

Don R. Wallick Auctions, Inc.

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 155.4 Acres Auction Former Dessecker Farm

**4806 Boy Scout Rd. NE
Dover, OH**

**Fairfield Township – Tusky Valley Schools
(St. Rt. 800 to St. Rt. 416/Seven Mile Dr. (Pointe Café/Saltwell Stables Area) to
Johnstown Rd. to Boy Scout Rd. – Watch for signs)**

Saturday September 19, 2009 @ Noon

Tract #1: 1888 farm house and outbuildings on +/-29.5 acres – 50 X 104 bank barn in good shape – 48 X 60 flat barn – 24 X 30 1 bedroom home built in 1974 – numerous sheds & shelters – 478 ft. road frontage – approx. 4 acres of marketable timber (est. value timber \$14,000).

Tract #2: +/-26.6 acres open & wooded – good pasture fields – 200 ft. of road frontage – 16 acres of marketable timber (est. value of timber \$57,000).

Tract #3: +/-16.6 acres mostly open – 280 ft. of road frontage – approx. 4 acres of marketable timber (est. value of timber \$13,000).

Tract #4: +/-82.7 acres mostly wooded – site of privately owned coal mine – great investment/recreational land – 130 ft. road frontage – approx. 40 acres of marketable timber (est. value of timber \$115,000).

Tract #5: All mineral rights on 155.4 acres – No present leases – Negotiate your own – Great investment opportunity.

Terms: 10% non refundable deposit down per parcel day of auction – balance due on delivery of deed. Sells to highest bidder at absolute auction. Will be offered in parcels & as a whole & will sell whichever way merits seller most. All acreage/frontages & lot markers are considered approximate and subject to final survey. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. This is a unique property with something for everyone – Come prepared to do business. To preview property or for more info. please contact Don R. Wallick Auctions @ 330-878-0075 or toll free @ 866-348-9446 or Pissocra Mathias Realty @ 330-364-7761.

Terms: Cash, Check, Credit Card with proper ID auction day. 4% buyer's premium on all sales, 4% waived for cash or check. All items sold AS IS – Where IS. Once item leaves premises – No returns or refunds.

Check out our website @ www.wallickauctions.com for all our upcoming auctions!

Auction By Order Of: Paula Jo Anthony

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

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