



John T. Bywater ~ Legacy Auction
REAL ESTATE ~ REAL ESTATE ~ REAL ESTATE
 2939 Eggers Place, Cincinnati, Ohio 45211
 Live Onsite Bidding
Tuesday, December 8th @ 1:30pm

**Online
 Bidding
 Available**



PROPERTY DESCRIPTION: 2,125+/- SF, 4 Bedroom, 1.5 Bath, Brick Cape Cod Home built in 1924 over a Full Basement on a .201+/- acre platted lot with great Backyard and detached 1-car garage. Fully Updated Electric; Newer Furnace & Water Heater. Annual Taxes are \$2,840. HAMILTON COUNTY PID: 208-0056-0141-00

PREVIEW AVAILABLE BY APPOINTMENT

Saturday, December 5th ~ 10am & 1pm

Email arrival time request to:

BidNowLLC@gmail.com

TERMS: Property sells As-Is with no contingencies for financing or otherwise subject to Seller Confirmation on day of Auction. 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 10% of the total contract price. Closing required on or before January 7, 2021 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: 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.

Bid NOW @ www.OhioRealEstateAuctions.com

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PERSONAL PROPERTY ~ PERSONAL PROPERTY ~ PERSONAL PROPERTY

The family chattels offer a fun, eclectic and nostalgic online auction of vintage audio equipment, camera/photog items, clothes, games, bikes and tools. Auction also includes furniture, appliances, glass chandelier, hundreds of vinyl albums and features

Dozens of works by iconic Cincinnati Modernist Artist ~ Charley Harper

Catalogue & Online-Only Bidding Available November 9

Register & Bid November 9 through December 9

@ BidNowLLC.com

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