



REAL ESTATE AUCTION
6161 Junction Road
College Corner, OH 45003
LIVE ONSITE BIDDING

Zestimate
Value
\$320,000

Sunday, October 2, 2022 @ 3:00pm

Online Bidding Available @ OhioRealEstateAuctions.com



PROPERTY DESCRIPTION: 2,000+/- SF, 4BR; 3BA, Brick Ranch built in 1972 on a slab. Home features an attached 2-car garage; Geothermal HVAC System; 2 Fireplaces; 1,080+/- SF metal outbuilding; 24x24 concrete pad awaiting another building; newer 80 gallon water heater and some replacement windows. Interior of home will need some work, but the picturesque, serene, 5+/- Acre setting will make it all worthwhile! This Israel Township property sits at the edge of Hueston Woods State Park that surrounds 625 acre Acton Lake.

PREBLE COUNTY PID: E18612120000004000

ANNUAL TAXES: \$2,617

INSPECTIONS: Sun., 9/25 & Wed., 9/28 ~ 12pm to 1pm; Auction Day 12pm to Auction Time.

TERMS: Property sells As-Is with no contingencies for financing, inspections or otherwise subject to confirmation of very motivated heirs 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 October 3, 2022 if bidding online. Closing required on or before November 1, 2022 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Pre-Bidding Increment: Pre-auction day bidding increment for this auction is \$250.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$250 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder until the live, real-time bidding platform is launched.

Auction Day Online Bidding: At 2:30pm on auction day, the pre-bidding platform will be closed and the live, real-time online bidding platform will be launched. All pre-bids will remain in place. To participate in the real-time online bidding, you will have to log out of our website and log back in after 2:30pm.

Realtor Participation: Contact Auctioneer for terms & requirements.

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

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.

Live Personal Property Auction Same Day Beginning @ 1:00pm

See www.LunsfordAuctioneers.com for Details

Ordered Sold by the heirs of James E. Petro, deceased