

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



JUDITH A. GARABRANDT ESTATE

ONLINE ONLY REAL ESTATE AUCTION

**113 BELLE ALLEY
UHRICHSVILLE, OH
(BELLE ALLEY RUNS BETWEEN DEERSVILLE AVE. & E. 1ST ST.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY MAY 16, 2023 @ 6:00 PM**

Real Estate: Affordable 2 bedroom home – perfect for starting out, downsizing, or an easy keeper investment property – 2 Tuscarawas County Parcels 41-02613-000 & 41-02614-000 – 50 X 122 city lot – gas heat with central air – 1st floor laundry – full basement – open kitchen – 656 sq. ft. of living – wrap around deck – private backyard – unique property with great cash flow potential. 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: Treasur Lukihart Administrator & Attorney for Estate Tusc. Co.
Case No. 2019ES60213**

**Auction Conducted By:
Don R. Wallick Auctions**

**Auctioneers:
Brennan R. Wallick
Ryan W. Wallick**

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