

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



MARLATT ONLINE AUCTION

"ONLINE ONLY REAL ESTATE AUCTION"

**828 E. STATE ST.
NEWCOMERSTOWN, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
MONDAY NOVEMBER 16, 2020 @ 6:00 PM**

Real Estate: Great upside potential with this 3 bedroom home! Invest – Flip – Or affordable starter. Huge 95 X 126 corner lot with plenty of room for expansion. 17 X 24 detached garage with plumbed in wood burner – plus 12 X 20 carport area – newer furnace – generous size rooms – galley style eat in kitchen – newer windows – cosmetic updates will pay bid dividends!

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.

Buyer's 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 24 hours 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 for more info. & appt. to view.

Auction By Order Of: Pamela Leyda POA

**Auction Conducted By:
Don R. Wallick Auctions**

**Auctioneers:
Brennan R. Wallick
Ryan W. Wallick**

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