

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



MARSHA L. EUDY ESTATE

ABSOLUTE ONLINE ONLY REAL ESTATE AUCTION

**8055 DOLPHIN ST. SW
BOLIVAR, OH**

(CORNER OF 212 (DOLPHIN ST.) AND BLOUGH AVE. SW)

**BIDDING IS OPEN NOW & STARTS ENDING ON
THURSDAY MARCH 27, 2025 @ 6:00 PM**

Real Estate: 3 bedrooms – 1 bath home on 2.25 acres – original structure is a log cabin built in 1855 that has been updated over the years – land is located on both sides of Dolphin St. with frontage on Dolphin St. and Blough Ave – fuel oil heat – vinyl sided – newer carport. In addition to the home and land the property features several sheds/outbuildings for additional storage – Stark Co. Parcel #10000458 – first floor consists of kitchen, living room, family room, bedroom, laundry, foyer, and bath – 2nd floor is 2 walk thru style bedrooms. County living conveniently located between Massillon/Canton and Dover/New Phila. Home offers affordable living or room to expand. Please review the Passed well & septic report prior to end of the auction. Property sells 100% "As Is" to the highest bidder – owner occupant, rent or flip – you decide and set the price. 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: Tracey Basso, Executor & Cathy Horner Attorney for Estate Stark Co.
Parcel #251260**

Auction Conducted By: Don R. Wallick Auctions

Auctioneers: Brennan R. Wallick, Ryan W. Wallick

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