



Absolute Real Estate Auction

Tuesday, October 6th @ 11:30am

Auction held on-site at:

**35 Redwood Avenue
Dayton, Ohio 45405**

Online Bidding available at www.BidNowllc.com



Description: This 3 bedroom 1 bath Cape Cod home was built in 1948 and has 1,210 sq. ft. Subject property includes a basement, attached one car garage, gas water heater, gas furnace, hardwood floors, fenced back yard with patio and storage shed plus ample storage space. Newer roof and vinyl siding are in place. Extensive work has been done recently. Extensive work has been done recently. Don't miss this auction opportunity!

Open Inspections: Tuesday, September 29th 6:00pm to 6:30pm &
Sunday, October 4th 12:00pm to 12:30pm &
30 minutes prior to auction time

Montgomery County PID: R72 11007 0008 **Annual Taxes:** \$910

Terms: Sells As-is, ABSOLUTELY to the highest bidder regardless of price subject to NO MINIMUMS & NO RESERVES! 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 M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 30 days of Auction.

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 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

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Ohio Real Estate Auctions, LLC

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