

# **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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## **LIVE IN PERSON REAL ESTATE AUCTION**

### **LILLIE MAY SHEPPARD ESTATE**

**69001 SEWELLSVILLE RD. (ST. RT. 800)  
BARNESVILLE, OH  
(INTERSECTION OF ST. RT. 800 & McCOY RD. – BETWEEN SMYRA &  
BARNESVILLE)**

**THURSDAY MAY 25, 2023 @ 5:00 PM**

**Real Estate: Court Ordered Auction – Sells Live On Location at 5:00 PM Sharp! 3 Belmont County Parcels sell together for one money – Parcel 12-00733-000 consists of 3.714 vacant mostly wooded land – Parcel 12-00551-000 consists of 0.33 acres with a dilapidated brick building – Parcel 12-00125-000 consists of 0.06 acres along Sewellsville Road near entrance to Sewellsville Cemetery – Property will be sold on location near the intersection of St. Rt. 800 and Twp. Rd. 586. Property will be sold “As Is” to the highest bidder with an opening bid of 2/3 of appraised value of \$12,510 & subject to Court Approval. Unique property that the new owner can determine the highest and best use – Come prepared to buy!**

**Terms: A 10% buyer’s premium will be added to the final bid to determine the final contract price. A \$3,000 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. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. 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: Paul Watson Admin. & Mike Cochran Attorney for the Estate – Tuscarawas County Case No. 22RE20788**

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

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