

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"

INVESTMENT PROPERTY

**317 SOUTH AVE.
DOVER, OH
(BETWEEN TUSCARAWAS & UNION AVE.)**

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY FEBRUARY 4, 2021 @ 6:00 PM**

Real Estate: Cash flow is calling! 3 bedroom – 1 bath home with great rental history – 30 X 96 alley bound lot – recently vacant – was rented for \$850 per month – low maintenance – fenced backyard – 1st floor laundry – newer windows – 14 X 20 detached garage – newer bath – perfect affordable 1st time home or investment property – close to schools, town and fairgrounds – Tusc. Co. Parcel #15-00500-000.

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: GAO, LTD.

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

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