

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



LILLIE MAY SHEPPARD ESTATE

ABSOLUTE ONLINE ONLY AUCTION

11098 WOLF STATION RD. SW

NEWCOMERSTOWN, OH

(JUST OFF OLD 21 – BETWEEN STONECREEK & NEWCOMERSTOWN)

BIDDING IS OPEN NOW & STARTS ENDING ON

MONDAY OCTOBER 2, 2023 @ 6:00 PM

Real Estate: Court ordered auction - Online Only – Absolute Auction. Attention investors – home is in poor repair and needs major work – house has been vacant and no utilities for the last 2 years and basement is full of water – 28 X 32 outbuilding with cement floor/electric/high ceiling/2 tall doors – two Tusc. Co. Parcels: 51-00314-000 & 51-00315-000. Property can viewed prior to auction by appointment. Property will be sold "AS IS" to the highest bidder. Handyman special home ready to be refurbished or replaced – Tons of potential and you set the price. 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 cashier's 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: Paul Watson, Admin. and Mike Cochran Attorney for Tusc. Co. Case No. 22RE20788

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

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