



**Absolute Real Estate Auction**  
Live Onsite Bidding  
Wednesday, March 21<sup>st</sup> @ 3:30pm  
(Internet Bidding Ends @ 4:00pm)

**NO MINIMUM  
&  
NO RESERVE!**

**7301 Far Hills Ave.  
Washington Township, Ohio 45459**

**SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!**



**Internet Bidding Available @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**PROPERTY DESCRIPTION:** +/- 1,198 SF PERFECTLY LOCATED Special Use building on Far Hills Ave., (SR 48) on the edge of Centerville in Washington TWP (NO CITY INCOME TAX!). Situated on .752 prime acres, property has a full unfinished basement; asphalt area totaling 17 parking spaces plus a circular driveway for ease of accessibility; Newer roof, windows and vinyl siding. Building is ideally fitted for medical off/clinic, but the access and visibility lends itself to numerous possible uses. Tax Appraised @ \$307,390 ~ Sells to the highest bidder regardless of price!

**MONTGOMERY COUNTY PID: O67 03707 0031 ANNUAL TAXES: \$9,882.22**

**INSPECTIONS:** Wednesday, March 14<sup>th</sup> & Sunday, March 18<sup>th</sup> From 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 April 21, 2018 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](mailto:timlileauctioneer@gmail.com)**

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

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