

# ***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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## **Abbuhl Absolute Real Estate Auction**

**7464 Moores Ridge Rd.  
Uhrichsville, Ohio  
(Watch for signs off St. Rt. 800 South of Dennison)**

**Wednesday May 30, 2018 @ 5:00 PM**

**Real Estate: Farmhouse on 117.8 +/- acres offered in 3 parcels - Property will be offered in separate parcels then as a whole and sold whichever merits seller the most. An increase of 1% of the total price is required to break tie and purchase property as a whole. Property will be sold subject to survey from 5 existing Tuscarawas County parcels 39-00215,6,7,8,9-000. Wildlife abounds in this rural paradise. Great recreational land with tons of privacy and several potential building sites.**

**Parcel #1: Farmhouse built in 1900 on 5.001 +/- acres. Property features free gas to the home for the life of existing well. Detached pole garage - 770' of road frontage - 3 bedrooms - home is ready for your personal touch with plenty of room to expand. Sells as a lump sum bid price.**

**Parcel #2: 63.8 +/- acres of vacant land - great recreational land - mostly wooded - road frontage on 3 points on Moores Ridge Rd. 345', 295' and 136' respectively. Property will be sold at a per acre price.**

**Parcel #3: 49 +/- acres of vacant land - great recreational land - mostly wooded - 905' of road frontage. Property will be sold at a per acre price.**

**There is NO buyer's premium added to the final bid price. However, buyer will be responsible for survey cost. Seller to retain any mineral rights. Excellent opportunity to buy country property minutes from Dennison/Uhrichsville, minutes from Tappan Lake area, 20 minutes from Dover/New Philadelphia, 40 minutes from Canton area.**

**Terms: 10% non refundable deposit down per parcel day of auction - balance due at closing. Sells to the highest bidder with no reserve. Sells with no financing contingencies. All acreage & frontage amounts are approximate and subject to final survey. Any CAUV recoupment is buyer's responsibility. 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: Ed Abbuhl**

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

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