



## ONLINE REAL ESTATE AUCTION

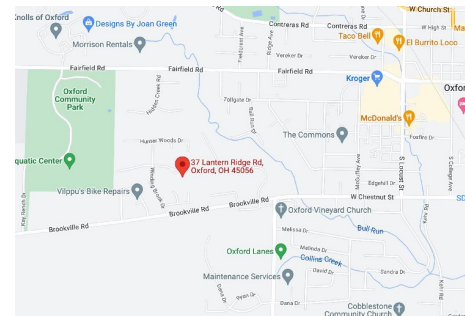
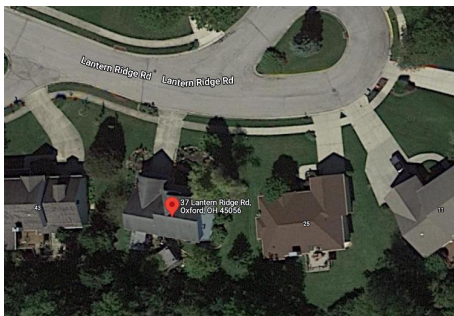
37 Lantern Ridge Road  
Oxford, Ohio 45056

Bidding Ends:

**Tuesday, April 11, 2023 @ 6:30pm**

Selling to settle the Estate of Martha Meyer ~ Butler County Case #PE22-11-1320  
Nancy Cantrell, Executrix ~ Wayne Staton, Attorney

**Zestimate  
Value  
\$406,300**



**PROPERTY DESCRIPTION:** 2,549+/- SF, 4BR, 2.5BA, 2-Story Colonial Brick Home built in 1999 over a full, unfinished basement on .47+/- acre lot with attached 2+ car attached garage on a cul-de-sac.

**BUTLER COUNTY PID:** H4100135000028     **Annual Taxes:** \$3,700

**INSPECTIONS:** 3/26 & 4/2 ~ 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 executrix. 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 11, 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**  
**(937)689-1846**

**TimLileAuctioneer@gmail.com**

**In Cooperation with Dave Lunsford Auctioneers**

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