

# **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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**JODI L. SPEES ESTATE**

**ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION**

**147 27<sup>TH</sup> ST. SE  
MASSILLON, OH 44646  
(NEAR THE CORNER OF LINCOLN WAY & 27<sup>TH</sup> ST. SE)**

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

**Real Estate: Attention Investors! Tons of potential with this 3 bedroom – 1 ½ bath home – vinyl sided (+/- 5 years) – new roof (+/- 5 years) – new HWT (+/- 1 year) – extra deep 16 X 32 garage with 12 X 32 carport – 75 X 180 lot with big fenced in backyard – 2 parcels sell for 1 money (Stark County #604383 & 613544) – lower level rec room ready to be refurbished – hardwood floors – boiler heat – and fireplace – this handyman special sells 100% "AS IS" to the highest bidder – inground pool has not been used for +/- 14 years – home needs a good cleaning and some elbow grease – perfect home to flip, rent, or an affordable owner occupant home with lots of untapped equity – certified appraisal available for review at [www.wallickauctions.com](http://www.wallickauctions.com). Appraisal is for informational purposes only with no bearing on the final sales price verdict of the buying public. View [www.wallickautcions.com](http://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: Constance Spees, Administrator and Erich Maier Attorney for Estate Stark Co. Case #248833**

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

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

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