

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



PATRICIA M. ADAMSON ESTATE & THE LATE JACK

ADAMSON REAL ESTATE AUCTION

FORMER ADAMSON ANTIQUE SHOP/HOME

**245 E. 3RD. ST.
ZOAR, OH 44697
(IN THE HEART OF HISTORIC ZOAR)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY OCTOBER 12, 2022 @ 6:00 PM**

Real Estate: Original 1828 Zoar Home plus extra 122 X 159 vacant lot – 2 Tuscarawas County Parcels will be sold for the price of one. The bones of the home are in surprisingly near original condition ready for the new owner’s personal twists and updates. Home is situated on 88 X 159 lot – Main level consists of kitchen, ½ bath, fireplace, living room and former retail shop areas & workshop – huge front porch and back deck – 2nd level includes 8 bedrooms and full bath – most rooms have been used as antique shop inventory storage areas for years – 3rd level is unfinished attic/storage space – home boasts 4,320 sq. ft. of living area – basement features huge sandstone and hand hewn beams – hot water boiler heat services the home – the home is a blank canvas ready for the touch of the masters hand. The extra lot gives opportunity for expansion or possibilities of a stand alone new structure. Once in a lifetime chance to join the ranks of the Zoarites! Don’t miss it!

Zoar’s historic zoning will guide your project to ensure the community integrity. Homes located in the Historic District are subject to the Village Zoning Ordinance 2020-05 and Historic Preservation Ordinance 2018-04. This information is located on our website under the Adamson Real Estate Auction at www.wallickauction.com or can be viewed on the Village of Zoar website zoarohio.net – Village Zoning Ordinance 2020-05 and Historic Preservation Ordinance 2018-04. View www.wallickauctions.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 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: David C. Hipp & Joe Diehl Co-Execs. & David C. Hipp Attorney for Estate Tusc. Co. Case Number 2021ES61047

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

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