

# ***Don R. Wallick Auctions***

965 N. Wooster Avenue - Strasburg, Ohio 44680 - [www.WallickAuctions.com](http://www.WallickAuctions.com)  
Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



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## **"SCHWARM ONLINE ONLY REAL ESTATE AUCTION" HANDYMAN HOME ON 10 ACRES**

**4860 St. Rt. 800 NE  
Dover, OH  
(Across for Dover Dam Area)**

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

**Real Estate: The ultimate handyman special home on 10 acres – Tusc. Co. Parcel No. 10-01262-000. This home will test the skill of the experienced contractor – home needs work in all areas – great location with easy access to Dover/Phila or Stark County – If property is “Red Stamped” survey will be responsibility of buyer – all remaining personal property items will transfer to the buyer creating a pickers paradise. Home built in 1942 – 1,792 sq. ft. – 2 bedrooms – 1 bath – land (10 acres) consists of approx. 797’ of road frontage along St. Rt. 800 – Dover Schools – plenty of room to improve & add on or scout for a new home site. Wildlife is plentiful & timber covers the land. Home currently receives free gas, however, owner is unclear how much or how long that may continue. A true “As Is” blank canvas for the new owner to make their own – 10 acres, 1 challenge and the potential is yours.**

**Terms: 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Sells AS IS. 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 June Contini @ 330-827-1720 for more info. & appt. to view.

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**Auction By Order Of: David Schwarm Sr.**

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

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