

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



SHARON K. AMICK ESTATE

ONLINE ONLY REAL ESTATE AUCTION

**118 BOB ED HARRIS AVE. SW
NEW PHILADELPHIA, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY MAY 9, 2023 @ 6:00 PM**

Real Estate: Quality 3 bedroom ranch home in a great Southside New Phila location – vinyl sided – gas – central air – 1st floor laundry – short distance to Southside Community park/dog park/groceries/mall/St. Rt. 250 – 83 X 150 lot (largest backyard on the whole street) – attached 1 ½ car garage – city utilities – 1,344 sq. ft. of living with untapped lower level potential for additional space – fantastic home ready for new owner’s personal touches or an awesome investment opportunity. Possession of property will be on or before 30 days after the closing to allow family caregiver time to relocate. View www.wallickautcions.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: Paula Humphries Exec., and Mark Wagner Attorney for Estate Tusc. Co. Case No. 2022ES61702

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

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