

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



DON LITTLE REAL ESTATE AUCTION

210 HEMLOCK ST.
DOVER, OH

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY MAY 30, 2024 @ 6:00 PM**

Real Estate: Location – Location – Location! This property gets an "A" for all 3 Rules of Real Estate and you get to set the price. 3 bedrooms – 2 bath – ranch home with great bones and tons of upside – 1,512 sq. ft. of living – 20 X 22 alley bound 2 story barn – 61 X 150 city lot – fenced yard – gas heat with CA – vinyl sided. This home is ready for new owner's personal touches and cosmetic lift. Basement water issue has been professionally fixed by T.C.M. Waterproofing in May of 2023. Great owner occupant or investment property. View www.wallickautcions.com to register to bid & follow the auction!

Terms: A 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Sells As Is. Any desired inspections are 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. Wallick Auctions is not responsible for any computer malfunctions during the auction. Contact McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

Auction By Order Of: Todd Little POA

Auction Conducted By: Don R. Wallick Auctions

Auctioneers: Brennan R. Wallick, Ryan W. Wallick

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