

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



Fragasse Absolute Auction – 3 Properties

**234 S. Broadway
238 S. Broadway – Vacant Lot
209 St. Clair SW
New Philadelphia, OH**

Wednesday September 10, 2014 @ 5:30 PM

Property #1: 234 S. Broadway – Tusc. Co. Parcel #43-06777-000 – well maintained 2 story home – wheel chair ramp – 69 X 135 lot – 4 bedrooms – 1,440 sq. ft. of living – detached garage – currently used as single family home – zoning is central business – limitless possibilities for residential or commercial use.

Property#2: 238 S. Broadway – Tusc. Co. Parcel #43-02393-000 – 58 X 264 vacant lot – zoned central business – easy freeway access just south of downtown. Property will transfer with flaw in title.

Property #3 (Will sell immediately following properties #1 & #2 at approx. 6 PM): 209 St. Clair Ave. SW – Tusc. Co. Parcel #43-00039-000 – updated 2 story home – 3 bedrooms – huge 33 X 264 lot – move in condition – great starter home or ready to rent.

Terms: 10% non refundable deposit down per parcel day of auction – balance due on delivery of deed. Sells at absolute auction with no minimum or reserve. 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 Jane Sulzener of Pissocra Mathias Realty @ 330-364-7761 or Don R. Wallick Auctions @ 330-878-0075 for more info. & appt. to view.

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: Owners

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

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