



Bank Owned Real Estate Auction
221 Memorial Street
Coal Grove, Ohio 45638
Live Onsite Bidding
Tuesday, November 16th @ 1:00pm
(Online Bidding Ends @ 1:30pm)

**Online
Bidding
Available**



Tax Appraised at \$82,800

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Minimum Bid ONLY \$10,000

PROPERTY DESCRIPTION: 1,678+/- SF, 3 Bedroom, 1.5 Bath, Single Family Home built in 1910 over a crawl space on 3 parcels totaling a .39+/- acre lot. 2 detached garages included.

LAWRENCE COUNTY PID'S: 29-072-0800; 29-006-1800; 29-040-1400

ANNUAL TAXES: \$4,373

INSPECTION: 1 Hour Prior to Live Auction (11/16/21 ~ 12pm to 1pm)

TERMS: Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of \$10,000. 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 \$5,000 at the conclusion of bidding. Close on or before December 14, 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 – Asset Advisor/Auctioneer

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Bid NOW @ www.OhioRealEstateAuctions.com

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