



Absolute Real Estate Auction
Thursday, November 16th @ 11:00am
Sells Onsite @
4940 Chambersburg Road
Huber Heights, Ohio 45424
(Internet Bidding Ends @ 11:30am)

NO MINIMUM
&
NO RESERVE!

SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 3,920 SF Beautiful Brick Farmhouse built in 1850 converted for Commercial use situated on 1.39+ acres. Outstanding location and setting. Zoned PO (Planned Office) with the following permitted uses: Business; Professional; Medical; Dental; Financial; Utility Offices; Professional and Business Schools & Studios for Music, Arts, Crafts, Dance & Photography; Mortuaries & Funeral Parlors.

Montgomery County PID: P70 04004 0064

INSPECTIONS: Fridays, November 3rd & 10th 12:00pm to 1:00pm each day & 1 hour prior to auction

TERMS: Property sells to the highest bidder regardless of price subject to no minimum and no reserve. As-is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. **Deposit and Closing:** Successful bidder will be required to deposit 10% of the total contract price on auction day. Close on or before December 18, 2017 through M & M Title Company.

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 48 hours prior to auction & prior to client's online registration if bidding online; 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com
Bid NOW @ 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.