



**ONLINE-ONLY AUCTION  
BANK-OWNED REAL ESTATE**



Bidding Ends  
Wednesday, April 26<sup>th</sup> @ 6:30pm  
41 Township Road 1482  
Chesapeake, Ohio 45619

**Tax Appraised at \$151,560 ~ Minimum Bid ONLY \$50,000**



**Bid Now @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**Description:** This 2,246SF, Single-Family Ranch Home has 3 Bedrooms, 2 Baths and was built in 1974 over a crawl space. Property includes a storage shed in the large, fenced back yard. Total lot size is .3017 acres.

**Tax Appraised at \$151,560 ~ Sells subject to a minimum bid of ONLY \$50,000!**

**Lawrence County PID:** 23-142-0800.000      **Annual Taxes & Assessments:** \$1,443.70

**Inspections:** Monday, April 24<sup>th</sup> 5:30pm to 6:30pm.

**Terms:** Sells subject to minimum bid of ONLY \$50,000. As-Is; No contingencies for financing or inspection; 10% Buyer's premium in effect; Short tax proration; Buyer pays all closing costs; Warranty Deed at closing with no liens or encumbrances.

**Deposit and Closing:** Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to Ohio Real Estate Auctions which will be transferred to M & M Title and serve as your non-refundable deposit. Wire transfer directly to M & M Title will also be available. Close on or before May 16, 2017.

**Realtor Participation:** Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 48 hours prior to auction end; 2) Accompany your client to the scheduled Inspection; 3) Guide buyer to closing. **NOTE:** Registration must occur prior to client's online registration.

**Tim Lile, CAI – Auctioneer; (937)689-1846; [timlileauctioneer@gmail.com](mailto:timlileauctioneer@gmail.com)**

**Bid Now @**

**[www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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