



Real Estate Auction
Saturday, January 30th @ 10:30am
Auction held on-site at:
955 Kentshire Drive
Centerville, Ohio 45459



Online Bidding available at www.BidNowllc.com On 1/1/16



Description: 4 Bedroom, 3.5 Bath Split-Level home on full basement built in 1971. Home boasts 1,961 Sq. Ft. plus 806 Sq. Ft. Basement with 25 x 17 Rec. Room; 13 x 11 Florida Room; Hot Tub; Storage Shed and oversized 2-car attached garage located in Centerville City School District very close to Iron Horse Park. Extra secret gem is a highly productive berry patch in the back yard!

Sells subject to Minimum Bid of ONLY \$125,000! Buy-Now available at \$194,000.

Open Inspections: Sunday, January 24th 11:00am to 12:00pm &
Thursday, January 28th 6:00pm to 7:00pm &
30 minutes prior to auction

Montgomery County PID: O68 01014 0011 **Annual Taxes:** \$4,372

Terms: Sells as-is, to the highest bidder regardless of price subject to Minimum bid of \$125,000! 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. "Buy-Now" available at \$194,000 with no buyer's premium.

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 40 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 1:** If bidding online, you must register your client prior to their registering online. **NOTE 2:** If representing a client submitting a "Buy-Now" offer, ONLY full-price offers with no contingencies submitted on forms provided by auctioneer will be considered. Absolutely no exceptions as per written directive from Seller. Contact Auctioneer for required "Buy-Now" forms.

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Ohio Real Estate Auctions, LLC

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