

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



Absolute Thomas E. Larkin Trust & Susan Larkin Real Estate Auction

**5 vacant lots & brick ranch
All sold on location starting at 10:00 AM**

Friday May 20, 2016 @ 10:00 AM

Auction #1 – 499 & 493 Dietrich Dr. SE – New Phila, OH @ 10:00 AM: 2 Tusc. Co. parcels will be offered separately then together and sold whichever way merits the seller the most. Just behind Staples Office Supply & across from Lowes parking lot. Great visibility from St. Rt. 250.

Parcel #1 (43-08314-000): 499 Dietrich Dr. SE consists of a brick ranch home situated on .48 acre - currently rented to Heaven to Earth Puppy Rescue month to month for \$700/month – well & septic but city utilities available.

Parcel #2 (43-08315-000): 493 Dietrich Dr. SE vacant .86 acre – city utilities available – currently leased month to month for \$900/month to Yoder Buildings. Excellent commercial potential.

Auction #2 (43-08162-008) Vacant lot on Glen Dr. – New Phila, OH @ 11:30 AM: 120 X 218 lot located in a great area off Donahey Ave. (across from Tuscora Park) surrounded by beautiful homes.

Auction #3 (25-00577-011) Vacant lot on Johnston Pl. – New Phila, OH @ 12:30 PM: Beaver Ave. to Ridge Ave. to Johnston Place – 214 X 220 lot – great view of the valley - .996 acre Goshen Twp. – New Phila schools – surrounded by beautiful homes.

Auction #4 (39-02124-042) Vacant corner lot on Heights Dr. SE – Dennison, OH @ 2:00PM: Located off Eastport Rd. SE – intersection of Eastport Rd./Gundy Dr./Heights Dr. Approx. 107 X 180 lot – Mill Twp. – Claymont Schools.

Auction #5 (39-02125-004) Vacant corner lot on Eastport Rd. SE – Dennison, OH @ 3:00 PM: Located at the corner of Eastport Rd. SE & Wolf Run at the entrance of Eastport Landing. Approx. 175 X 193 lot – Mill Twp. – Claymont Schools.

Terms: 10% non refundable deposit or \$3,000 non refundable deposit whichever is greater down per parcel day of auction – balance due at closing. No Buyer's Premium. Sells to high bid at absolute auction. Sells with no financing contingencies. 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. All properties will be sold on site at their individual locations at the designated times. All maps & tax cards are available on line at www.wallickauctions.com. Contact Don R. Wallick Auctions @ 330-878-0075 or McInturf Realty @ 330-364-6648 for more information.

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

**Auction By Order Of: Thomas Larkin Exec. & Richard Fox Attorney for Estate Tusc. Co.
Case No. 2014ES57740 & Susan Larkin**

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

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