



Online-Only  
Real Estate Auction  
Bidding Ends:  
Tuesday, July 13<sup>th</sup> @ 1:00pm  
**105 W. Xenia Avenue**  
**Cedarville, Ohio 45314**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** Former HighTech Automotive service garage located on high-traffic OH-42 at the west edge of Cedarville, Ohio. Existing structure is a 2,200+/- SF, 3-Bay auto service garage on .64+/- acre lot. Subject has an office space plus back-room and overhead storage areas.

**GREENE COUNTY PID:** D12-0001-0003-0-0034-00 **Annual Taxes:** \$1,771

**INSPECTION:** Saturday, July 10th from 12pm to 2pm

**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 on day after auction end. Close on or before August 12, 2021 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** Online bidding increment for this auction is \$200.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$200 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.

**NOTE:** Equipment, Tools & Vehicles will be sold online-only at BidNowLLC.com with bidding opening July 2, 2021 and ending July 14, 2021 starting at 7:00pm.

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

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

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