



ABSOLUTE REAL ESTATE AUCTION
Thursday, October 22nd @ 3:30pm
12 Lots in 3 Tracts ~ Fairborn, Ohio
Auction held off-site @:
Hope Hotel ~ 10823 Chidlaw Road
Wright Patterson AFB, OH 45433

No
Minimums!
&
No
Reserves!



*Property selling in a 3-Tract
Multi-Par Auction.*

*Fantastic
Investor/Developer/Builder
OPPORTUNITY!*

**Online Bidding available
at www.BidNowllc.com**

TRACT 1: Consists of 4 platted lots fronting on State St., including the addresses of 217 & 213 State St. comprising a total of .568 acres. Also includes a 6,016 sf vacant masonry structure formerly a grocery and most recently a bar. **Total Tax Value:** \$39,650. **Total Annual Tax:** \$901.35 **Greene County PID's:** A02-0002-0013-0-0165-00; A02-0002-0013-0-0166-00; A02-0002-0013-0-0167-00; A02-0002-0013-0-0168-00 **Land Use Codes:** Commercial Vacant Land and Small (under 10,000sf) Detached Retail.

TRACT 2: Consists of 4 platted lots fronting on Buckeye Ave., contiguous to Tract 1 comprising a total of .5535 acres. **Total Tax Value:** \$31,500. **Total Annual Tax:** \$626.60 **Greene County PID's:** A02-0002-0013-0-0178-00; A02-0002-0013-0-0179-00; A02-0002-0013-0-0180-00; A02-0002-0013-0-0181-00; **Land Use Codes:** Residential Vacant Land.

TRACT 3: Consists of 4 platted lots fronting on Buckeye Ave., across from Tract 2 comprising a total of .5535 acres. Also includes a 2BR, 1BA, 612sf Bungalow currently rented at \$500 per month. **Total Tax Value:** \$59,080. **Total Annual Tax:** \$1,174.32 **Greene County PID's:** A02-0002-0013-0-0191-00; A02-0002-0013-0-0192-00; A02-0002-0013-0-0193-00; A02-0002-0013-0-0194-00 **Land Use Codes:** Residential Vacant Land & Single Family Dwelling, Platted Lot.

OPEN INSPECTIONS: Thursday, October 15th from 12pm to 1pm & Thursday, October 22nd from 12pm to 1pm

TERMS: Sells absolutely to the highest bidder(s) with 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. Tracts will be offered via the Multi-Par Method separately and together in any combination and sell in the manner generating the highest sales price.

DEPOSIT AND CLOSING: 10% Non-refundable deposit required from successful bidder(s) immediately at the conclusion of the auction by cash or check with proper ID made to M & M Title Company. If bidding online, 10% deposit must be in the hands of M & M Title Company 5:00pm on Friday, October 23, 2015. Close on or before November 23, 2015.

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; 2) Accompany your client to a scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

Auctioneer: Tim Lile, CAI

timlileauctioneer@gmail.com

(937)689-1846

Ohio Real Estate Auctions, LLC - Broker