

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



PICKAR REAL ESTATE

ONLINE ONLY REAL ESTATE AUCTION

**521 WESTLAND AVE. SW
MASSILLON, OH 44646**

(ACROSS FROM PERRY HIGH SCHOOL – CORNER OF WESTLAND & 13TH)

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY JANUARY 17, 2023 @ 6:00 PM**

Real Estate: Great ranch home in a super Perry Township location – corner lot just across from Perry High School – home plus garage plus outbuildings – 2 car attached garage – 12 X 16 personal property building/workshop – 12 X 16 small barn with 9 X 15 lean to – side access to buildings with lots of new cement work for patios – home features 2 bedrooms – 1 ½ bath – large rooms with ventless fireplace – 1st floor laundry – open kitchen with furnished kitchen appliances – newer furnace with CA – lower level rec room ready for finishing touches – tons of storage. Owner has downsized to smaller quarters – excellent home to move in and make your own, flip potential, or rental. Fantastic real estate opportunity to start 2023! 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: Mr. Pickar

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

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