

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 Gardner Land Auction 190 Acres in 4 parcels

**Tiny Hollow Rd. SE & Gravel Lick Rd. SW
Port Washington, OH**

(Washington & Clay Townships – From Port Washington take River Hill Rd. – right on Gilmore Rd. – Right on Tiny Hollow Rd. SE – Watch for Wallick Auction signs – Property fronts Tiny Hollow Rd. SE & Gravel Lick Rd. SW – Property will be sold on location from Tract #3 on Tiny Hollow Rd. SE)

Wednesday July 6, 2016 @ 5:00 PM

Tract One: 43.98 acres (420 Gravel Lick Rd. SW) – approx. 51' road frontage on Gravel Lick Rd. SW then to deeded dedicated drive to the property – Tusc. Co. Parcels 07-00160-000 & 67-00154-000 – approx. 29 acres of woods & 14 acres of pasture – structures on this property include 2 story home built in 1800 – sheds – a barn – mobile homes – structures are in need of repair – free gas for the life of the well – auction will reflect purchase of raw land only.

Tract Two: 85.2 acres – approx. 394' road frontage on Tiny Hollow Rd. SE – Tusc. Co. Parcel 67-00159-000 – approx. 25 acres of pasture & 60 acres of woods.

Tract Three: 43.8 acres – approx. 1,122' road frontage on Tiny Hollow Rd. SE – Tusc. Co. Parcels 67-00155-000, 67-00158-000, 67-00157-000 – approx. 35 wooded acres – approx. 7 tillable acres.

Tract Four: 17.10 acres – approx. 1,400' road frontage on Tiny Hollow Rd. SE – Tusc. Co. Parcel 67-00156-000 – approx. 16 wooded acres.

60% ownership of mineral rights to transfer to the buyer. Property will be offered bidder's choice per acre per tract then as a whole for a lump sum bid and sold whichever way merits the seller the most. Buyer is responsible for any survey charges if required. Price will be adjusted up or down based on per acre price based on final survey. The ultimate outdoorsman's auction. 190 acres offered in 4 large parcels and as a whole. This property has it all: Timber, tillable, recreational and home sites. You get to set the price on the best and safest commodity known to man – Mother Earth. Take an aerial tour of the property at www.wallickauctions.com from our drone video or walk the property at your leisure. An exciting auction with something for everyone. Absolute auction – come prepared to buy!

Terms: 10% non refundable deposit down per parcel day of auction – balance due upon delivery of deed. No Buyer's Premium. Sells As Is with no financing contingences. 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.

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

Auction By Order Of: Ray Gardner, Julie Gardner, Jeremy Helsel, Theda Gardner Boyd

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

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