



**Online-Only ABSOLUTE Real Estate Auction**  
**6.29+/- Commercial Acres, Executive Drive**  
**Apple Valley Business Park**

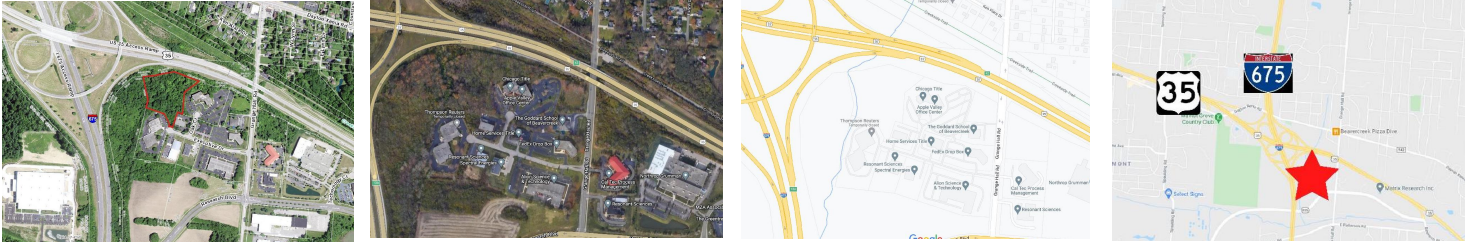
**NO MINIMUM  
&  
NO RESERVE**

Bidding Ends:

**Tuesday, February 28<sup>th</sup> @ 2:00pm**

**Previously Listed @ \$408,000+ ~ Sells To The Highest Bidder Regardless of Price! ~ Tax Appraised @ \$296,260**

**Bid NOW @ OhioRealEstateAuctions.com**



**PROPERTY DESCRIPTION:** This offering represents the FINAL 6.29+/- Acres available in the Apple Valley Business Park. Utilities available include Electric, Water, Gas, Sanitary & Storm Sewers. Strategically located at the exchange of I-35 & I-675 with visibility to both.

**ZONING:** Office Research Park

**GREENE COUNTY PID:** B42 0002 0006 0022 00

**ANNUAL TAXES & ASSESSMENTS:** \$10,800

**INSPECTIONS:** Vacant Land View Anytime

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise absolutely to the highest bidder regardless of price subject to no minimum and no reserves. 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 within 24 hours of auction end. Close on or before March 30, 2023 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment for this auction is \$1,000.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$1,000 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 – Auctioneer/Asset Advisor**

**(937)689-1846**

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In Cooperation with

**Mark Fornes Realty**

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