



Real Estate Auction
Online Bidding Only

Bid
Now!

Bidding Starts Closing
Tuesday, October 30th @ 6:30pm
1339 Amherst Place, Dayton, Ohio 45406
OPEN INSPECTION: Monday, October 29th 1:00pm to 1:30pm



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 1,948 SF 2-Story, 4 Bedroom, 1 Bath Home built in 1922 over full basement. Includes 2-Car detached garage on .1837 acre platted lot with fenced back yard. Home has significant fire damage, but appears structurally sound.

MONTGOMERY COUNTY PID: R72 07206 0005

ANNUAL TAXES: \$1,951.92

TERMS: Property sells subject to unpublished minimum bid. Bidding platform will acknowledge when reserve has been met. 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 wire 10% deposit to M & M Title Company by end of next business day after acceptance. Close on or before November 16, 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 client with auctioneer prior to their online registration. Contact Auctioneer for required form. 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

REGISTER & Bid NOW @

www.OhioRealEstateAuctions.com

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