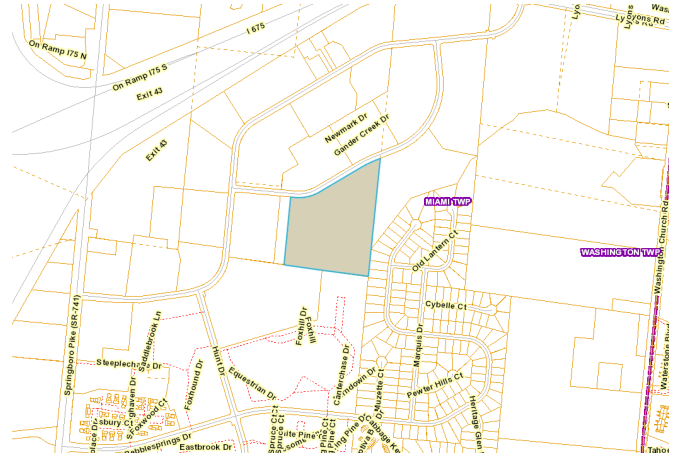
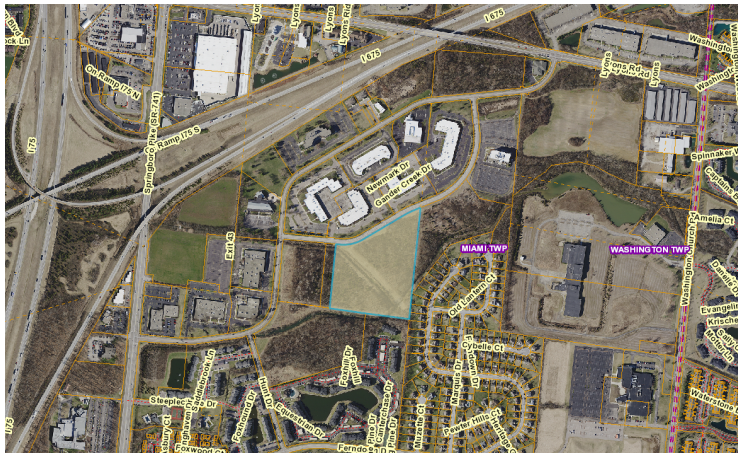




Online-Only
Absolute Real Estate Auction
Bidding Ends:
Tuesday, April 20th @ 2:00pm
Newmark & Gander Creek Drive
Miami Township, Ohio 45342

**No Minimum
&
No Reserve**

Sells To The Highest Bidder Regardless of Price!



PROPERTY DESCRIPTION: 15.175 acres of vacant commercial land located in Newmark Centre, South Dayton's Premier Business Park. Located minutes from the Dayton Mall & Austin Landing with easy arterial access to I-75 & I-675. Zoned PD-5 suitable for office, light industry and research uses.

MONTGOMERY County PID: K45-02604-0011 Annual Taxes: \$5,824

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 to the highest bidder regardless of price. 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 the greater of 10% of the total contract price or \$10,000 by end of business day after bidding end. Closing required on or before May 11, 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.

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

In Cooperation with Equity Commercial Real Estate Solutions

Bid NOW @ www.OhioRealEstateAuctions.com

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