



ONLINE REAL ESTATE AUCTION
12.709 Acres ~ Robert M. Davis Pkwy.
Piqua, Ohio 45356
Bidding Ends:
Tuesday, September 12th @ 1:30pm

**Online
Bidding
Only**



Tax Appraised at \$190,200

PROPERTY DESCRIPTION: 12.709+/- acres currently in corn - approved for commercial use.

NOTE: Owner intended to develop for commercial use. Plan changed now says "Sell it!"

MIAMI COUNTY PID: N44-078764 **Annual Taxes:** \$590.06

INSPECTION: 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 subject to motivated Seller's 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. Subject to crop rights through 2023 harvest. Buyer responsible for CAUV recoupment when/if use is changed from agriculture.

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 October 12, 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

Selling in cooperation with Berkshire Hathaway - Koehler Realty

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