

# 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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## COURTRIGHT AUCTION

### ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

406 KELLY ST. NW  
NEW PHILA, OH

**BIDDING IS OPEN NOW & STARTS ENDING ON  
THURSDAY FEBRUARY 29, 2024 @ 6:00 PM**

**Real Estate:** Absolute online only auction- 2 bedroom – 1 ½ bath ranch home – 50 X 150 alley bound lot – attached 1 car garage – 1<sup>st</sup> floor laundry – fenced in area for pet or garden – 1,150 sq. ft. of living – neat & clean home with newer furnace/windows/shingles/vinyl siding – well loved home in the family since 1955 and same occupants since 1983 – great home for any motivation or any stage of life – starter home/downsize home/flip/easy keeper rental property – Tusc. Co. Parcel No. 43-00983-000.

**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: Nancy J. Bartlett POA**

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

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

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