



Tuesday, October 25th @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 10 of Multi-Property Auction)

Vacant Land Marion Drive, Russells Point, Ohio 43348

BidNowLLC.com

**Internet
Bidding
Available**



Description: Consist of 6 parcels approx. 1.23 acres of vacant land. 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 : #51-032-16-13-008-008, #51-032—16-13-008-007, #51-032-16-13-004-000, #51-032-16-13-005-000, #51-032-16-13-006-000, #51-032-16-13-007-000. **Total Annual Taxes:** \$349.26

Terms: Sells to the highest bidder regardless of price **Absolute**. 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.

Steve Smith – Auctioneer

(937)441-3627

stevesmithauctioneer@gmail.com

www.OhioRealEstateAuctions.com

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