



Online-Only
Real Estate Auction
Bidding Ends:
Tuesday, June 28th @ 7:00pm
223 Oak Street, Dayton, Ohio 45410

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,664-/- SF, 3 BR, 1 bath, 2-story single-family home on 0.0776-/- acre corner lot. Home was built in 1895 over a full unfinished basement. Basement is amazingly dry. Includes detached cinder block garage. Possible 4th Bedroom on main level. Located in the growing South Park District (not historical) near Miami Valley Hospital, University of Dayton and newly built Lofts Apartments. Likely needs new furnace. Zoned single-family residential, but may have commercial redevelopment potential. Excellent arterial access to I-35 & I-75.

MONTGOMERY COUNTY PID: R72 02801 0018 **ANNUAL TAXES:** \$936

OPEN INSPECTIONS: June 25th 10am to 11am & June 28th 4:30pm to 5:30pm

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject 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 12:00pm on June 29, 2022. Close on or before July 28, 2022 through M & M Title Company.

REALTOR PARTICIPATION: Contact Auctioneer for terms & requirements.

Selling to Settle the Estate of Kathleen Wallace
Montgomery County Case No. 2020EST01162
Alice Faye Wallace, Executrix

*Personal Property contents selling in separate online auction commencing on June 15, 2022
@ BidNowLLC.com*

Tim Lile – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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