

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



Log Home on 11 +/- Acres

**5460 Nickel Plate Ave. NE
Louisville, OH**

(Property is located ½ mile North of Louisville, OH fronting on Nickel Plate NE. From St. Rt. 62 take exit St. Rt. 44 South of Louisville, then East on Main to Nickel Plate Ave NE, North on Nickel Plate to property. Watch for Auction Signs Posted.)

Tuesday April 27, 2010 @ 6:00 PM

Open for Inspection Sunday April 18, 2010 from 3:00 to 5:00 PM

Real Estate: Parcel #1 consists of a 6.005 +/- acres with 770' frontage and a long drive which leads to a cozy one story, 1040 sq. ft., 2 bedrooms, 1 bath, log home built in 1989. Property features a 2 car detached garage, stone chimney, large front porch, spacious rear wrap around deck and numerous flowering shrubs and ornamental trees. The homes interior features an open living, dining and kitchen area with exposed timber walls, knotty pine ceilings and a wood burning stove all resting on a full basement. All major appliances included. Tax parcel no. 3307871.

Parcel #2: Consist of 5.263 +/- acre - building site with 383' frontage on Nickel Plate NE. Tax parcel no. 3309260.

Terms: 10% non refundable deposit down per parcel day of auction – balance due on delivery of deed. Property will be offered separate & then together and will sell whichever way merits seller most. CAUV recoupment is buyer's responsibility. 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. Contact Jeff Shepherd @ 330-844-2521 or Don R. Wallick Auctions @ 330-878-0075 or toll free @ 866-348-9446 or Pissocra Mathias Realty @ 330-364-7761 for more info. & appt. to view.

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

Auction By Order Of: Diana Brennan, Owner

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

Brennan R. Wallick
Ryan W. Wallick

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