

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



Dutchtown Estates Mobile Home Park Auction

**202 Pearl St.
Uhrichsville, OH
(Near McCauley Dr. & 250)**

Saturday March 25, 2017 @ Noon

Real Estate: 11.57 acres with operating mobile home park – Tusc. Co. Parcel #41-02292-000 – instant cash flow with room to grow opportunity for the savvy investor – property consists of a 71 pad mobile home park. The mobile home park was established in 1998 – tenants pay all utilities (except trash that is paid by Dutchtown Estates) and \$175/mo. lot rent. At the date of the appraisal (8/26/16) all but 6 pads were rented. Appraiser notes with recent boom in the oil & gas industry 17 of the 65 pads were occupied by seasonal type homes such as camper. A full 97 page appraisal is available on our website @ www.wallickauctions.com. Property will be sold on location March 25th @ Noon sharp – rain or shine or whatever mother nature chooses to serve up. This could be the crown jewel of your investment portfolio. Financial questions to be directed to Scotty Jones of McInturf Realty @ 330-364-6648. Come prepared to buy!

Terms: Tuscarawas County Court ordered auction – 10% non refundable deposit down day of auction – balance due at closing – No buyer's premium. Property will be sold to the highest bidder for 2/3 of appraised value of \$798,000. In the event the top bid is less than 2/3 of appraised value – a purchase contract and deposit will be collected and submitted to court for approval within 7 days of auction. Wallick Auctions has a 99% approval rating for court ordered sales dating back to 1976. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. Buyers must independently investigate and confirm any information or assumptions on which any bid is based. All announcements day of auction take precedence over printed advertising. Contact Ryan Wallick @ 330-340-7963 or Scotty Jones @ 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: Dutchtown Estates

Auction Conducted By:

Don R. Wallick Auctions, Inc.

Auctioneers: Don R. Wallick

Brennan R. Wallick

Ryan W. Wallick

Kyle R. Conrad Apprentice Auctioneer Sponsored By Brennan R. Wallick

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