

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



PAIGE REAL ESTATE AUCTION

"ONLINE ONLY REAL ESTATE AUCTION"

**423 McCREA AVE.
DENNISON, OH**

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY DECEMBER 10, 2020 @ 6:00 PM**

Real Estate: 3 bedroom home a huge 100 X 150 city lot – side yard leaves plenty of room for adding on or expansion – last home on dead end street – vinyl sided home – newer hot water boiler & hot water tank – large rooms – beautiful natural woodwork built ins - tons of potential for flip, rental, or affordable owner occupant living – appears to have enough room to split lot and build new but verify with Village of Dennison – opportunity is knocking – open the door and don't miss it!

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 Brennan Wallick @ 330-260-0720 or for more info. & appt. to view.

Auction By Order Of: Karla Paige

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

Don R. Wallick Auctions
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318