

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



**HELEN L. BRIDGEMAN ESTATE
ONLINE ONLY REAL ESTATE AUCTION**

**425 E. 3RD ST.
UHRICHSVILLE, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY AUGUST 1, 2023 @ 6:00 PM**

Real Estate: Attention Investors! 3 bedroom – 1 bath – 2 story home – ready for a handyman’s touch – 35 X 175 city lot nestled between a Dollar General Store & a Coin Laundry Business – generous size rooms with 1,844 sq. ft. of living – nice front porch & large backyard – located near downtown Uhrichsville – home appears to have good bones and will make an excellent flip, rental, or an affordable owner occupant house – home features outdated cosmetics (paneling, carpet, wallpaper, and some mechanics) – property sells furnished with all remaining personal property – new owner will decide what projects will take priority to maximize cash flow & profits – Tusc. Co. Parcel #41-00215-000 – Court Ordered Auction – Review Court requirements under Auction Terms. View www.wallickautcions.com to register to bid & follow the auction!

Terms: A \$3,000 non refundable deposit down day of auction. Balance due at closing. Property to be sold for no less than 2/3 of appraised value of \$20,000 per Tusc. County Case #2022DH20796. 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 \$3,000 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: Ernest S. Grimm Administrator & Denny Traver Attorney for Estate Tusc. County Case #2022DH20796

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

Don R. Wallick Auctions
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
http://www.WallickAuctions.com



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318