

# ***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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## **JOSEPH TORCH TRUST AUCTION**

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

**4802 N. 2<sup>ND</sup> ST. EXT.  
DENNISON, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
WEDNESDAY NOVEMBER 2, 2022 @ 6:00 PM**

**Real Estate: Location – Location – Location! Great opportunity for all types of buyer’s – owner occupants & inventors – 3 bedrooms – 2 bath – new roof – newer windows – 1 car garage plus 24 X 28 detached garage – 12 X 12 picnic shelter – city water with private septic system (Review Inspection) – tons of built in storage – near hospital and easy access to 250 & 800 – ready for the new owners cosmetic facelift to instantly boost your equity – Tusc. Co. Parcel No. 39-00981-000. Personal property is coming soon for auction and will be sold prior to real estate closing.**

**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: Travis Carlisle, Trustee**

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

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