

Absolute Auction  
Bank-Owned Real Estate  
233 Brush Creek Road  
Dunlow, WV 25511



Live Auction at Subject Property ~ Tuesday, September 22<sup>nd</sup> @ 11:00am  
(Online bidding available ending @ 11:30am)

**Appraised at \$165,000**

**SELLS ABSOLUTELY TO THE HIGHEST BIDDER ~ NO MINIMUM & NO RESERVE!**



**PROPERTY DESCRIPTION:** 1,627+/- SF, 3 Bedroom, 2 Bath 1997 Double Wide Manufactured Home on 190.63+/- acres. Sale also includes detached garage, barn and storage shed.

**WAYNE COUNTY PARCEL:** 00083.0000 & 0021.0001

**INSPECTION:** 30 Minutes prior to auction or by appointment.

**TERMS:** Property sells absolutely to the highest bidder in As-Is condition with no contingencies for financing, inspections or otherwise. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Taxes prorated in manner customary to local norms. Buyer pays all closing costs. Clean Deed at closing with no liens or encumbrances.

**DEPOSIT AND CLOSING:** Successful bidder will be required to place non-refundable deposit equal to 10% of the total contract price. Close on or before October 23, 2020.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** minimum online bidding increment for this auction is \$250.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$250 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.

For additional information contact:

Tim Lile, CAI - Asset Advisor/Auctioneer  
(937)689-1846 ~. timlileauctioneer@gmail.com

Selling in cooperation with Kaufman Auctions

**Andrew Yoder, Jr. - Auctioneer #WV002890**

**David Anthony Kaufman, Broker - License #WV0030037**

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