



## BUSINESS LIQUIDATION AUCTION

### Real Estate Sells

Thursday, August 17<sup>th</sup> @ 11:00am

Auction held on-site at:

480 S. Ewing Street

Lancaster, Ohio 43130

**Muscle Car,  
Tools, Eqpt.,  
& Misc  
Selling  
Online-Only @  
BidNowLLC.com**

*Dale & Lori Young have decided to close operations of their auto collision business, Xtreme Collision & Repair in preparation for retirement to their farm in West Virginia.*



**Muscle Car, Tools, & Miscellaneous Selling Online Only @BidNowLLC.com ending August 17<sup>th</sup> @ 7:33pm**

**Online Bidding on Real Estate Available @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**Description:** 3500 SF Commercial block building with steel trusses and flat roof. Subject features a lobby area, 3 offices, mezzanine storage and a service area with space for 4 vehicles and pull-through capability with 2 roll-up doors on each end. Property is situated on 2.2 acres with most of the lot secured by fence. **Tax appraised @ \$199,690. Last sold for \$245,000 in '05. Minimum Bid ONLY \$150,000!**

**Fairfield County PID:** 0535007310 & 053031430 **Annual Taxes & Assessments:** \$3,232.66

**Inspections:** Thursday, August 10<sup>th</sup> 12:00noon to 1:00pm

Saturday, August 12<sup>th</sup> 10:00am to 11:00am

**Terms:** Sells subject to **Minimum Bid of ONLY \$150,000.** 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 September 15, 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 a 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)**

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

**Disclaimer:** Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.