



# Online-Only Real Estate Auction

## 1287 McPherson Rd., Xenia, OH 45385

Bidding Ends:

**Tuesday, October 5<sup>th</sup> @ 6:30pm**  
~ 2 Tracts Offered Separately & Together ~

**Online  
Bidding  
Only**



**TRACT 1: Greene County PID K28000100080001700 25.319+/- Acres ~ (24+/- tillable & 1+/- homesite)**  
**New construction completed in December 2020 consists of 2,998+/- SF, 3 BR, 2.5 BA, Brick Ranch over crawl space.**

**Features include:** 3+ car oversized garage with 1' added to ceiling and overhead door height; sunroom; WB fireplace; 400 amp electric and 50 amp exterior box for hot tub. Except for ½ bath, all doors are 36" with lever style handles. Master bath has whirlpool tub plus separate shower, double sink, large linen and walk-in closets. All cabinets are soft close. Floor joists were upgraded to 2x10's. Crawl space has humidistat exhaust fan and sump pump. Exterior outlets added to front overhang for holiday lighting. Cellular window blinds throughout. 75" TV mounted over fireplace and all other appliances are included. Homesite also includes 4 barns and a chicken coop. Newest barn (50x100), built in 2016 over concrete floor is fully insulated and includes 100-amp service, loads of electrical outlets, 3 insulated overhead doors with commercial grade openers, enclosed workshop with Steel beam for hoist and separate welding room with 220 outlet and Hardie Board covered walls and ceiling for fire resistance. Barn 2 has concrete floor, 3 overhead doors and small insulated workshop with 50-amp electrical service. Barn 3 has partial concrete floor, 50-amp electrical service, wood burning heat source and large heavy duty workbenches. Barn 4 is set up for horses with post and beam construction built circa 1900 with loft, concrete floor and water. This building opens to 2 electric fenced horse pastures which produced nearly 100 bales of hay from first 2021 cutting. Chicken coop will have your chickens spoiled. Property is served by Septic and 300'+/- deep well. **NOTE:** Original residential structure will be removed. Seller is awaiting Greene County permit. Also note that auditor's website has not been updated to reflect the 2020 construction.

**TRACT 2: Greene County PID K28000100080011000 45.189+/- Acres ~ (44+/- tillable & 1+/- wooded)**

**TENANT INFO:** Local farmer who currently leases 67 tillable acres at \$150 per, pays in advance in January. He retains 2021 crop rights and would be interested in continuing this arrangement. Additionally, the horse barn and pastures are rented at \$150 paid promptly the first of each month. Renter would like to continue this arrangement. A minimum of 6 months notice will be required if purchaser wishes to terminate. There is plenty of room for your equine friends.

**TAXES:** New construction yet to be assessed for tax purposes. CAUV recoupment is responsibility of buyer if land use is changed.

**INSPECTIONS:** Saturday's September 25<sup>th</sup> & October 2<sup>nd</sup> 1:00pm to 2:30pm

**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(s) to establish final contract selling price(s). Short tax proration. Buyer pays all closing costs. Tracts offered separately & together.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price by end of the business day October 6, 2021. Close on or before November 4, 2021 through M & M Title Company.

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

**ONLINE BIDDING NOTES:**

**Bid Increment:** Online bidding increment for this auction is \$500.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 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 last 5 minutes before 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/Asset Advisor ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com**

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