

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



JANET M. WEST REAL ESTATE

ONLINE ONLY REAL ESTATE AUCTION

**139 5TH ST. SW
NEW PHILA, OH
(BETWEEN HIGH AND FRONT ST.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY DECEMBER 20, 2022 @ 6:00 PM**

Real Estate: Large family home in move in condition with tons of upside for future improvements - home features very large rooms with 1 bedroom down - 1 ½ bath on 1st level - 3 bedrooms up plus full bath upstairs - 43 X 122 alley bound lot - fenced yard - 10 X 16 storage shed - all season enclosed patio with ventless fireplace - 1st floor or lower level laundry - kitchen & laundry appliances will stay - 200 amp service - unfinished attic area and lots of built in storage - gas heat with central air - second level was in the process of remodel to accommodate separate income living quarters - bath is down to studs and ready for new owners choice of finish work - home is large enough for a big family and a few of their friends to host gatherings - owner has downsized for health reasons and passing the torch to the next generation for a quality family home to set up roots - owner occupant, rental, flip - you decide and you set the price and see for yourself the feng shui this home has to offer. 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 Order Of: Randy West POA

Auction Conducted By:
Don R. Wallick Auctions
Auctioneers: Don R. Wallick
Brennan R. Wallick– Apprentice Auctioneer Timothy J. Welsh
Ryan W. Wallick

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