

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



"ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION"

**1886 Pine St. SE
East Sparta, OH 44626**

**BIDDING IS OPEN NOW & STARTS ENDING ON
FRIDAY JANUARY 15, 2021 @ 6:00 PM**

Real Estate: Quality 3 bedroom home in the heart of East Sparta – easy access to St. Rt. 800 to all things Stark or Tuscarawas County – big 52 X 162 corner lot – city utilities – gas heat w/ central air – 1,558 sq. ft. of living – 26 X 30 oversized detached garage – screened in porch for relaxing evenings or the morning cup of coffee – this owners utilities average water: \$81.00/3 months, trash: \$48.00/3 months, sewer: \$53/2 months – this property has served as a great family home for many years – owners are passing the torch to the next generation to downsize to smaller quarters – all kitchen appliances will stay – upstairs bathroom & sink have drain issue to be corrected by new owner – solid home ready for your personal touches!

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: Owners

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

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