

# ***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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**MABEL KALP ESTATE  
ONLINE ONLY REAL ESTATE AUCTION**

**904 MAPLE AVE. NW  
NEW PHILADELPHIA OH  
(OFF TUSCARAWAS AVE – FACING WEST ELEMENTARY PLAYGROUND)**

**BIDDING IS OPEN NOW & STARTS ENDING ON  
WEDNESDAY APRIL 14, 2021 @ 6:00 PM**

**Real Estate: Well maintained & loved home – features 2 to 3 bedrooms w/ 1 bath – 40 X 180 huge lot w/ alley access in the rear – original woodwork & beautiful built ins – 1 ½ story home w/ 18 X 20 detached garage off alley – parking area in front of home – front porch to enjoy the laughter of children at school – back porch to enjoy peace & tranquility – home is ready for new owners personal touch – great starter, flip, or investment home – leased hot water tank will stay or go at owners choosing – laundry appliances to stay (Roper gas dryer & Roper auto washer) – gas furnace w/ central air & updated electric.**

**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.**

**When bidding, the key word to look for is "Sold". Even if it says "Lot Closed" it takes a minute to update the final results. If someone bids at the last second it can go from "Lot Closed" back to "Bidding Extended". Please keep refreshing the screen until it says "Sold".**

**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.**

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**Auction By Order Of: Rebecca Blair Exec. & Attorney Mike Warkall – Tusc. Co. Case No. 2020ES60586**

**Auction Conducted By:  
Don R. Wallick Auctions**

**Auctioneers:  
Brennan R. Wallick  
Ryan W. Wallick**

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