

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



INCOME PROPERTY

ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

**332 E. HIGH ST.
UHRICHSVILLE, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY NOVEMBER 29, 2022 @ 6:00 PM**

Real Estate: Up & down duplex on huge lot with great upside potential – all separate utilities – upper unit has 2 bedrooms – 1 bath – newer windows – newer furnace – all electric heat – lower unit has 2 bedrooms – 1 bath – gas heat – newer furnace – newer windows. Vinyl sided home with ramp – lot size is 48 X 298 with frontage on E. High St. & E. Bank St. – owner says city officials approved splitting the lot & building another home with access from E. Bank St. – home is vacant and ready for new owner to upgrade cosmetics to their desire – upper unit is nearly ready to go and lower unit is ready with a little elbow grease – great cash flow & building possibilities – Lower level rented for \$400 and Upper level for \$350 which seems a discounted rate by today's standards – new owner will set the rent and set the price for this unique property – fight back on inflation and invest in yourself and this investment property! 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: Greg Rossi

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

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