



Online-Only  
Real Estate Auction  
Bidding Ends:  
Tuesday, July 11<sup>th</sup> @ 2:30pm  
**Vacant Lot [8931] Kingsridge Drive**  
**Miami TWP, Ohio 45342**

**Online  
Bidding  
Only**



**Tax Valued at \$193,750 ~ Bid Your Price OR Buy Now @ \$170,000**

**PROPERTY DESCRIPTION:** .936 Acre vacant commercial lot in high traffic area near the Dayton Mall. Utilities are at the road and the property has excellent arterial access to I-75 & I-675. NOTE: Street number is approximate as none have been assigned. Township has applied to ODOT for grant funding to support a future redesign on Kingsridge Drive that would include integration of sidewalks, crosswalks, street trees, etc. Application is pending. If approved, the project would likely commence in FY 2025.

**MONTGOMERY COUNTY PID:** K45 02604 0033 **Annual Taxes:** \$6,592

**INSPECTION:** Vacant Land - View Anytime

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspection or otherwise subject to seller confirmation at the conclusion of bidding. 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 August 10, 2023 through M & M Title Company.

**BUY NOW TERMS:** Sale shall be subject to all terms of auction as outlined above at the Buy-Now Bid price of \$170,000. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online 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.

**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, CAI – Auctioneer ~ (937)689-1846 ~ TimLileAuctioneer@gmail.com**  
In Cooperation with Mark Fornes Realty

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

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