



Bank-Owned Real Estate Auction
Online Bidding Only
Bidding Starts Closing
Tuesday, October 30th @ 6:00pm
45 Sammons Road, Olive Hill, KY 41164

NO MINIMUM
&
NO RESERVE!



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 1170 SF 3BR, 2Ba Manufactured home placed on crawl space in 2000. Property is situated on .74 acre lot with public water, septic, propane heat and central air.

Appraised @ \$52,700 ~ SELLS ABSOLUTELY TO THE HIGHEST BIDDER!!

Carter County PID: 079-00-00-008.L1 **Census Tract:** 9603.00 **Map Reference:** 26580 **Taxes:** \$328

INSPECTION: TBD

TERMS: Property sells absolutely to the highest bidder regardless of price. 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. Taxes prorated in customary manner. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder will be required to wire 50% deposit to BesTitle Company within 24 hours after the conclusion of the auction. Close on or before November 14, 2018 through BesTitle Company.

Realtor Participation: Commission available to Kentucky Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your client with auctioneer prior to their online registration. Contact Auction Manager for required form. 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

Shaun Logsdon, CAI – Auctioneer/Broker

Tim Lile, CAI – Auction Manager

(937)689-1846

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REGISTER & Bid NOW @

www.OhioRealEstateAuctions.com

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