

# ***Don R. Wallick Auctions, Inc.***

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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## **Fred Charton Estate & Trust Auction**

**10842 Industrial Parkway  
Bolivar, OH**

**(Property is behind Bolivar Industrial Park between Ft. Laurens Rd. & Strasburg Bolivar Rd.)**

**Saturday July 10, 2010 @ Noon**

**Real Estate Auction One: Absolute Auction – 86+/- acre Farm offered in 5 parcels – Farming – Development – Industrial Potential.**

**Parcel One: 3.6 acres w/ 103' of frontage on Ft. Laurens Rd. – Tusc. Co. Parcel #34-00262000 & 34-00263000.**

**Parcel Two: 16.9 acres w/ 92' of frontage on Ft. Laurens Rd. – From Tusc. Co. Parcel #34-00771000.**

**Parcel Three: 7.5 acres w/ 528' of frontage on Gibbler Rd. – From Tusc. Co. Parcel #34-00771000.**

**Parcel Four: Farmhouse & outbuildings on 27.6 acres – 60' frontage on Gibbler Rd. – 3 bedroom farmhouse built in 1900 – interior of farmhouse in very good condition – 30 X 40 flat barn – 16 X 40 shed – free gas to farmhouse will pass to buyer (for as long as well lasts) – secluded setting – From Tusc. Co. Parcel #34-00771000.**

**Parcel Five: 30.5 acres w/ 76' of frontage on Gibbler Rd. – From Tusc. Co. Parcel #34-00771000.**

**Parcels will be offered separately then together and will be sold whichever way merits seller most. Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. Sells to the highest bidder and final sale price will be subject to final survey. All mineral rights pass to new buyer(s). CAUV Tax (if any) will be the responsibility of buyer(s). Current crop rights on a year lease and will expire at end of the year. Potential uses for this property are only limited to the imagination of the buyer!**

**Terms: 10% non refundable deposit down per parcel day of auction – balance due on delivery of deed. 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 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](http://www.wallickauctions.com) for more information on this auction & all of our upcoming auctions.**

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**Auction By Order Of: John Ostapuck Admin. WWA/Successor Trustee and Bill Kyler Attorney for Estate/Trust Tusc. Co. Case No. 2008ES54886**

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

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