

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



Ault Real Estate

**16307 Laurel Valley Rd. SE
Port Washington, OH**

(St. Rt. 250 E./OH 800 S. towards Barnesville/Freeport/Dennison – follow St. Rt. 800 into Stillwater – turn right onto St. Rt. 258 (Tatman’s Restaurant) – turn right on Laurel Creek Rd. – left onto Laurel Valley Rd. OR from St. Rt. 36 take Edwards Ridge Rd. – Left onto Watson Creek Rd. – Right onto Hines Ridge Rd. to Lake Page Rd. – Left on Fallen Timber Rd. – to St. Rt. 258 – Watch for auction signs)

Monday November 23, 2015 @ 3:00 PM

Real Estate: 66 acres of excellent hunting & recreational ground – wooded land with timber – any mineral rights owned will transfer (currently receives a small royalty) – hunting cabin with electric service – land will be offered in 4 parcels then as an entirety and will be sold whichever way merits seller the most – immediate hunting rights if sold as entirety – feel free to walk this property or use your ATV at your convenience and at your risk – Tusc. Co. Parcel Nos. 46-00143-000 & 46-00144-000.

Order of Auction – Bidders Choice Per Acre – Parcels 1-4

I. Parcel One: 17.9 acres w/ 688’ frontage on Laurel Valley Rd.

Parcel Two: 8.6 acres w/ hunting cabin – 835’ frontage on Laurel Valley Rd.

Parcel Three: 20.0 acres w/ 400’ frontage on High Hill Rd.

Parcel Four: 19.5 acres w/ 659’ frontage on High Hill Rd.

Lump Sum Bid – Parcels One - Four

II. Parcels One – Four: Lump Sum Bid of Parcels 1-4 (66 acres – hunting cabin mineral rights).

Terms: 10% non refundable deposit per parcel due day of auction – balance due upon delivery of deed. A 10% Buyer’s Premium will be added to the final bid price to establish the final sale price. Sells with no financing contingencies. All acreage & frontage amounts are approximate and subject to final survey. 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 for all our upcoming auctions!

Auction By Order Of: Daniel Gibbons Trustee

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

Don R. Wallick Auctions, Inc.
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318