



Tuesday, June 7th @ 6:30pm

Auction held on-site at:

**19 Beverly Place
Oakwood, OH 45419**



Online Bidding available at www.BidNowllc.com



Description: Oakwood Auction Opportunity! This charming 2-Story, 3 bedroom, 1 bath home has 1,912 sq. ft., on .14 acre platted lot. The home was built in 1920, includes a detached garage and is 1 block from Oakwood School! Home needs some tender loving care, but this is a great opportunity to buy in Oakwood at your price!

Inspections: Tuesday, May 31st 6:30pm to 7:30pm
Sunday, June 5th 1:00pm to 2:00pm

Montgomery County PID: Q71 01607 0021 **Annual Taxes:** \$4,852.20

Terms: Sells as-is, subject to Seller Confirmation on auction day. 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. **Purchaser accepts the property in "As-Is" condition and agrees to accept responsibility for all code violations as pointed out in the Oakwood Pre-Sale Inspection Report. Notarized "Transfer of Responsibility Form" must be executed by Purchaser.**

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 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 exercising the Buy-Now, offer must be presented on forms provided by the auctioneer.

Tim Lile, CAI - Auctioneer
(937)689-1846 ~ timlileauctioneer@gmail.com
Ohio Real Estate Auctions, LLC

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