

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



ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

(FORMER CALDWELL LODGE MASONIC TEMPLE)

**11150 GLENPARK RD. NE
BOLIVAR, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY JANUARY 9, 2024 @ 6:00 PM**

Real Estate: Quality one floor brick building with full lower level on 2.591 acres – 42 X 92 Lodge building was built in 1977 – service elevator is serviced yearly – hot water heat (boiler is service yearly) in addition to 2 central air units for each level – CA unit for main level is newer – CA unit for lower level is an older unit – city utilities – nice paved parking lot – Main Level Features: large open lodge room – 4 office rooms – storage rooms – ½ bath. Lower Level Features: large open reception area – kitchen with new exhaust fan – 2 restrooms – storage rooms – boiler & electrical room. Great visibility and access to St. Rt. 212 and I-77. A portion of the land is located in the flood plane easement ground. Very interesting property with tons of potential uses – professional building – reception center – offices or a use of your choosing. The new owner decides. Sells AS IS to the highest bidder. Bid early, Bid often, and be the last bidder to own this property! View 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.

Auction By Order Of: Secured Party

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

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