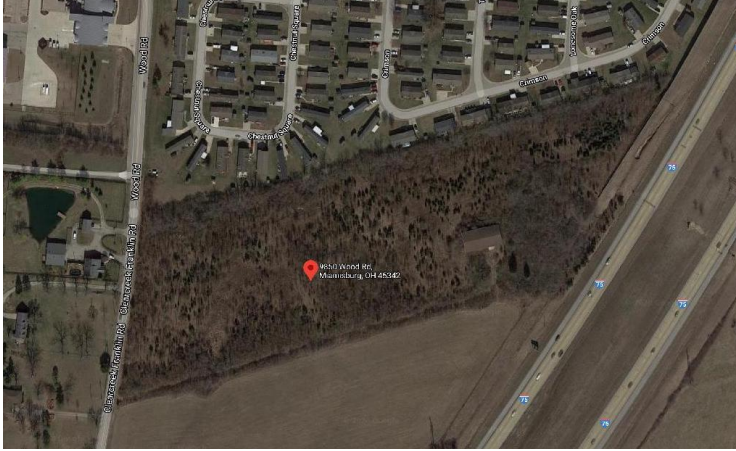




Online-Only
Real Estate Auction
Bidding Ends:
Thursday, January 28th @ 11:00am
9850 Wood Road, Miamisburg, Ohio 45342

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 14+/- acres of prime land for development stretching from Wood Road to I-75 near Austin Landing. The subject is split between Clearcreek TWP in Warren County and Miami TWP in Montgomery County. There is a block storage building with multiple roll-up doors on the property.

MONTGOMERY COUNTY PID: K45 02601 0008 (3.92 acres)

WARREN COUNTY PID'S: 041501009 (9.64 acres) & 0416300001 (0.525 acres)

INSPECTION: Vacant Land - View Anytime

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to seller confirmation at the conclusion of bidding. 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 by end of business day of auction. Close on or before February 26, 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.

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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