



## REAL ESTATE AUCTION

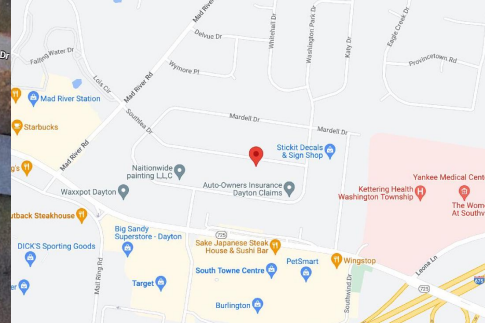
2136 Southlea Drive  
Dayton, Ohio 45459

Bidding Ends:

**Tues., April 4, 2023 @ 6:30pm**

**Online  
Bidding  
Only**

**\* Zestimate Value \$189,300 ~ Minimum Bid ONLY \$112,788\***



**PROPERTY DESCRIPTION:** 1,416+/- SF, 3BR, 2BA, Brick Ranch Home built in 1965 on .3434+/- acre platted lot on a slab. Includes 2-Car attached Garage.

**MONTGOMERY COUNTY PID:** K48 23217 0044 **Annual Taxes:** \$2,894

**SCHOOL DISTRICT:** Miamisburg CSD

**INSPECTION:** 3/29 & 4/1 ~ 10am to 11am

**TERMS:** All bidding will be Online-Only at [OhioRealEstateAuctions.com](http://OhioRealEstateAuctions.com). Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of \$112,788. 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 day after auction end. Close on or before May 4, 2023 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment for this auction is \$500.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 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**

**TimLileAuctioneer@gmail.com**

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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