



Online-Only  
Real Estate Auction  
Bidding Ends:  
Tuesday, June 29<sup>th</sup> @ 1:00pm  
**West Main Street**  
**Troy, Ohio 45373**  
**TAX VALUED @ \$461,700**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 7.103+/- Acre Vacant Tract zoned M-2; Light Industrial. Provides excellent visibility from SR 41. Few opportunities like this remain in Troy, Ohio.

**MIAMI COUNTY PID:** D08-102626     **ANNUAL TAXES:** \$8,841

**INSPECTION:** Vacant Land - View Anytime

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com.

Property sells As-is with no contingencies for financing, inspection or otherwise. Sale is 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 on auction day. Close on or before July 29, 2021 through M & M Title Company.

**REALTOR PARTICIPATION:** Contact Auctioneer for terms & requirements.

Tim Lile – Auctioneer/Asset Advisor ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com

**In Cooperation with Mark Fornes Realty**

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

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