



Area Group, Inc.

Bank-Owned Real Estate Auctions
Live Bidding @ Each Property
Tuesday, September 10th
Online Pre-Bidding Available @
OhioRealEstateAuctions.com

NO Minimums!
NO Reserves!
NO Bank Bids!

(Properties Open For Inspection 30 Minutes Prior to Auction Times)
All Properties Sell to the Highest Bidder
Regardless of Price!

10:30am Magoffin County 891 South River Road, Salyersville, KY 41465

DESCRIPTION: +/- 2,432 SF 4BR, 2Ba Single-Unit, Manufactured Home over block and pier foundation situated on .24 acre lot. Magoffin County Map Reference & PID: 051-00-00-008.04. Census Tract: 9703.00. Taxes: \$650. Appraised Value: \$60,000.

12:30pm Floyd County 2499 Left Fork Abbott Creek, Prestonburg, KY 41653

DESCRIPTION: +/- 1,340 SF 3BR, 1Ba Single-family home over a crawl space situated on .39 acre lot. Floyd County Map Reference & PID: 014-00-00-008.02. Census Tract: 9210.00. Taxes: \$600. Appraised Value: \$45,000.

2:00pm Floyd County 3139 South Lake Drive, Prestonburg, KY 41653

DESCRIPTION: +/- 1,500 SF 3BR, 1Ba Cape Cod home over a crawl space situated on nearly a half of an acre lot. Floyd County Map Reference & PID: 045-70-01-005.00. Census Tract: 9201.00. Taxes: \$700. Appraised Value: \$54,000.

4:00pm Pike County 22545 E. Big Creek Road, Huddy, KY 41535

DESCRIPTION: Uninhabitable Structure on 2 acres total/.30 ac lvl-Public record/Sat imag measure. Pike County Map Reference & PID: 156-00-00-074.00. Census Tract: 9314.00. Consider Land Value Only.

6:30pm Lawrence County 71 Starling Drive, Louisa, KY 41230

DESCRIPTION: +/- 1,176 SF 2BR, 1Ba Single-family home over a full basement situated on nearly a quarter of an acre lot. Lawrence County Map Reference & PID: 116-00-00-047.00. Census Tract: 9305.00. Taxes: \$400. Appraised Value: \$32,000.

TERMS: All properties sell to the highest bidder regardless of price subject to no minimum and no reserve. All properties sell as-is with no contingencies for financing, inspection or otherwise. A 10% Buyer's Premium will be added to winning bid to establish the final contract selling price. Taxes prorated in customary manner. Buyer pays all closing costs.

ONLINE PRE-BIDDING: The "Winning Online Pre-Bidder" will be contacted after online bidding closes the evening of September 9th. At that time they will be formally registered for the September 10 auction and considered the opening bidder at their online bid price. Bidding options for the following day will be discussed in the event there is advance in the bid price amount from a live auction bidder at the subject property. If there is no advance onsite, the Online Winning Pre-Bidder will become the Final Winning Bidder and Purchaser of the property.

DEPOSIT AND CLOSING: Successful bidders will be required to provide the greater of \$3,000 or 10% of the final contract selling price. Close on or before September 30, 2019. Online Final Winning Bidders will receive wiring instructions for said deposit.

Realtor Participation: Contact Auctioneer for terms and requirements.



Area Group, Inc.

Real Estate sold through Area Group, Inc. KY Broker License #181648

Brent Semple - Broker (513)341-9378

Brent.Semple@AreaGroupInc.com

Tim Lile, CAI - Auctioneer (937)689-1846

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REGISTER & Bid NOW @ OhioRealEstateAuctions.com

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