

# DALRYMPLE REAL ESTATE AUCTION



**TUESDAY, JUNE 11, 2019 • 6PM**

## **2 Bedroom, 1 Bath Updated Mobile Home 2 Wayne County Country Lots**

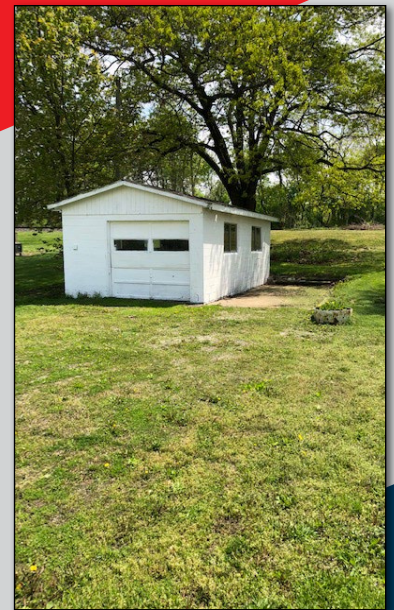
**Located @ 15075 Burton City Rd. Orrville, OH 44667**

*(Approx. 2 miles East of Orrville on Burton City Rd. or ½ mile West of Burton City and SR. 94 (watch for signs))*

Whether you're looking for an affordable country home to call yours, or a property to add to your investment portfolio, this property is for you! Conveniently located minutes from Orrville and main routes in all directions.

**Parcel 1:** 0.285 acre lot with mobile home and portable shed. The mobile home is a 12x60 1970 Holly Park with 2 bedrooms and 1 bath with recent updates. Some updates include new windows, carpet, and paint.

**Parcel 2:** 0.22 acre lot with mobile home site and one car block garage or work shop. Both parcels are serviced by Orrville City water. The parcels will be offered separately and together and will sell in the manner that nets the most for the seller.



**The mobile home will be open for inspection 1hr prior to auction or by appointment.**

**Auction by order of: P. Steven & Christal Dalrymple  
Nick DeFelice, Auctioneer (330) 464-1302  
Seth Andrews, Broker**

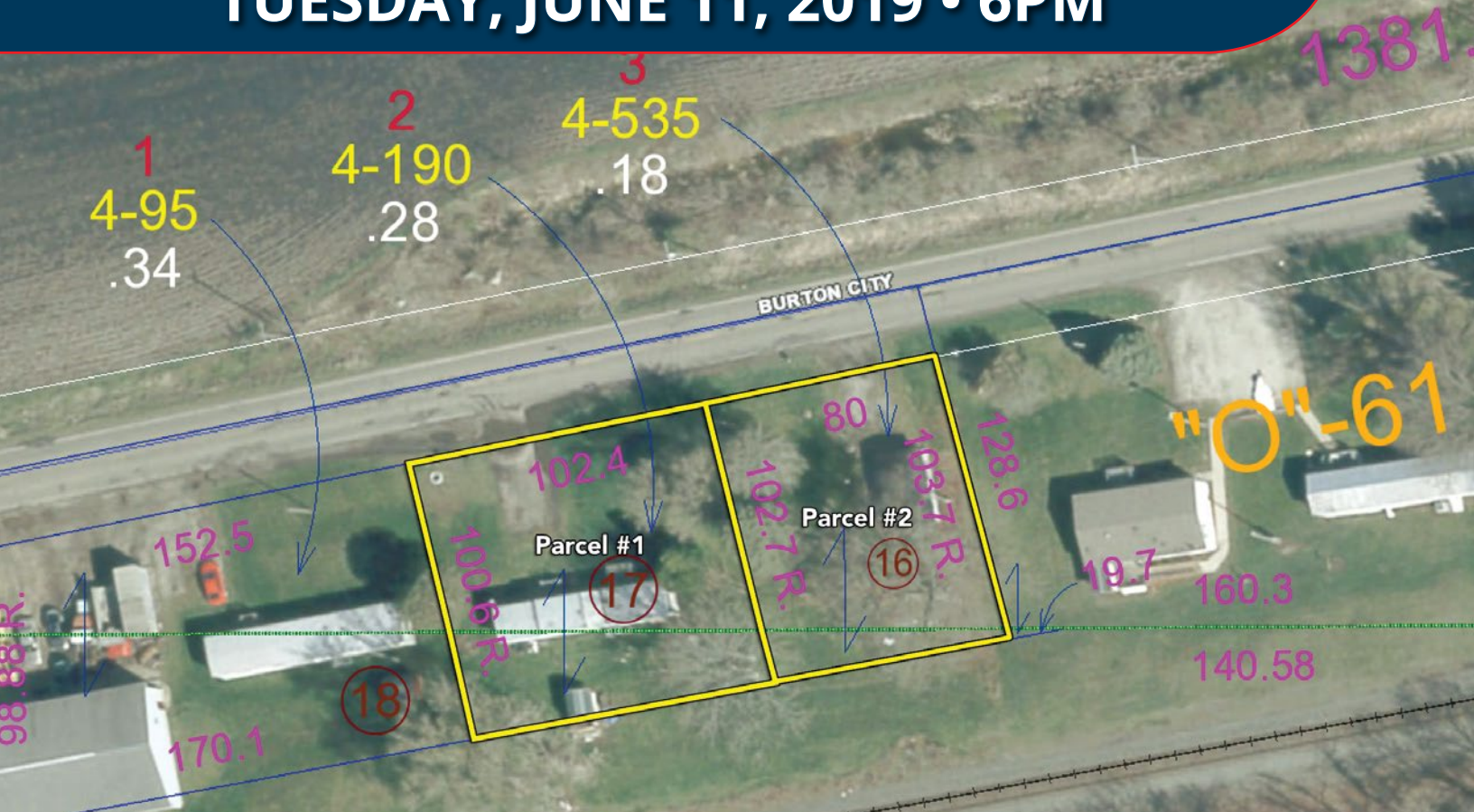


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**TAXES & LEGAL:** Wayne County Parcels 04-00190.000 & 04-00535.000. Current real estate taxes for both parcels are \$276.09 per half yr. The buyer will get a title to the mobile home.

**REAL ESTATE TERMS:** A \$2,500 non-refundable deposit due auction day with the balance due at closing in approx. 45 days. There are no financing contingencies. Property is being sold "as-is" with no warranties or guarantees. All desired inspections need to be completed prior to bidding. Possession will be at closing. Arrange financing if needed, attend the auction and come prepared to buy. Announcements on sale day take precedence over all printed advertising.

For more info & pictures visit [www.res.bid](http://www.res.bid)



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