

Don R. Wallick Auctions

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



Doug Gump Online Auction

"ONLINE ONLY REAL ESTATE AUCTION"

**2449 Pyle Rd. NW
Dover, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY OCTOBER 15, 2020 @ 6:00 PM**

Real Estate: Neat as a pin 3 bedroom home situated on 1.05 acre – country setting minutes from St. Rt. 39 & I-77 – 28 X 28 garage w/ cement floor – water & elec. – additional 18 X 20 outbuilding used for additional storage – recent updates include: roof – furnace – CA – heat pump & newer Kenmore kitchen appliances all w +/- 5 years – 1 ½ baths – all 1 floor living – peaceful back/side/front porches – Dover Schools – 1,404 sq. ft. of living space – Tusc. Co. Parcel No. 10-01968-000. Move in condition ready for the new owner!

Terms: 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Any desired inspections is buyer's responsibility & must be completed prior to bidding. A 10% buyer's premium will be added to the final bid to determine the final contract price.

Buyers Premium Example:

Bid Price: \$100,000

Plus 10% Buyers Premium: \$10,000

Total Contract Price: \$110,000

Down Payment \$11,000

Successful bidder will be contacted to make arrangements to sign all contract documents & deposit the down payment within 24 hours of the auction. Successful bidders will deposit 10% of the Contract price in the form of check or cashiers check made payable to McInturf Realty. The entirety of the remaining balance is due at closing.

Successful bidders not executing their contract with earnest money deposit within 24hours of the conclusion of the auction will be considered in default. All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Ryan Wallick @ 330-340-7963 or Jan McInturf of McInturf Realty @ 330-364-6648 for more info. & appt. to view.

Auction By Order Of: Doug Gump

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

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