

# ***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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**PRICE AUCTION  
ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION**

**1532 ST. RT. 39 NE  
NEW PHILA, OH  
(JUST OUTSIDE NEW PHILA ON 39 NEXT TO FAMILY DOLLAR)**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
WEDNESDAY AUGUST 23, 2023 @ 6:00 PM**

**Real Estate: +/- 2.99 acres with over 500' of frontage on St. Rt. 39 – 537 X 400 level lot – excellent potential for Commercial or Residential use – Commercial use subject to ODOT approval for ingress & egress – current features a 1,120 sq. ft. vinyl sided 2 bedroom 1 bath home – 1 car detached garage – home in need of TLC – Rehab, refurbish, or build from scratch – you will decide – great location for office, retail, storage, or new residential construction – Tusc. CO. Parcel No. 25-00830-000 – will sell to the highest bidder – bring your building plans & business ideas and set the price for this fantastic location – minutes from golf course, downtown New Phila, Tuscora Park yet outside city limits in Goshen Twp. View [www.wallickautcions.com](http://www.wallickautcions.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.

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**Auction By Order Of: Dawn M Devine-Price, Sharon L. Reiser, Buzz Day, Jody L. Price & Holly M. Day**

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

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