

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



JUDITH A. MOYER AUCTION

ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

373 MAY VALLEY RD. SW
NEW PHILA, OH

(WATCH FOR SIGNS OFF OF CROOKED RUN RD.)

**BIDDING IS OPEN NOW & STARTS ENDING ON
TUESDAY SEPTEMBER 17, 2024 @ 6:00 PM**

Real Estate: This property has it all! 8.425 acres - brick ranch – outbuildings – privacy & seclusion! 2 bedrooms (with plenty of room to add more) – 3 baths – fireplace – 30 X 40 pole garage – 2 additional sheds – full basement with lots of potential – electric heat with central air – updates include: roof (2022), waterproofed basement (2016), furnace (2018), Kinetico water system (2015), huge 27 X 43 addition with pellet stove burner (2006) – Schrock kitchen – fenced area - long paved lane to the home (2016) – 2 Tuscarawas County Parcel Numbers 71-01589-003 & 11-00008-001. Well & Septic Report and Public Records located on www.wallickauctions.com View www.wallickauctions.com to register to bid & follow the auction!

Terms: A 10% non refundable deposit down day of auction. Sells to the highest bidder. 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 Vikki O'Hara of McInturf Realty @ 330-364-6648 or Ryan Wallick @ 330-340-7963 or for more info. & appt. to view.

Auction By Order Of: Judith A. Moyer

Auction Conducted By: Don R. Wallick Auctions

Auctioneers: Brennan R. Wallick, Ryan W. Wallick

Don R. Wallick Auctions
965 N. Wooster Avenue
Strasburg, Ohio 44680
info@WallickAuctions.com
<http://www.WallickAuctions.com>



Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318