

# ***Don R. Wallick Auctions, Inc.***

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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## **Echelberry Real Estate Auction**

**224 6<sup>th</sup> St. SW  
New Phila, OH  
(Corner of 6<sup>th</sup> St. SW & Bank Lane)**

**Saturday June 29, 2019 @ Noon**

**Real Estate: 2 homes on 1 city lot for 1 price! Great income properties – renters share a water bill – all other utility bills are separate (gas & electric) – Great rental history – tenant wish to stay if possible – 50 X 188 lot and all improvements situated on Tusc. Co. Parcel 43-01270-000. Rent both or live in one to offset payment – super investment opportunity with a stellar rental track record.**

**#1 Front House: 224 6<sup>th</sup> St. SW – same tenants for 34 years - \$260/month – 2 to 3 bedrooms – outbuildings – recently repaired slate roof – nicely landscaped yard – 1<sup>st</sup> floor laundry – tenant wishes to stay and will work with new owner on lease terms – currently month to month.**

**#2 Back House: 224 6<sup>th</sup> St. SW Rear – same tenant for 1 ½ years - \$300/month – 1 to 2 bedrooms – outbuildings – home is actually a older camper/trailer encased in a ranch home frame – 1<sup>st</sup> floor laundry – nice condition.**

**Terms: 10% non refundable deposit down day of auction – balance due at closing. Sells As Is. Sells with no financing contingencies. Any required inspections 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 Don R. Wallick Auctions @ 330-878-0075 or McInturf Realty @ 330-364-6648 for more info. & appt. to view.**

**Check out our website @ [www.wallickauctions.com](http://www.wallickauctions.com) for all our upcoming auctions!**

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**Auction By Order Of: Esther Echelberry**

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

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