

# ***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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**SUSAN A. GREEN ESTATE  
ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION**

**1000 SERENA DRIVE  
COSHOCOTON, OH 43812  
(NEAR SOUTH LAWN CEMETARY & REC AREA BALL FIELDS)**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
TUESDAY JULY 25, 2023 @ 6:00 PM**

**Real Estate: Opportunity knocks in Coshocoton County – 3 bedroom – 2 bath-manufactured style ranch home on a double city lot – 2 Coshocoton County Parcels for 1 money – 24 X 28 detached garage – 1,782 sq. ft. of living all on one floor – front/back/side porches – 100 X 276 corner lot including both parcels – city utilities – nice open kitchen with an island – generous size rooms with garden tub & walk in shower – home is ready for new owner's personal touches – appears ready for a new roof and has a few water stains in the ceiling – the savvy buyer can instantly turn elbow grease to equity with some landscaping & improvements. Chattels will be sold online and removed prior to real estate sale. View [www.wallickautcions.com](http://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 100% 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: Rebecca Zufelt Exec. And James Carrothers Attorney for Estate – Coshocton County Case# 20221054**

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

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