



Online-Only Auction
Bank-Owned Real Estate
Bidding Ends
Saturday, February 22, 2020 @ 2:00pm
633 Florence Avenue
Sabina, Ohio 45169

Appraised @ \$62K
Minimum Bid
ONLY \$12,000!



Register & Bid @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 1,200SF, Single-Story, 3 Bedroom, 1 Bath Home on 50' x 107' Lot. Newer Furnace. Garage has been converted to large family room.

CLINTON COUNTY PID: 250060130B06100

ANNUAL TAXES: \$1,395

INSPECTIONS: Saturday, February 22, 2020 from 10:00am to 11:00am or by appointment.

TERMS: Property sells subject to minimum bid of \$12,000. Sells as-is with no contingencies for financing, inspection or otherwise. All desired inspections should be completed prior to auction day. 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 \$2,500 with M & M Title Company by end of business on Monday, February 24, 2020. Close on or before March 20, 2020 through M & M Title Company.

ONLINE BIDDING NOTES:

Bid Increment: online bidding increments for this auction is \$100.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$100 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

Bid Extensions: If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

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.

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