



Tuesday, October 25th @ 11:30am

Auction held off-site at:

Hampton Inn & Suites

7043 Miller Lane, Dayton, Ohio

(Lot 11 of Multi-Property Auction)

7242 Delaware Drive, Russells Point, Ohio 43348

BidNowLLC.com

**Internet
Bidding
Available**



Description: Build-Ready residential lot consisting of 3 parcels totaling approximately 85 x 170 with utilities in place. 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: #51-032-16-12-005-000, #51-032-16-12-004-005, #51-032-16-13-001-000

Total Annual Taxes: \$200.96

Terms: Sells subject to confirmation by a very 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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