



ABSOLUTE REAL ESTATE AUCTION

Live Onsite Bidding

Thursday, October 18th @ 2:00pm

(Internet Bidding Ends @ 2:45pm)

121 & 125 E. Second Street, Franklin, Ohio 45005

(2 Tracts Offered Separately & Together)

**SELLS TO THE
HIGHEST BIDDER(S)
REGARDLESS OF
PRICE!
NO Minimum
& NO Reserve!**

121 E. Second Street



Proposed New Boundaries



125 E. Second Street



Bid Now @ www.OhioRealEstateAuctions.com

121 E Second Street: This iconic property built in 1843 offers +/- 4,862 SF above grade plus +/- 1,220 SF finished basement space beautifully appointed and move-in ready for your business, education, religious or social service use. Includes a 5-bay detached garage.

Warren County PID: 0432455008. Taxes: \$11,688. Tax appraised at \$364,740. **NO Minimum & NO Reserve!**

125 E Second Street: +/- 1,561 SF, 3 Bedroom, 1 bath home built in 1922 is currently appointed for office use, but could easily be converted to residential use. Includes a 1-car attached garage.

Warren County PID: 0432450140. Taxes: \$2,890. Tax appraised at \$135,240. **NO Minimum & NO Reserve!**

Offered Separately & Together Re-parceling: Seller has contracted local surveyor for preliminary drawings and sketches to separate the 2 parcels eliminating encroachments. City of Franklin has stated the proposed new boundaries would be acceptable. Properties will be offered separately and together and sell in the manner garnering the highest sales price. If sold separately, buyers will equally split the final costs of recording and drafting of new legal descriptions. If sold together, buyer will have the option to complete the re-parceling.

Inspections: TBD

TERMS: Sells to the highest bidder(s) regardless of price subject to no minimum and no reserve. As-is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction. 10% Buyer's Premium will be added to winning bid(s) to establish final contract selling price(s). Short tax proration. Buyer(s) pays all closing costs. Deed(s) will contain restriction prohibiting any and all funeral service related future use.

DEPOSIT AND CLOSING: Successful bidder(s) will be required to deposit 10% of the total contract price on auction day. Close on or before November 16, 2018 through M & M Title Company.

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 & prior to client's online registration if bidding online; 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

Tim Lile, CAI – Auctioneer; (937)689-1846; TimLileAuctioneer@gmail.com

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