



Online-Only Real Estate Auction
Bidding Ends:
Tuesday, May 11th @ 6:30pm
6311 Bendel Drive
Middletown (Lemon TWP), Ohio 45044
Minimum Bid: \$100,500

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,242+/- SF, 3 Bedroom; 2 Bath Brick Ranch built in 1958 on .4531+/- acre lot (100' x 200'). Property includes a large fenced back yard; large shed; attached 1-car garage and carport. Subject has a Middletown mailing address located in the Monroe Local School District. BUTLER COUNTY PID: C180001321003 Annual Taxes: \$2,482

INSPECTION: Saturday, May 8th from 10:00am to 12:00pm

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of \$97,500. 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 day after auction end. Close on or before June 10, 2021 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: online bidding increment for this auction is \$100.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$100 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

Bid NOW @ www.OhioRealEstateAuctions.com

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