

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



WISINTAINER TRUST REAL ESTATE AUCTION ONSITE AUCTION

**1723 NORTH HILL RD. NW
DOVER, OH
(WATCH FOR SIGNS OFF SR 39 BETWEEN DOVER & PHILA)**

SATURDAY APRIL 5, 2025 @ NOON

Real Estate: Exciting real estate opportunity will be offered in 2 parcels and as a whole and sold whichever merits the most for the seller. One owner tri-level home built in 1964 plus a 1.15 vacant lot will be sold the highest bidder on location.

Parcel #1: 3 bedrooms – 2 ½ baths – 166 X 204 (0.78) corner lot on 2 existing Tusc. Co. Tax Parcels (15-06079-000 & 15-06078-000) – 26 X 48 attached 3 car garage – workshop – rec room with bar – peaceful wrap around deck – electric heat pump – lower level family room – storage rooms – new owner will be responsible to hook onto city sewer available on Hillcrest Dr. NW – Assessment is \$650 to the city plus excavating expense to the new owner – old septic is required to be abandoned – home is currently serviced by a private well with city water available – Contact City of Dover Utility Office for more specifics. Home is ready for the new owner's personal touch!

Parcel #2: 1.15 acre vacant lot – approx. 225 X 225 nice level corner lot classified as residential – build or invest – you choose – premier Dover city lot – existing Tusc. Co. Tax Parcel 15-06077-000 – lot is located on the corner of Circle Dr. NW & Hillcrest Dr. NW with frontage on both streets – city water & sewer available off of Hillcrest Dr. – Sewer is \$650 assessment fee plus excavating expense to the new owner – Contact City of Dover Utility Office for more specifics – Zoned R-2 for single family homes.

Terms: A 10% buyer's premium will be added to the last bid(s) to establish final sales price. A 10% non refundable deposit down day of auction. Balance due at closing. Sells with no financing contingencies. Sells "As Is" to the highest bidder. Any desired inspections is buyer's responsibility & must be completed prior to bidding.

All information contained herein derived from sources deemed reliable but not warranted. All announcements day of auction take precedence over printed advertising. Contact Ryan Wallick @ 330-340-7963 or McInturf Realty @ 330-364-6648 for more info. & appt. to view.

AUCTION BY ORDER OF: Larry Edward Wisintainer, Trustee & Jim Contini

Attorney for Trust

Auction Conducted By: Don R. Wallick Auctions Auctioneers: Brennan R. Wallick & Ryan W. Wallick

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