

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



Edwards Real Estate Auction

**3345 Ridge Rd. NW
Strasburg, Ohio
(Off Strasburg-Bolivar Rd. -CR Rd. 99)**

Saturday December 23, 2017 @ Noon

Real Estate: Outdoorsman's Paradise - 3 bedroom ranch home on 10.28 acres - 2 stocked ponds - mineral rights owned by seller to transfer - home w/attached garage built in 1994 - open concept home great for year round living or hunting retreat - all 1 floor living w/office - TV room or 4th bedroom - updates include new roof +/-2 yrs, new propane furnace +/-4 yrs, 8 month old HWT - Long stone lined lane to the property - very private setting - 12 x 20 storage shed w/loft - Tusc. Co. Parcel # 1900075-003 w/ approx. 780' of road frontage - short distance from Bolivar Sportsman Club - owners have enjoyed the property but have relocated out of the area.

Terms: 10% non refundable (not a buyer's premium) deposit down day of auction - balance due at closing. Sells to high bid w/ no 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. 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: Jeff & Verne Edwards - Owners

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

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