

# **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



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## **Lotti G. Tuerler Estate Absolute Real Estate/Mineral Auction**

**4712 Yackey Dr. NW  
Strasburg, OH  
(Take 9<sup>th</sup> St. SW to stop sign – go straight – 9<sup>th</sup> St. becomes Yackey Dr.)**

**Wednesday September 30, 2015 @ 6:00 PM**

**Real Estate: Absolute Auction – 1907 farmhouse & 1900 bank barn located on beautiful laying 68.15 acre setting. Property features crop fields, pasture, trees, and scenic building sites. Updates to the farmhouse include vinyl siding, newer windows, 3 to 4 bedrooms, updated kitchen, 1<sup>st</sup> floor laundry, and metal roof. Subject to the terms of the lease, home receives free gas for the life of the well and will transfer with the home. Mineral rights will be offered separately from the land which is currently under lease and receives a small royalty. Land will be offered in 5 parcels then as an entirety including the mineral rights and sold whichever way merits the seller the most.**

### **Order of Auction**

**Parcel One: 4.9 acres w/ home – barn – Subject to the terms of the lease, home receives free gas for the life of the well – 326' of frontage – taken from Parcel 19-001376-000. (Lump Sum Bid)**

### **Bidders Choice Per Acre – Parcels 2 – 6**

**Parcel Two: 6 acres w/ 225' frontage – taken from Parcel 19-01376-000.**

**Parcel Three: 7.9 acres w/ 146' frontage – taken from Parcel 19-01376-000.**

**Parcel Four: 41.2 acres w/ 113' frontage – taken from Parcels 19-01376-000 & 19-01377-000.**

**Parcel Five: 7 acres w/ 1,534' frontage – taken from Parcel 19-01376-000.**

**Parcel Six: Mineral rights on 68.15 acres – from Parcels 19-01376-000, 19-01377-000.**

**Parcels One – Six: Lump Sum Bid of Parcels 1 – 6 (Improvements w/ Mineral Rights)**

**Terms: 10% non refundable deposit per parcel due day of auction – balance due upon delivery of deed. No buyer's premium. Sells to the highest bidder at absolute auction. Sells with no financing contingencies. All acreage & frontage amounts are approximate and subject to final survey. Buyers will pay the cost of the survey if sold separately. Subject to farmer crop rights for this year and any 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 Don R. Wallick Auctions @ 330-878-0075 or McInturf Realty @ 330-364-6648 for more info. & appt. to view.

Check out our website @ [www.wallickauctions.com](http://www.wallickauctions.com) for all our upcoming auctions!

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**Auction By Order Of: Rosmarie T. Fox Exec. & Jim Contini Attorney for Estate Tusc. Co.  
Case No. 2015ES58236**

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

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