



Real Estate Auction
Live Onsite Bidding
Sunday, July 31, 2022 @ 1:00pm
300 Aberdeen Drive
Middletown, Ohio 45042

**Online
Bidding
Available**

Online Bidding Available @ OhioRealEstateAuctions.com
~ Zestimate \$199,500 ~



PROPERTY DESCRIPTION: 1,976+/- SF, 2-Story; 4BR; 2Ba home built in 1930 over full basement on .192+/- acre corner lot. Includes shed plus bonus 3rd-Story Cape Cod style attic. Located close to all amenities including Wildwood Golf Club and the oversized, 2-car attached garage will fit a golf cart with 2 cars!

BUTLER COUNTY PID'S: Q6531042000128 & 129 **ANNUAL TAXES:** \$1,874

INSPECTIONS: July 28th 9:30am to 10:30am & Auction Day 10:00am to 12:30pm

DISCLOSURE: Property was treated for termites in May 2022 and has a pre-paid, transferrable service contract through April 2023.

TERMS: Property sells As-Is with no contingencies for financing, inspections or otherwise subject to confirmation of very motivated POA at the conclusion of bidding on auction day. 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 at the conclusion of bidding if onsite or by end of business on August 1, 2022 if bidding online. Closing required on or before August 30, 2022 through M & M Title Company.

REALTOR PARTICIPATION: Contact Auctioneer for terms & requirements.

Tim Lile – Auctioneer/Asset Advisor
(937)689-1846 ~ TimLileAuctioneer@gmail.com
Bid NOW @ www.OhioRealEstateAuctions.com

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Ordered Sold by Rebecca E. Clinger, POA for Peggy A. Ruter, Owner

Live Personal Property Auction Same Day Beginning @ 11:00am
See www.LunsfordAuctioneers.com for Details