

**ABSOLUTE REAL ESTATE AUCTION**  
**NO MINIMUM AND NO RESERVE**  
**SELLS REGARDLESS OF PRICE**

**Auction Date:** Tuesday, October 30 @ 11:00 AM, On-Site

**Address:** 729 Delaware Ave., Marion, OH 43302

**Marion County Parcel IDs:** 123080000100

**Annual Property Taxes:** \$ 1,107.82

**Viewing Dates and Times:** Tuesday, October 16 from 11:00-11:30 AM and 30 minutes prior to the auction.

**Description:** This Marion home sells to the highest bidder, regardless of price. The home has 1128 sq. ft. of living space, 2 bedrooms, 1 bathroom and a full basement.

**Basic Terms:** Property sells to the highest bidder on auction day, subject to no minimum and no reserve. Property sells as-is with no buyer contingencies for financing, inspections or otherwise. Clean deed at closing with no liens or delinquent taxes. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short pro-ration of taxes. Buyer pays all closing costs.

**Deposit and Closing:** In order to register to bid you must bring a valid state issued ID. The winning bidder will be required to place a deposit in the amount of 10% of the contract sale price at the conclusion of the auction. This will become your non-refundable deposit. Transaction must close on or before November 15, 2018 with Ohio Real Estate Title. Contact [vbrown@oret.com](mailto:vbrown@oret.com) with closing cost questions.

**Auctioneer:** Ron Denney CAI, Auctioneer  
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[ron@rondenney.com](mailto:ron@rondenney.com)

**Broker:** Ohio Real Estate Auctions, LLC

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