



Real Estate Auction
Live Onsite Bidding
Wednesday, December 12th @ 3:00pm
(Internet Bidding Ends @ 3:30pm)
2909 California Ave.
Kettering, Ohio 45419

**Furnishings &
Household Goods
Selling Online-Only**
@
BidNowLLC.com

Minimum Bid ONLY \$40,000!

To Settle the Estate of Alan Buddemeyer
Montgomery County Case #2018EST01780 – Carolyn Allard - Executor



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 1,151 SF 2 Bedroom, 1 Bath, Brick Cape Cod built over a full basement in 1956. Includes a 1-car detached Garage. Property is being sold to settle an estate. Tax Appraised at \$87,770. **Minimum bid ONLY \$40,000!**

MONTGOMERY COUNTY PID: N64 00809 0206

ANNUAL TAXES: \$1,684.78

INSPECTIONS: Sunday, December 9th ~ 12:00pm to 1:00pm & 30 minutes prior to auction.

TERMS: Property sells subject to the stated minimum of \$40,000. 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 December 31, 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 OR 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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