



## REAL ESTATE AUCTION By Order of POA

Wednesday, June 7<sup>th</sup> @ 6:30pm

Auction held on-site at:

1704 Kruss Avenue  
Kettering, Ohio 45429

**Furnishings &  
Household Goods  
selling online-  
only at  
BidNowLLC.com**



**[www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**Description:** 1,056 SF, Ranch home on full finished basement. Built in 1955 on .1746 acre platted lot. Home has 3 bedrooms, 2 baths, living room, kitchen, large rec room and loads of storage in basement. Home also boasts oversized 2-car garage, shed and newer roof, furnace, AC and water heater. Tax Appraised at \$86,870.

**Montgomery County PID:** N64 01516 0018     **Annual Taxes & Assessments:** \$2,506.79

**Inspections:** Sunday, June 7<sup>th</sup> 12:00noon to 2:00pm & 1 hour prior to auction time

**Terms:** Sells subject to confirmation of POA on auction day. As-Is; 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.

**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 Ohio Real Estate Auctions which will be transferred to M & M Title and serve as your non-refundable deposit. Close on or before April 28, 2017.

**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.

**Tim Lile, CAI – Auctioneer; (937)689-1846; [timlileauctioneer@gmail.com](mailto:timlileauctioneer@gmail.com)**

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