



Real Estate Auction

Live Onsite Bidding

Tuesday, March 27th @ 6:30pm

(Internet Bidding Ends @ 7:00pm)

6190 Millshire Drive

Washington Township, Ohio 45459

Minimum Bid ONLY \$113,334!

To Settle the Estate of Carlos Delaney

Montgomery County Case #2017EST00981 – Jennifer Delaney - Executor

**Furnishings &
Household Goods
Selling Online-Only**

@

BidNowLLC.com



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 1,840 SF 3 Bedroom, 2 Bath, Brick Ranch on a great .4377 acre corner lot across from Iron Horse Park in the Centerville City School District. Home has a nice Florida Room & large 2-car Garage. Built in 1971 - needs some updates. Property is being sold to settle an estate. Appraised for estate purposes at \$170,000. Minimum bid set at 2/3rds of appraisal – **ONLY \$113,334!**

MONTGOMERY COUNTY PID: O68 01006 0004

ANNUAL TAXES: \$3,992.51

INSPECTIONS: Tuesday, March 20th ~ 5:30pm to 6:30pm

Saturday, March 24th ~ 10:00am to 11:00am & 1 hour prior to auction.

TERMS: Property sells subject to the stated minimum of \$113,334. 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 27, 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

Bid NOW @ www.OhioRealEstateAuctions.com

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