



Online-Only  
Real Estate Auction  
Bidding Ends:  
Wednesday, September 23<sup>rd</sup> @ 2:00pm  
**169 Dayton Avenue**  
**Xenia, Ohio 45385**

**Online  
Bidding  
Only**



**Tax Valued at \$16,930 ~ SELLS REGARDLESS OF PRICE!**

**PROPERTY DESCRIPTION:** 1,348+/- SF, 3 Bedroom, 1 Bath Bungalow built in 1920 over a Full Basement on .32+/- acre double lot. Has Character - Needs Love.

**GREENE COUNTY PID's:** M40-0001-0020-0109-00 & 0010-00

**ANNUAL TAXES:** \$455

**INSPECTION:** Call Auctioneer

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells to the highest bidder As-Is with no contingencies for financing, inspections or otherwise. 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 by end of business on day after auction end. Close on or before October 15, 2020 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment 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:** Contact Auctioneer for terms & requirements.

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

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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