co. Case No. 2021ES60948**

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

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