

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"

**Ronald Barcus Estate
805 Fair Ave. NE
New Philadelphia, OH 44663**

**BIDDING IS OPEN NOW & STARTS ENDING ON
WEDNESDAY JANUARY 20, 2021 @ 6:00 PM**

Real Estate: Please note there has been a tear down order issued from the City of New Philadelphia. This order will transfer to the new buyer. Please see the Order from the City of New Philadelphia on our website at www.wallickauctions.com. The ultimate handyman special home on 40 X 160 New Phila city lot (Tusc. Co. Parcel No. 43-04594-000) – city utilities available – this home will test the skill of the experienced contractor – home needs work in all areas – possible tear down & start over – great location for storage garage or spec home – flood zone area. If property is "Red Stamped" survey will be responsibility of buyer. If you are in the market for a project not to big or not to small, you're in luck because you will set the price.

Terms: \$3,000 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 \$3,000 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: Susan Scopel Exec. & Mark Wagner Attorney for Estate Tusc. Co.
Case No. 2020ES60452**

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

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