



Tuesday, October 25th @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 9 of Multi-Property Auction)

7245 Marion Drive, Russells Point, Ohio 43348

BidNowLLC.com

**Internet
Bidding
Available**



Description: Consists of parcels totaling approximately 0.51 acres with a 60 x 60 insulated Morton building. The building has a 60 ft. clear span ceiling, (3) 14 x 14 powered overhead doors, 2 RV panels, 220 air compressor hookup, office, kitchen area and 1 ½ baths. Property is located in the Logan County Resort Town of Russells Point, Ohio on Indian Lake.

Inspection: Contact auctioneer to schedule a viewing of the building.

Logan County PID #51-032-16-13-008-005, #51-032-16-13-008-006, #51-032-16-13-002-000,

Total Annual Taxes: \$819.32

Terms: Sells subject to confirmation by a motivated seller. As-Is; No contingencies for financing or inspection; 10% Buyer premium in effect; Short tax proration; Buyer pays all closing costs; Warranty deed at closing with no liens or encumbrances. Possession at closing.

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 on or before November 18, 2016.

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; 4) Guide buyer to closing. **NOTE:** If bidding online, you must register your client with auctioneer prior to client's online registration.

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