

# ***Don R. Wallick Auctions, Inc.***

965 N. Wooster Avenue - Strasburg, Ohio 44680 - [www.WallickAuctions.com](http://www.WallickAuctions.com)  
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



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## **McPherson Trust Absolute Auction**

**12049 Lick Run Rd. SW  
Newcomerstown, OH**

**(Watch for signs North of Cy Young Park – Stonecreek Rd. to Lick Run Rd.)**

**Saturday August 19, 2017 @ Noon**

**Real Estate: Absolute auction – stately 1880’s farmhouse situated on 72.265 acres – property features include gas well – 3 artesian wells for animals or to be developed – 4 bedrooms – 2 baths – big open kitchen – large rooms – home features 2,368 sq. ft. of living space - detached 816 sq. ft. garage – stocked pond – tons of road frontage on both sides of Lick Run Rd. – free gas to home (for the life of the well) with electric back up & wood burning fireplaces – secluded setting minutes from St. Rt. 36 & I-77 – This 72 acre hideaway is tucked at the end of a long driveway & features everything you look for in a property with acreage – The land is flush with wildlife & the pond is stocked making this an outdoors’s paradise – Land features 50 acres of woods & 14 acres of pasture - All mineral rights owned by the seller to transfer – This farm offers a remarkable opportunity to get away from it all & enjoy the great outdoors.**

**Parcel #1: 29.1 acres of vacant land with 1,178’ of road frontage on both sides of Lick Run Rd.**

**Parcel #2: Home, pond, gas well, and all improvements on 15 acres with 799’ of road frontage.**

**Parcel #3: 29.1 acres of vacant land with 1,240’ of road frontage on both sides of Lick Run Rd. and 587’ of road frontage on Moores Hill Rd.**

**Terms: 10% non refundable deposit down per parcel day of auction – balance due at closing. No Buyer’s Premium. Sells to the highest bidder with no financing contingencies. Property will be offered in 3 parcels and as a whole and sold whichever way merits the seller the most. Buyer and Seller to split equally cost of the survey. Property will be surveyed even if sold as a whole. All acreage & frontage amounts are approximate and subject to final survey. Any CAUV recoupment is buyer’s responsibility. Buyers must independently investigate and confirm any information or assumptions on which any bid is based. 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: Charles McPherson Trustee**

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

**Brennan R. Wallick  
Ryan W. Wallick**

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