



## ONLINE REAL ESTATE AUCTION

2272 Banyan Court  
Fairfield, Ohio 45014

Bidding Ends:

**Tuesday, December 13th @ 6:30pm**

**\*Bid Now @ OhioRealEstateAuctions.com\***

**Zestimate**

**Value**

**\$301,100**



**PROPERTY DESCRIPTION:** 1,910+/- SF, 3 Bedroom, 2 Bath, Brick Ranch built in 1978 over a full basement on .54+/- acre lot. Includes oversized 2-car garage PLUS 832+/- SF Metal Pole Barn with 2 roll-up doors.

**BUTLER COUNTY PID:** K4620074000014    **Annual Taxes:** \$2,702

**SCHOOL DISTRICT:** ROSS LSD

**INSPECTION:** Saturday, 12/10 ~ 11am to 12pm

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to confirmation of highly motivated Trustee. 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 end of business on December 14, 2022. Close on or before January 12, 2023 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** \$250 up to \$100,000 & \$1,000 thereafter.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in the required increment 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 – Auctioneer/Asset Advisor**

**(937)689-1846 ~ TimLileAuctioneer@gmail.com**

**NOTE:** Remaining Personal Property including appliances and furnishings selling in separate **Online Auction ending December 14th @ 7:00pm at www.BidNowLLC.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.