

# ***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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**Betty Klinger**

**"ONLINE ONLY REAL ESTATE AUCTION"  
151 North Ave. NE  
NEW PHILADELPHIA, OH**

**BIDDING IS OPEN NOW & ENDS ON TUESDAY AUGUST 25, 2020 @ 6:00 PM**

**Real Estate: 2 bedroom home on corner lot – perfect starter home or investment property in a great New Phila location – near Tuscora Park & Tusc. Central Catholic – 1,248 sq. ft. – attached garage plus metal 18 X 21 carport – beautiful hardwood floors under carpet – newer windows/furnace – modern kitchen – bonus room could easily add a 3<sup>rd</sup> bedroom – Tusc. Co. Parcel No. 43-0206-000 – solid home ready for the new owners personal touches – sells online to the highest bidder!**

**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. A 10% buyer's premium will be added to the final bid to determine the final contract price.**

**Buyers 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 24hours 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. Contact Ryan Wallick @ 330-340-7963 or McInturf Realty @ 330-364-6648 for more info. & appt. to view.**

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**Auction By Order Of: Warren Hanenkrat POA**

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

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