



REAL ESTATE AUCTION

Live Onsite Bidding

Sunday, August 30th @ 1:00pm

(Online Bidding Ends @ 1:30pm)

6036 Theodore Avenue

Hamilton (Fairfield TWP), Ohio 45011

**Live
&
Online
Bidding**



NOTE: Live personal property auction begins at 11:00am conducted by Dave Lunsford Auctioneers. Details of this offering can be found at **LunsfordAuctioneers.com**.

REAL PROPERTY DESCRIPTION: 1,062+/- SF, 2 Bedroom, 1 Bath Bungalow home built in 1940 over a full basement on nearly a half an acre lot. There is a 1 car attached garage and 2 sheds included. It appears that the sheds will need treated for active termites.

BUTLER COUNTY PID: A0300063000031 **Annual Taxes:** \$1,192

TERMS: Property sells As-Is with no contingencies for financing, inspection or otherwise subject to Seller confirmation on auction day. All desired inspections should be completed prior to placing a bid. 10% Buyer's Premium will be added to winning bid to establish the final contract selling price. Short tax proration in effect. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract selling price by check at the conclusion of the auction if present onsite or via wired funds by the end of business the day after auction if bidding online. Closing required on or before September 30, 2020 through M & M Title Company as escrow/closing agent.

Tim Lile, CAI – Auctioneer ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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