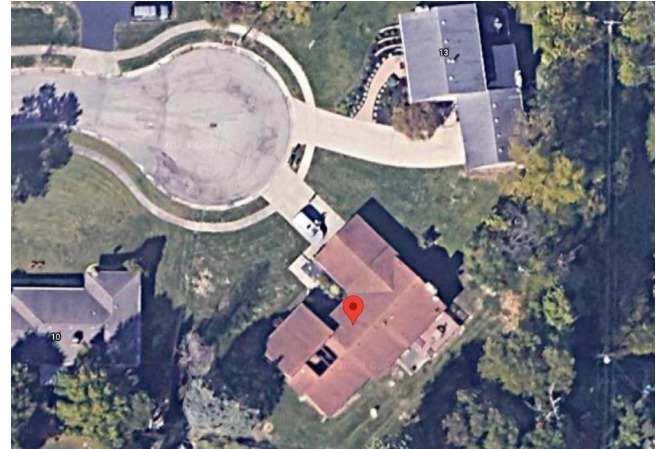




Online Real Estate Auction
Bidding Ends:
Tuesday, February 6, 2024 @ 7:00pm
14 Sunnybrook Court
Hamilton, Ohio 45013

**Online
Bidding
Only**

ZESTIMATE \$341,500 ~ MINIMUM BID ONLY ~ \$150,000!



PROPERTY DESCRIPTION: 2,647+/- SF, 4 BR, 2.5 Bath home built in 1977 over partial basement on .47+/- acre cul-de-sac lot. Includes attached 2+ Car garage, shed and fireplace. Property boast numerous mid-century modern accents. All appliances included.

BUTLER COUNTY PID: P6412164000019 **ANNUAL TAXES:** \$3,722

INSPECTIONS: 1/30/24 ~ 5pm to 6:30pm

TERMS: Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of ONLY \$150,000. 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 February 7, 2024 if bidding online. Closing required on or before March 6, 2024 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.

Realtor Participation: Contact Auctioneer for terms & requirements.

Tim Lile – Auctioneer/Asset Advisor
(937)689-1846 ~ TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

Ordered Sold by Stanley H. Jordan, III, POA for Patricia B. Jordan, Owner

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