

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



PAUL W. WADE ESTATE

ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

307 N. 3RD ST.
DENNISON, OH

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY JULY 11, 2024 @ 6:00 PM**

Real Estate: Handyman special home with many big dollar projects completed – new roof +/- 2 years – new furnace with CA +/- 1 year – new HWT – remodeled bathroom with walk in shower +/- 1 year – vinyl sided – 2 bedrooms – 20 X 30 detached garage with gas/water/elec./dement floor/drain – 25 X 125 lot with an easy keeper yard – 1,360 sq. ft. of living – convenient location near school/shopping – St. Rts. 800/250/36 and all things Dreamsville, USA – affordable owner occupant home – rental potential with good cash flow or finish the projects and flip for a profit. 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: Paul Wade II Exec. And Attorney James Contini – Tusc. Co. Case No. 2023ES62124

Auction Conducted By: Don R. Wallick Auctions

Auctioneers: Brennan R. Wallick, Ryan W. Wallick

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